

02/11/2007 5:27 PM

HRM By Design – Briefing Note (UDTF)

To: Urban Design Task Force

From: HRM By Design Staff Team

Date: November 7, 2007

Subject: Preferred Development Scenario for the Downtown Plan

1. Origin:

This memorandum originates with HRM By Design Staff. It is intended as information in support of a UDTF decision on a Preferred Downtown Development Scenario to be presented at Forum 4B on November 28, 2007.

2. Recommendation:

That the Urban Design Task Force:

- 1) Approve the 'Preferred Downtown Scenario' as outlined in this report; and
- 2) Direct that there be a presentation of the approved Preferred Downtown Scenario to the public on November 28, 2007.

3. Background:

Undoubtedly, the key milestone in this project thus far was the public consultation program completed during Forum 4 in September. The scale of public engagement was enormous and media coverage was extensive. Suggestions, criticisms and comments from the public were received on a broad range of topics, and as expected for a forum involving as many as 500-600 people, drawing specific detailed conclusions about a preferred development scenario is difficult.

Since Forum 4, and indeed since the beginning of the project, the UDTF has received a large amount of information from various sources. The Task Force must now consider this information and make a decision on the nature of a preferred development scenario for the downtown. If a decision is not made at the November 7, 2007 UDTF meeting, the project can not proceed along the preferred timelines and the ability to have policy and bylaw amendments adopted before summer 2008 is delayed until sometime in 2009. In order to assist with the Task Force's decision, staff has prepared this briefing memo with three specific objectives:

- 1) Context - provide a summary of action since the conclusion of Forum 4 (Section 4.1 of this report);
- 2) Clarity and Congruence with Public Input - present a development scenario preferred by staff along with relevant data and information supporting the recommendation (Section 4.2 of this report); and
- 3) Action - Clarify the recommended procedure subsequent to the November 7, 2007 task force meeting (Section 4.3 of this report).

4. Discussion:

4.1. Context

In order to discharge its obligations and make a decision on the preferred development scenario, it is important that UDTF members are familiar with the work that has been conducted since Forum 4 in early September. The following is a high level summary of activity leading to the upcoming UDTF meeting on November 7, beginning with a recap of project purpose:

Project Purpose

This project results from Regional Council's direction to address a number of key concerns that have been outstanding for several years. It is the goal of the project to address the concerns in a way that is economically feasible to developers and that results in a beautiful and vibrant city. These concerns include:

- improving heritage protection and heritage assistance,
- creating clarity and predictability in the development approval process so that development can occur more efficiently and with fewer appeals,
- acknowledgement that it is people (residents and workers) that make a lively, vibrant downtown, and to achieve that we need design standards to improve the beauty of downtown's architecture and public spaces,
- increasing population and residential density in the Regional Centre,
- increasing employment generators in the Regional Centre.

Forum 4

In early September 2007, the project team held Public Forum 4. A large amount of detailed information was presented and significant public input was collected through e-mail, the "open mic," event comment cards, and workshop portions of the program. While Big Moves one through nine enjoyed unanimous support, there were detailed and varying comments relating to Big Move ten (skyline) and the three alternative downtown development scenarios. All of this input was compiled and distributed to the UDTF and project team. At the conclusion Forum 4, staff and the consultants resolved to consider all the input and, with the assistance of the UDTF, develop a preferred scenario which would be presented in a subsequent public forum (tentatively scheduled for November 28, 2007).

UDTF Debrief – Downtown Working Group

Following the conclusion of Forum 4, debriefing sessions were held and a sub-committee of the UDTF was struck to provide further recommendations to the task

force on the nature of the preferred development scenario. This sub-committee (the Downtown Working Group) met amongst themselves, and informally with two local developers and members of the organized Heritage community. In addition, meetings were held with the staff team and the project consultants. These efforts of the Downtown Working Group resulted in the creation of an additional development scenario that has evolved from the previous three scenarios. For reference purposes, that scenario will be referred to as the “DWG Scenario” in this memorandum.

UDTF Meeting – Oct 17, 2007

The DWG Scenario was presented to the UDTF on Oct 17, 2007. Due to a compressed time line, there was no opportunity for staff, the consultants and the UDTF to complete a comprehensive assessment of the proposal. In response, the UDTF deferred a final decision until the scheduled meeting on November 7, 2007. This would allow staff 10 days to review the DWG scenario to ensure it conforms to Council’s mandate for the project, appropriate professional requirements, and that it adequately responds to the range of public input received to date.

4.2. Clarity and Congruence with Public Input

In order to discharge its obligations and make a decision on the ultimate preferred development scenario, it is important that all members of the UDTF are clear as to the nature and implications of any recommended development scenario. Staff have undertaken the following procedure:

1. Analyzed the content and direction of the project’s inputs and outputs to date,
2. Defined the major elements of the Downtown Working Group (DWG) Scenario;
3. Assess the DWG scenario in response to the following 5 major criteria:
 - i) Conformance with the previously approved vision and principles for the regional centre and the “10 Big Moves.”
 - ii) Economic viability and development capacity.
 - iii) Adequacy of heritage protection strategies.
 - iv) Integration with the existing built form.
 - v) Conformance with Public Expectations Generated at Forum 4;
4. Recommend any necessary modifications to the DWG Scenario to create a final “Preferred Scenario” for review by the UDTF on November 7, 2007, and for presentation to the public on November 28, 2007.

4.2.1 Project Inputs and Outputs To-date

HRM by Design has been underway for sixteen months and has created an immense body of knowledge. This includes the Vision and Principles, the Urban Design Framework and the Reurbanization Strategy, all of which Council has already approved. A summary of the aspects of that knowledge that are salient to the task of

determining a Preferred Downtown Development Scenario is provided here. We know that the project must:

- Accommodate a dramatic increase of population in the Regional Centre, and in particular in the downtown. This includes people who will live here, people who will work here, and people who do both.
- Result in a beautiful and vibrant downtown characterized by high quality buildings and architecture, beautiful public spaces, a legible urban structure, and a bustling and prosperous commerce.
- The downtown must accommodate 3 million square feet of office development and approximately 16,000 new residents in the next 15 years.
- The downtown must accommodate approximately 300,000 square feet of Class A office space in the next three years.
- Heritage protection must be dramatically improved by introducing demolition controls and meaningful incentives for redevelopment and reuse.
- The supply of public open space must be both improved and enlarged.

4.2.2 Major Elements of the DWG Scenario

The DWG Scenario could be described as a variant of the three scenarios outlined at Forum 4. The key elements are as follows (Please refer to Appendix A for a map delineating the four downtown sub-areas and the height distribution proposed by the DWG):

- Area 1: Tall buildings would be permitted in the area north of George Street as a reflection of existing conditions and because views in this direction are less significant than in other areas of the city. It is suggested that the Citadel Rampart height restrictions in this area could be eliminated to provide for sufficient height to meet projected demands for capacity if required.
- Area 2: Buildings in the central or “foothill” section of the downtown would be limited to a consistent height maximum of 7 storeys. This area is defined by Brunswick Street, George Street, the eastern extension of Spring Garden Road and Halifax Harbour. There was some acknowledgement amongst DWG members that taller buildings (i.e. 12 stories or so) be accommodated on two sites in the ‘view shadow’ of the approved United Gulf development; however consensus on this point was not reached amongst the DWG or at the subsequent meeting of the UDTF on Oct. 23.
- Area 3: Buildings in the southern section of downtown would be permitted up to 9 storeys. This area did not receive as much analysis and scrutiny as Areas 1 and 2 and so is only briefly sketched.
- Area 4: A discussion of this area was not included in the DWG Scenario and so it assumed that it will remain the same as presented at Forum 4.

- In all areas design guidelines would remain applicable to buildings regardless of height.
- The proposed downtown ‘precincts’ described in Big Move # 2 are eliminated.
- With the exception of the Barrington Street Heritage District, the establishment of Heritage District protection provisions would be eliminated with the thought that the reduction in impacts created by the 70 foot height restriction would achieve heritage protection goals. Some protection for individual heritage resources outside this area is required but specific steps have not been provided and would be developed during the implementation stage. Another possibility looked at but not fully developed due to lack of time was the concept of a single Heritage Conservation District over all of downtown.

4.2.3 Assessment of the DWG Scenario

i) Vision and Principles / 10 Big Moves

Staff has reviewed the DWG Scenario with respect to consistency with the founding vision and principles as well as for conformance with the broadly supported “10 Big Moves” presented at Forum 4. Staff find that the DWG Scenario as presented is generally consistent with these, but would benefit from some strengthening with regard to the heritage protection section of the Vision and Principles, and with the three Big Moves relating to development capacity, distinct downtown precincts, and heritage protection respectively.

The approved Vision and Principles state “...*Heritage resources, including heritage districts, buildings, landscapes and cultural heritage, should be recognized, used, protected and enhanced...*” By eliminating the use of Heritage Conservation Districts (with the exception the Barrington HCD) the DWG Scenario does not embody this principle as fully as is possible. This is discussed in greater detail below under “Adequacy of Heritage Protection Strategies.”

Big Move # 1 is about creating the ability to accommodate increased office, residential and commercial capacity in the downtown, and it sets specific goals towards this. This is not just about economics and commerce, but rather it is about vibrancy and positioning the downtown as a credible destination for family living and for business location; all of this requires an influx of people and businesses. The DWG Scenario provides less capacity than presented in any scenario at Forum 4 and it is unclear on how it accommodates the short term Class A office demand. This is discussed in greater detail below under “Economic Viability and Development Capacity.”

Big Move #2 is about defined and distinct downtown precincts. Precincts were adopted to identify and enhance the existing character of downtown sub areas and to

help focus and develop land use thereby helping to define appropriate development and public investment. Further, it is well-established that HRM by Design will result in the creation of Form Based Codes for the downtown. FBCs are dependent on the precinct concept to ensure local character can be captured in policy and so that a downtown of uniform building form does not result. While the DWG Scenario proposes eliminating the precinct approach, it is possible that a simplified precinct approach could achieve the same ends.

Big Move #3 is about a protected and vibrant historic heart. Specifically it is stated that "...contiguous heritage character environments are further reinforced through the linking of a series of residential and mixed use heritage conservation districts." The DWG Scenario proposes to eliminate all but the Barrington Street HCD.

ii) *Economic Viability and Residential and Office Development Capacity*

This criteria is of critical relevance to Big Move #1 regarding the accommodation of ample development capacity downtown, because residents plus jobs equals vibrancy.

There are a number of elements that contribute to the economic viability of any development scenario for the downtown study area. However, the principle element referred to in this assessment is development capacity relative to the anticipated demand for floor space and residential units. The rate at which Downtown Halifax will grow is of course unknown but the important factor is that when growth occurs, regardless of the magnitude of that growth, we will have policy in place that will ensure that it is directed to the right locations, and that it is of the highest possible quality.

Because of the uncertainty in determining precisely how much we will grow, a range of growth possibilities has been calculated by the consultant team. At Forum 4 the lower end of this range was presented, in which it was estimated that in order to meet anticipated demand the downtown plan should provide development capacity equivalent to one million additional square feet over a 10 year period (at an absorption rate of 100,000 s.f./year). Since Forum 4 additional research and local consultation has defined the upper end of the range, which calls for three million square feet over a 15 year period (at an absorption rate of 200,000 s.f./year). Importantly, planning for this upper range of growth will help to persuade new office and residential development to occur downtown rather than on the suburban periphery as has been happening.

Staff's analysis of the development capacity of the DWG Scenario shows that 2.5 million square feet of office space could be accommodated over the 25 year life of the plan. This represents a shortfall of 500,000 square feet relative to the upper end estimated demand of three million square feet in just the first 15 years of the plan.

Three important points must now be considered:

- by imposing additional height restrictions on some designated development sites in the central and southern waterfront, the DWG Scenario represents a reduction of capacity in comparison to the original three scenarios;
- by limiting height in the central waterfront and allocating it to the northern waterfront where land will not be available for redevelopment for some years, the DWG Scenario does not adequately accommodate the short-term need for class A office space.
- By adjusting the DWG scenario to allow height on five strategic sites in the central and southern waterfront three significant benefits are realized: , the projected capacity figures can be met; the short term Class A office space can be provided; and the capacity-prompted incursion into the Citadel Ramparts in Area 1 are not required.

Recommendations for Increasing Capacity:

- **Add additional capacity to the proposed scenario, which Staff believes can be achieved without substantially departing from the overall objectives of the DWG Scenario.**
- **Specifically it is recommended that up to 16 stories of height for office use be permitted on two sites in the central waterfront that lie in the ‘view shadow’ of the approved United Gulf project, and that up to 20 stories for primarily residential use be permitted on three sites in the southern waterfront that lie in the ‘view shadow’ of the Aliant building. The impact of this adjustment is therefore limited to five sites.**
- **Do not challenge the Citadel Ramparts bylaw as the addition of moderate height in the central and southern waterfront achieves the required overall capacity.**

iii Adequacy of Heritage Protection Strategies

Heritage protection in the original three development scenarios was intended to be provided through the establishment of a series of Heritage Districts throughout the downtown. Each of these districts would be the subject of a further comprehensive study subsequent to the conclusion of HRM By Design, but they could be emplaced in the short term to enact demolition controls as soon as possible with further refinement to follow. In order to reduce the inherent complexity of this approach, the DWG Scenario suggests that restrictions in building height would eliminate the need for the establishment of Heritage Districts.

Because staff is are concerned that by itself restrictions in building height might not provide adequate protection and assistance to heritage resources, we believe that a single HCD would provide better protection. The establishment of heritage districts under the provincial Heritage Property Act offers several planning tools in addition to those available under municipal policy, namely:

- Demolition control (for both registered and non-registered buildings). The one-year delay does not apply in heritage districts and Council may opt for stronger demolition controls for all buildings in the district. This mechanism provides vastly improved protection for large numbers of registered and un-registered buildings immediately upon the adoption of an HCD.
- Financial grants and tax incentives for both registered and non-registered buildings. The HPA enables Council to provide “financial assistance for restoration or renovation on whatever terms and conditions it sees fit.”
- Design Guidelines for alterations to existing buildings (registered and non-registered) and their historic setting, as well as guidelines for new development. Design guidelines for heritage districts conventionally address not only height and massing but also the finer grained details of contextual building form, materials, proportions, entrances, fenestration, visual balance, lines of continuity, etc.
- Other advantages include: clear public recognition and protection of cultural assets; enhanced potential for tourism promotion; enhancement of property values, and; a comprehensive approach to protecting historic structures in their context.

Staff believe that height and massing controls, while essential for good urban design, are not sufficient on their own to protect the heritage value of the areas suggested for designation as heritage districts in Forum 4. Fine-grained design guidelines are also necessary as well as demolition controls and financial incentives.

The Regional Plan (section 6.4) suggests that HRM should “*pro-actively capitalize on [designation] of heritage conservation districts*” and “*protect and enhance the special building character and character-defining elements and cultural heritage value of groups of buildings, streetscapes and areas.*” The public voice calling for enhanced protection of heritage assets has also been consistently heard throughout the HRM by Design process.

The DWG Scenario suggests that the majority of historic buildings exist in the area between George Street and Spring Garden Road. However, while there is a concentration of registered heritage buildings in that area, there are also significant concentrations and groupings of registered and other buildings of heritage value in other parts of the downtown study area. These include:

- South Barrington Street and the Hollis/Morris area;
- The Old South Neighbourhood – Tobin, South, Harvey, Church, and Queen;
- Schmidville;
- The “Monument District” – (Courthouse/Library/Basilica/St. David’s area.)

The suggestion that the designation of heritage districts should be limited to Barrington Street alone overlooks the importance of strengthening heritage protection and enhancement elsewhere throughout the downtown study area.

For these reasons, staff believe that while there is merit in considering the proposed 7 story and 9 story height restrictions of the DWG Scenario (in areas 2 and 3), the

Preferred Scenario should not eliminate the potential establishment of heritage districts.

The process for establishing a heritage conservation district is not difficult, and is governed by the Heritage Property Act (HPA), which requires a simple five step process:

1. Adoption of a public participation process (completed);
2. A background study to provide analysis and rationale for establishing the district (completed);
3. Preparation of a draft heritage conservation plan and bylaw;
4. Public input and public hearing, and;
5. Adoption of plan and bylaw by Council and approval by Minister.

Recommendations for Heritage Protection:

- **Retain the provision of heritage conservation districts.**
- **Specifically, proceed with the Barrington HCD as planned. Place the rest of the downtown study area under a single, simplified HCD that at minimum provides demolition controls to key buildings, with further refinement to the district to follow.**
- **There may be other areas within the downtown and the Regional Centre for which Heritage Conservation Districts will need to be considered.**

iv) Integration with the Existing Built Form

There are numerous properties in the downtown that are likely candidates for redevelopment in the near to mid term. However, the majority of buildings are still within their useful lifespan. The downtown is essentially an already-built environment, and integrating new development into that form is a desirable objective. In the course of the project this has sometimes been referred to as ‘filling in the gaps.’ In addition to the built environment, the descending grade from the Citadel represents a distinct topographic condition that influences the desired building form.

The DWG Scenario attempts to reflect the existing building form by directing the highest buildings to the north of George St. (area 1) where the tallest buildings currently exist. In the central area of the downtown (between George and Spring Garden) it proposes to reflect the existing topographic conditions by creating a relatively low and consistent building height requirement (7 stories). Mid-rise buildings (up to 9 stories) are directed to the southern downtown in response to both topographic conditions and existing building forms. Subject to the changes recommended in this report, staff concur with this approach in both the northern and southern areas of the downtown.

However there are reservations about the efficacy of the uniformly applied 7 story ‘hill town’ approach in the central part of downtown (area 2). While such a built form approach seeks to accentuate the descending terrain and preserve harbour views,

it must be acknowledged that a substantial number of existing and approved buildings in this area already exceed the 7 story height recommended in the DWG Scenario. Appendix B is attached to illustrate existing and approved buildings that are of 8 stories or greater and that therefore exceed the proposed 7 story maximum. As can be seen, the existence of 8+ story buildings within Area 2 is widespread and actually accounts for much of the built form between Granville Street and the harbour. Additional concern is caused by the fact the imposition of a 7 story limit would create a very large number of “non-conforming” buildings, which is tantamount to a disincentive to future redevelopment and improvement of such structures.

Under these circumstances, staff believes the ability to replicate the topography through new building form has already been substantially compromised and it is unlikely that the overall concept of buildings reflecting the topography can be achieved even over the extreme long term.

Recommendations for Integration with Existing Built Form:

- **Apply the proposed 7 story height restriction as a starting point, and permit up to 16 stories on two building sites that exist in the ‘view shadow’ of the approved United Gulf development. This approach carries the added benefit of meeting the short-term need for class A office space in the downtown. See Appendix C for an illustration of this.**

v) Conformance with Public Expectations Generated at Forum 4

As expected for a forum involving as many as 500-600 people, the range of public input was very broad and drawing specific detailed conclusions about a preferred development scenario is difficult. However, a number of useful general conclusions can be drawn from the results:

- Big Moves 1-9 were broadly supported as accurately describing the preferred approach to the development of a supportable downtown plan;
- A Preferred Downtown Development Scenario is required to carry out the intent expressed in Big Moves 1-9 and guide relevant change to existing policies and regulations;
- The northern extent of the downtown area (Cogswell and surrounding area) was seen as a priority for redevelopment and an appropriate location for larger buildings;

It must also be noted that a substantial number of qualifying comments were provided along with the above referenced informal poll results (outlined in Appendix D). Staff believes the balance of commentary and the informal poll results indicate a preference toward providing development potential with height distributed throughout the downtown limiting the larger buildings located to the north while endeavouring to preserve historic harbour views through the central and southern areas. Staff also believes the DWG scenario generally satisfies this preference provided that

alterations are included to generate the required development capacity and reflect the existing built form as noted earlier in this report.

Recommendations on Conformity with Forum 4 Public Comment:

- **Use the proposed DWG scenario as a starting point and insert moderate additions of height in the central and southern downtown to respond to the preference for distribution of new construction.**
- **Require height in the northern downtown to comply with the Citadel Rampart bylaw.**

4.2.4 Summary of Recommendations

This section of the report compiles staff recommendations. In determining the recommendations, the analytic framework employed included:

- Alignment with the Vision and Principles and the 10 Big Moves;
- Economic viability and adequate capacity;
- Provision of excellent heritage protection;
- Integration with existing built form, and;
- Consistency with the policy direction of the Regional Plan.

Staff reviewed and analyzed all public input generated by the project, and particularly scrutinized the feedback generated by Forum 4. A side-by-side analysis of the DWG Scenario and the resulting Preferred Scenario was undertaken to assist the UDTF in assimilating their content and in making a sound decision. Included in the table below are the key features of each scenario, as well as the development capacity for each scenario.

It is noteworthy that the capacity for Areas One and Four (as described in the table below) are identical in the two scenarios. The differences are found in Areas Two and Three. For example, in Area 2 (central waterfront) the Preferred Scenario provides 300,000 sf of office more than the DWG scenario, and overall the Preferred Scenario yields approximately 1,000,000 sf more capacity than the DWG Scenario. Also noteworthy is that only the Preferred Scenario satisfies the immediate need for 300,000 of class A office space in the central waterfront. Staff also feel that the Preferred Scenario's inclusion in the of Heritage Conservation Districts, Precincts, and a nuanced response to existing built form combine to make a strategy that best reflects project goals.

Summary of recommendations:

1. Recommendations for Increasing Capacity:

- Add additional capacity to the proposed scenario, which Staff believes can be achieved without substantially departing from the overall objectives of the DWG Scenario.
- Specifically it is recommended that up to 16 stories of height for office use be permitted on two sites in the central waterfront that lie in the 'view shadow' of

the approved United Gulf project, and that up to 20 stories for primarily residential use be permitted on three sites in the southern waterfront that lie in the 'view shadow' of the Aliant building. The impact of this adjustment is therefore limited to five sites.

- Do not challenge the Citadel Ramparts bylaw as the addition of moderate height in the central and southern waterfront achieves the required overall capacity.

2. *Recommendations for Heritage Protection:*

- Retain the provision of heritage conservation districts.
- Specifically, proceed with the Barrington HCD as planned. Place the rest of the downtown study area under a single, simplified HCD that at minimum provides demolition controls to key buildings, with further refinement to the district to follow.
- There may be other areas within the downtown and the Regional Centre for which Heritage Conservation Districts will need to be considered.

3. *Recommendations for Integration with Existing Built Form:*

- Apply the proposed 7 story height restriction as a starting point, and permit up to 16 stories on two building sites that exist in the 'view shadow' of the approved United Gulf development. This approach carries the added benefit of meeting the short-term need for class A office space in the downtown.

4. *Recommendations on Conformity with Forum 4 Public Comment:*

- Use the proposed DWG scenario as a starting point and insert moderate additions of height in the central and southern downtown to respond to the preference for distribution of new construction.
- Require height in the northern downtown to comply with the Citadel Rampart bylaw.

Side-by-Side Comparison of Scenarios (See Appendices for Area boundaries)

	<i>DWG Scenario</i>	<i>Preferred Scenario</i>
<p>Area 1 (downtown north of George Street)</p>	<ul style="list-style-type: none"> • No height limit • No Heritage Conservation Districts (HCDs). • Height was held to 20 stories for analysis, but challenge rampart views bylaw if necessary. <p>Capacity Analysis:</p> <ul style="list-style-type: none"> • Res'l = 4,363,736 sf • Comm'l = 465,887 • Office = 2,150,443 TOTAL = 6,980,067 	<ul style="list-style-type: none"> • Maximum height determined by Citadel Ramparts bylaw (assumed to be 20 stories.) <ul style="list-style-type: none"> • Res'l = 4,363,736 sf • Comm'l = 465,887 • Office = 2,150,443 TOTAL = 6,980,067
<p>Area 2 (downtown b/w George Street and Spring Garden Road)</p>	<ul style="list-style-type: none"> • 7 story height maximum. • No Heritage Conservation District other than the Barring HCD. • Possibility of a single HCD was discussed. <p>Capacity Analysis:</p> <ul style="list-style-type: none"> • Res'l = 272,517 sf • Comm'l = 692,082 • Office = 1,362,585 TOTAL: 2,327,184 	<ul style="list-style-type: none"> • 7 story max height • 2 sites at 16 stories in the United Gulf 'view shadow' in order to meet capacity and not challenge ramparts in Area 1. • All in Heritage Conservation District. <ul style="list-style-type: none"> • Res'l = 538,639 sf • Comm'l = 692,082 • Office = 1,661,377 TOTAL: 2,892,099
<p>Area 3 (downtown b/w Spring Garden Road, Barrington Street + the Seawall)</p>	<ul style="list-style-type: none"> • 9 story height maximum. • No Heritage Conservation Districts identified. <p>Capacity Analysis:</p> <ul style="list-style-type: none"> • Res'l = 2,539,884 sf • Comm'l = 544,000 • Office = 0 TOTAL: 3,083,884 	<ul style="list-style-type: none"> • 9 to 12 stories max • 12 to 16 stories on 3 sites in Aliant building 'view shadow' to meet capacity and avoid ramparts challenge. <ul style="list-style-type: none"> • Res'l = 2,831,863 sf • Comm'l = 611,587 • Office = 0 TOTAL: 3,464,254
<p>Area 4 (Spring Garden Road area)</p>	<ul style="list-style-type: none"> • Unknown, not discussed. Assumed same as Forum 4 <p>Capacity Analysis:</p> <ul style="list-style-type: none"> • Res'l = 1,019,364 sf • Comm'l = 101,467 • Office = 0 TOTAL: 1,120,832 	<ul style="list-style-type: none"> • Same as presented in Forum 4 scenarios. <ul style="list-style-type: none"> • Res'l = 1,019,364 sf • Comm'l = 101,467 • Office = 0 TOTAL: 1,120,832
	<p><u>DWG Scenario Dev. Total:</u> 13,511,969 sf</p>	<p><u>Preferred Scenario Dev. Total:</u> 14,457,253 s.f.</p>

4.3 Action

It is recommended that the UDTF approve the Preferred Scenario as outlined in this report, for presentation to the public on November 28, 2007.

5 Alternatives:

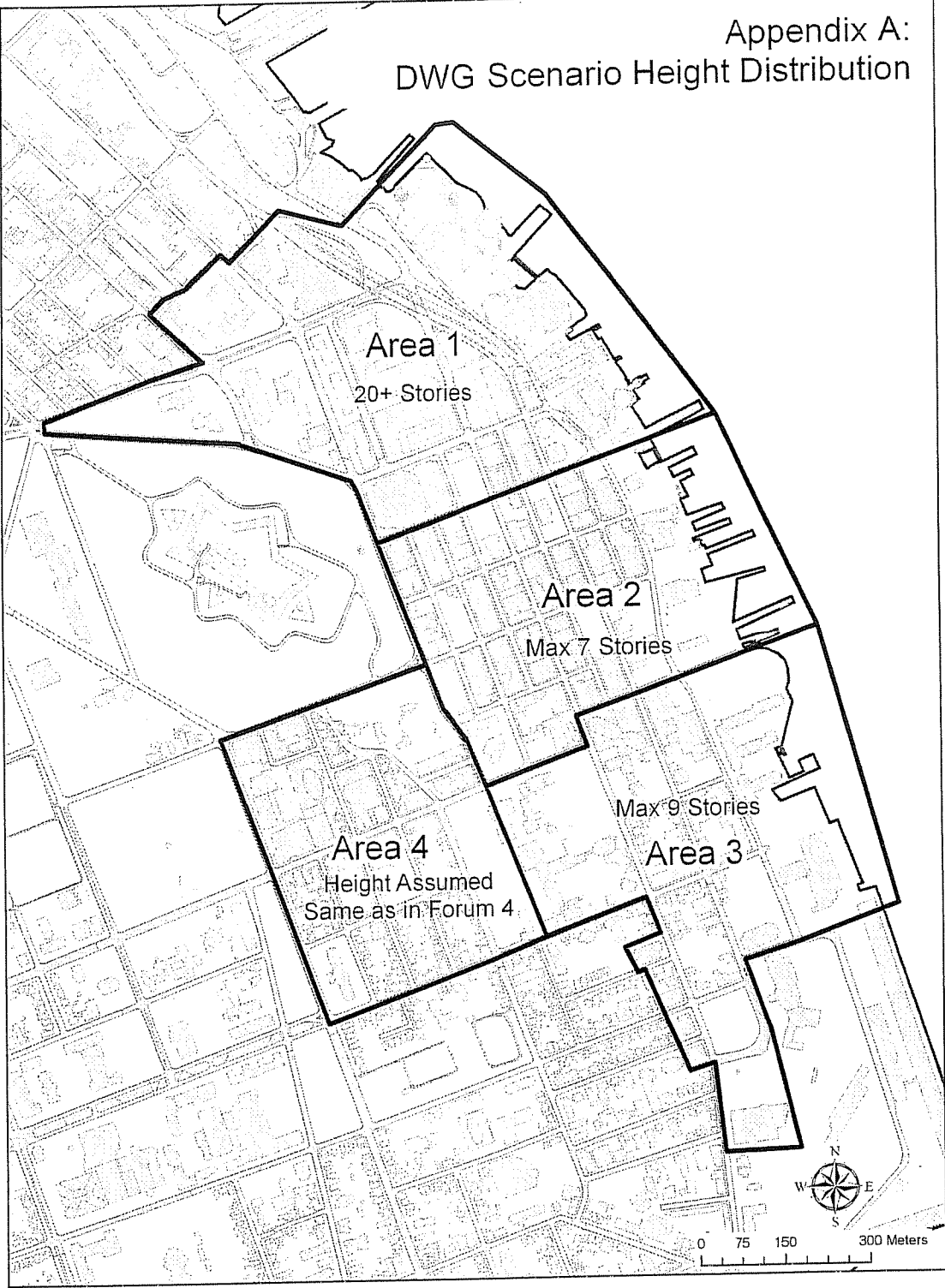
If the established project timeline is preferred by the UDTF, then any undue delays will make us unable to present to Council's the downtown policy set until after the 2008 Municipal elections. The ripple effect caused by such a delay essentially means a delay of one year for the new policies, which is a dramatically different outcome than has been shared with the public and with Council.

1. The UDTF may choose direct staff to make changes to the Preferred Scenario prior to public presentation.
2. The UDTF may choose to delay approval of the Preferred Scenario, and correspondingly delay its presentation to the public.

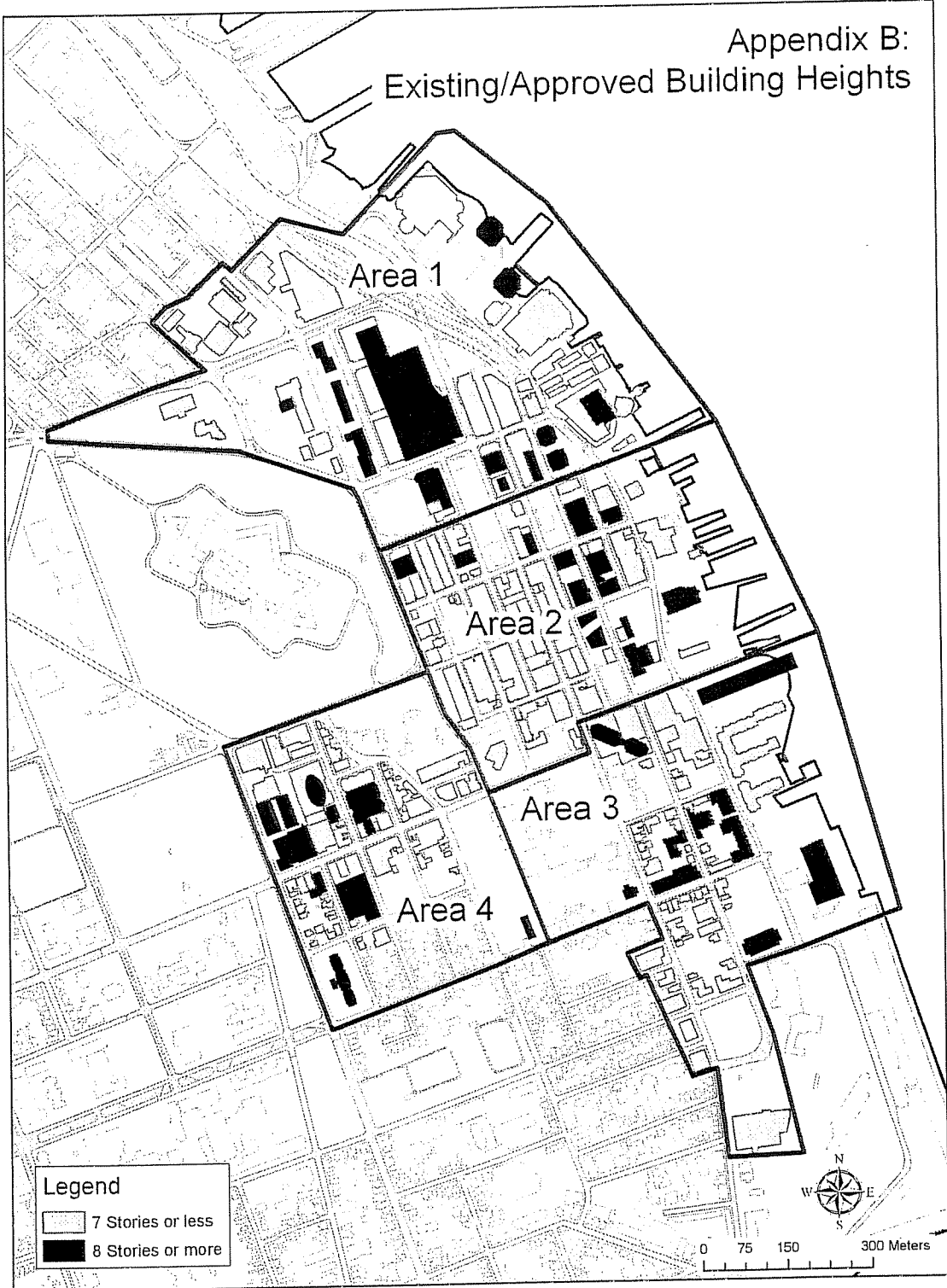
6 Attachments:

- Appendix A: DWG Scenario Height Distribution
- Appendix B: Existing/Approved Building Heights
- Appendix C: Preferred Scenario Height Distribution

Appendix A:
DWG Scenario Height Distribution



Appendix B:
Existing/Approved Building Heights



Legend
□ 7 Stories or less
■ 8 Stories or more

0 75 150 300 Meters
N
W E
S

Appendix C:
Preferred Scenario Height Distribution

