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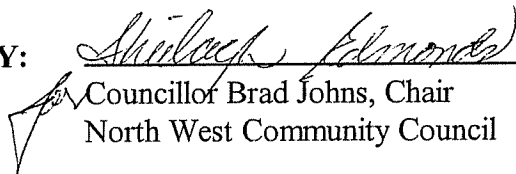


PO Box 1749  
Halifax, Nova Scotia  
B3J 3A5 Canada

**Halifax Regional Council**  
**October 11, 2005**  
*October 18, 2005*

**TO:** Mayor Kelly and Members of Halifax Regional Council

**SUBMITTED BY:**

  
Councillor Brad Johns, Chair  
North West Community Council

**DATE:** September 28, 2005

**SUBJECT:** **Case 00808 - Building Height Limits - Sackville Drive Secondary Planning Strategy (SPS) and Land Use Bylaw (LUB)**

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**ORIGIN**

September 22, 2005 meeting of North West Community Council.

**RECOMMENDATION**

It is recommended that Regional Council:

1. Approve initiation of the process to amend the Sackville Drive Secondary Planning Strategy and Land Use By-Law to re-evaluate the height restrictions along Sackville Drive; and
2. Request staff to follow the Public Participation Program as approved by Council in February 1997; and
3. Include a review of the parking requirements in the Sackville Drive Secondary Planning Strategy.

**BACKGROUND**

North West Community Council, at its September 22, 2005 meeting considered the staff report dated September 8, 2005 regarding this matter.

**DISCUSSION**

North West Community Council approved the staff recommendation and included a third recommendation to review the parking requirements in the Sackville Drive Secondary Planning Strategy.

**BUDGET IMPLICATIONS**

N/A

**FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN**

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating reserves, as well as any relevant legislation.

**ALTERNATIVES**

See attached staff report.

**ATTACHMENTS**

Staff report dated September 8, 2005.

A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/cagenda.html> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Sheilagh Edmonds, Legislative Assistant



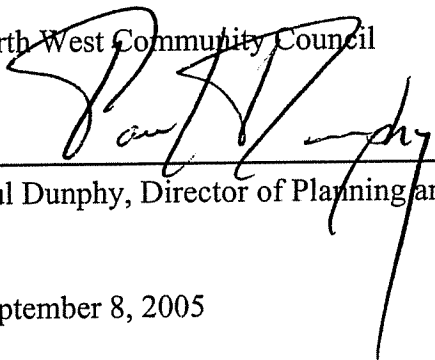
PO Box 1749  
Halifax, Nova Scotia  
B3J 3A5 Canada

North West Community Council  
September 22, 2005

**TO:**

North West Community Council

**SUBMITTED BY:**

  
Paul Dunphy, Director of Planning and Development Services

**DATE:**

September 8, 2005

**SUBJECT:**

**Case 00808 - Building Height Limits - Sackville Drive Secondary Planning Strategy (SPS) and Land Use Bylaw (LUB).**

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**ORIGIN**

May 26, 2005 request by North West Community Council for staff to re-evaluate building height restrictions along Sackville Drive, in response to a request from the Sackville Drive Business Association (Attachment B).

**RECOMMENDATION**

**It is recommended that North West Community Council:**

1. Recommend that Regional Council approve initiation of the process to amend the Sackville Drive Secondary Planning Strategy and Land Use ByLaw to re-evaluate the height restrictions along Sackville Drive; and
2. Recommend that Regional Council request staff to follow the Public Participation Program as approved by Council in February 1997.

## **DISCUSSION**

On April 12, 2005 Regional Council gave consideration to and approved amendments to the Sackville Drive Secondary Planning Strategy (SPS) and Land Use Bylaw (LUB). Height restrictions were among various amendments adopted by Regional Council following the public hearing.

### ***Rationale for Height Restrictions***

In order to ensure future development along Sackville Drive is in keeping with the existing development pattern and scale, the SPS and LUB amendments included policy and by-law provisions to limit building height as follows:

- a maximum of three (3) storeys (up to 45 ft (13.7m) in measured height) for all main commercial, institutional and multiple unit dwelling buildings; and
- a maximum of three (3) stories (up to 40 (12.9m) in measured height) for all main residential buildings excluding multiple unit dwellings.

The above provisions came into effect on May 7, 2005 and were proposed as an interim measure until a more detailed review could be conducted.

### ***Community Council's Request to Re-evaluate***

In response to a request from the Sackville Drive Business Association, North West Community Council passed the following motion at its May 26, 2005 meeting:

*Forward the letter to staff with the request that they initiate as soon as possible a public process to examine height restrictions along Sackville Drive and come back to Community Council with a recommendation.*

Community Council's request is consistent with the general intention to undertake a more detailed evaluation of building height limits adopted by Regional Council on April 12, 2005. The 3-storey height restriction generally reflects the existing building height pattern along the street. Prior to its coming into effect, there were no limits on building heights along Sackville Drive. The interim provision enables staff and community the opportunity to review the issue in more detail rather than developing provision in response to any specific development proposal.

Staff believe that the matter of building height limits along Sackville Drive can be reviewed prior to the adoption of the Regional Plan provided any resulting amendments are consistent with any Regional Plan policies applicable to the Sackville Drive area. Staff intend to utilize the Regional Plan as a basis for community discussions related to re-evaluating building heights along Sackville Drive.

### **BUDGET IMPLICATIONS**

None

### **FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN**

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating reserves, as well as any relevant legislation.

### **ALTERNATIVES**

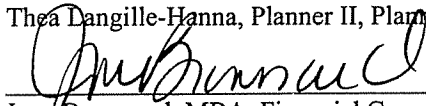
1. Community Council may choose to recommend that Regional Council initiate the process to amend the Sackville SPS to review building heights. This is the staff recommendation.
2. Council may choose not to recommend that Regional Council initiate the process to amend the Sackville SPS to review building heights. This is not recommended for reasons discussed above.

### **ATTACHMENTS**

Map 1: Area of the Sackville Drive Secondary Planning Strategy and Land Use Bylaw  
Attachment A: Excerpts of the Sackville Secondary Planning Strategy and Land Use Bylaw  
Attachment B: Letter from the Sackville Drive Business Association dated May 2, 2005

Additional copies of this report, and information on its status, can be obtained by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Thea Langille-Hanna, Planner II, Planning and Development Services 869-4262

Report Reviewed by:  Joan Broussard, MBA, Financial Consultant, 490-6267



Map 1

 Area of the Sackville Drive Secondary Planning Strategy and Land Use By-law



June 01, 2005

HRM does not guarantee the accuracy of any base map information on this map.

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## ATTACHMENT A

### Excerpts of the Sackville Drive Secondary Planning Strategy

#### 6.2.2 Reinforcing a Sense of Human Scale

The length of a building's facade significantly influences the perception of scale. For instance, where a wall is too long it creates an overwhelming sense of mass and scale. To reduce the sense of mass without actually limiting the size of the building, specific design features should be incorporated. For instance, wall plane projections or recesses should be provided for all building walls greater than 100 feet in length. Further, architectural features and patterns that provide visual interest at the pedestrian scale and incorporate local character detailing, while avoiding massive aesthetic effects, should be incorporated. Repetitive elements at intervals, either horizontally or vertically, should also be applied.

Consideration should also be given to the rear and side building walls adjacent to highly visible streets or public spaces. These elevations should show a level of articulation consistent with the front elevation by carrying the primary design features around all visibly exposed sides. Where these design provisions cannot be applied due to building codes or internal function, blank window or door openings should be used to articulate the walls.

Variations in the roof plane should be used to add interest to, and reduce the massive scale of large buildings. Roof shapes should be compatible with, and complement the character of neighbourhood buildings.

Roof offsetting should be encouraged to avoid the effect of long, single roof lines. Specifically, the use of parapet roofs would not only be an effective design tool for concealing rooftop equipment, but to add visual interest and to break up the monotony of long roof lines.

**The height of a building will also influence one's perception of scale. To maintain a sense of human scale, the height of a commercial building should be limited to three storeys and height restrictions applied. Creating a sense of human scale-would also be accomplished by encouraging street level entry.**

Creating a sense of human scale-would be accomplished by encouraging street level entry. Entry features should include canopies, porticos, overhangs, recesses, projections, peak roof forms and gables. To create a sense of individuality for strip malls, different architectural treatments should be applied for each individual store front including lintels, pediments, pilasters, columns, porticos, porches, overhangs, railings and balustrades.

Facade treatments also influence the perception of scale. All facades should have arcades, display windows, canopies, awnings or similar features along their horizontal length.

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## Sackville Drive Business Association

May 2, 2005

Attachment B

Re: Height Restriction in the Sackville Drive Area

Councillor Brad Johns, Chair  
North West Community Council  
Via email johnsbr@halifax.ca

Dear Councillor Johns,

I'm writing to you on behalf of the Board of Directors of the Sackville Drive Business Association (SDBA). The Sackville Drive Business Association represents the needs of approximately 340 businesses in the Sackville area as outlined in the Sackville Drive Secondary Planning Strategy. Last year we were successful in having Sackville Drive designated as a Business Improvement District (BID). Presently an urgent matter has been brought to our attention which must be addressed immediately.

At a Board of Directors meeting on April 26<sup>th</sup>, 2005 a motion was made in response to an amendment to the Sackville Drive Secondary Planning strategy which would limit the height of buildings to three stories:

*In order to encourage the future development of the business community of Sackville, we the Sackville Drive Business Association, propose that the height of future development should keep within established protocol present in buildings on Sackville Drive. There are already buildings between four to five stories tall; therefore in keeping with the esthetics of neighboring buildings we believe development should not exceed neighboring building by more than two stories without public input. This would set the standard for future development at a maximum of seven stories instead of three. This height is also in keeping with our neighboring community of Bedford which has several building in the five to seven story range and has Sun Tower which stands at eight stories. We believe this proposal will make Sackville Drive a more attractive place for new commercial development and will discourage both the undesirable "drive by night" operations and discourage large towers from dominating the Sackville skyline.*

The Sackville Councillor Bob Harvey advised that if this matter is important to the Sackville business community then it should be brought to the attention of the North West Community Council.

The motion was carried unanimously. The Board of Directors feel strongly that the present three story limit should be changed to better reflect the needs of the business community and anxiously await a response from the North West Community Council.

Sincerely,

Michelle Champniss  
Executive Administrator

cc: Councillor Bob Harvey

*Providing our members with a powerful and unified voice*