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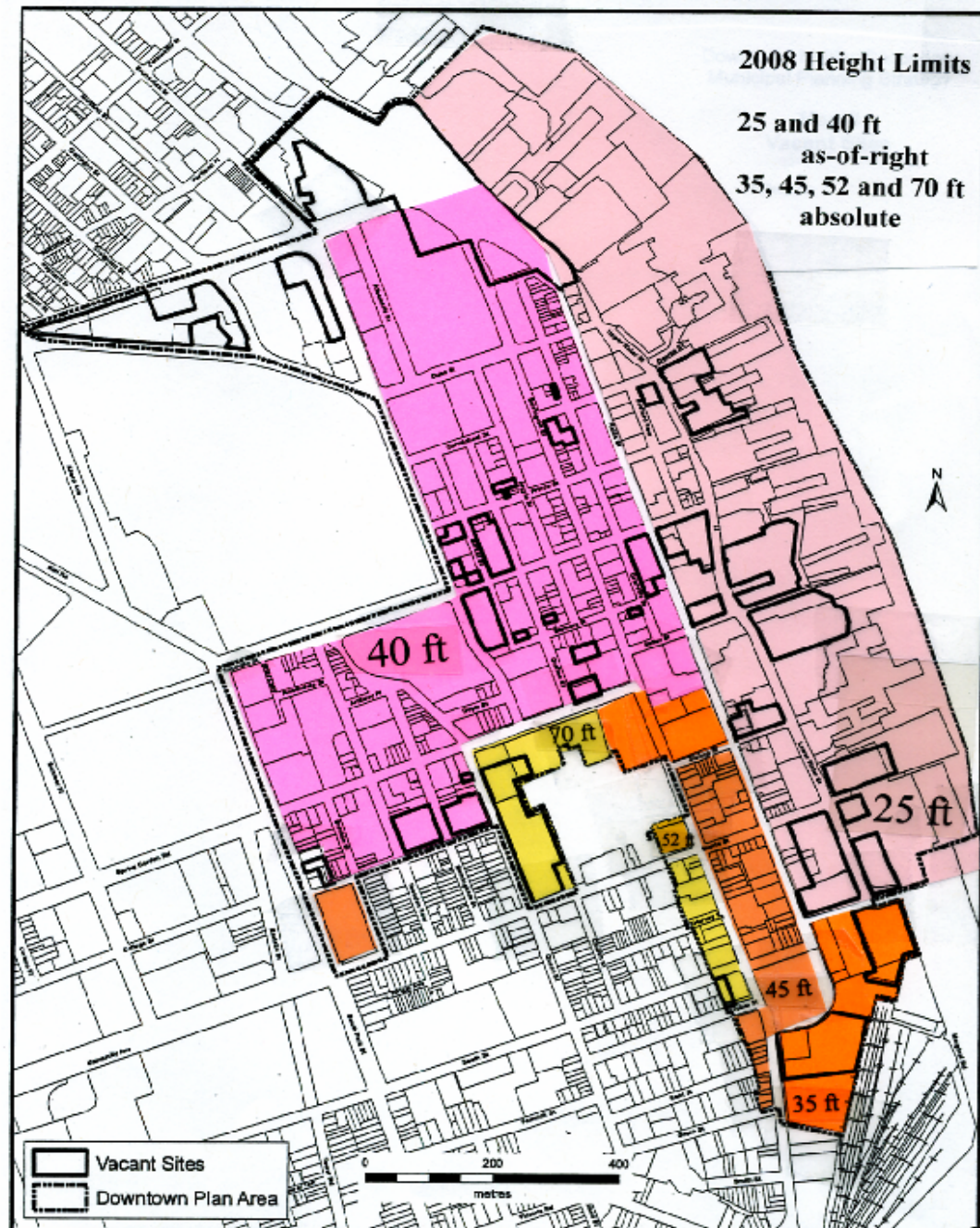
Protecting Our Assets

Presentation to Urban Design Task Force

Phil Pacey
Heritage Trust of Nova Scotia
November 12,
2008

Current height limits

90% of the study area now has either as-of-right or absolute height limits.



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Height limits now protect:

- Heritage buildings
- Views
- Neighbourhoods
- Affordable, existing housing
- Waterfront
- Sunlit sidewalks
- Access to solar energy

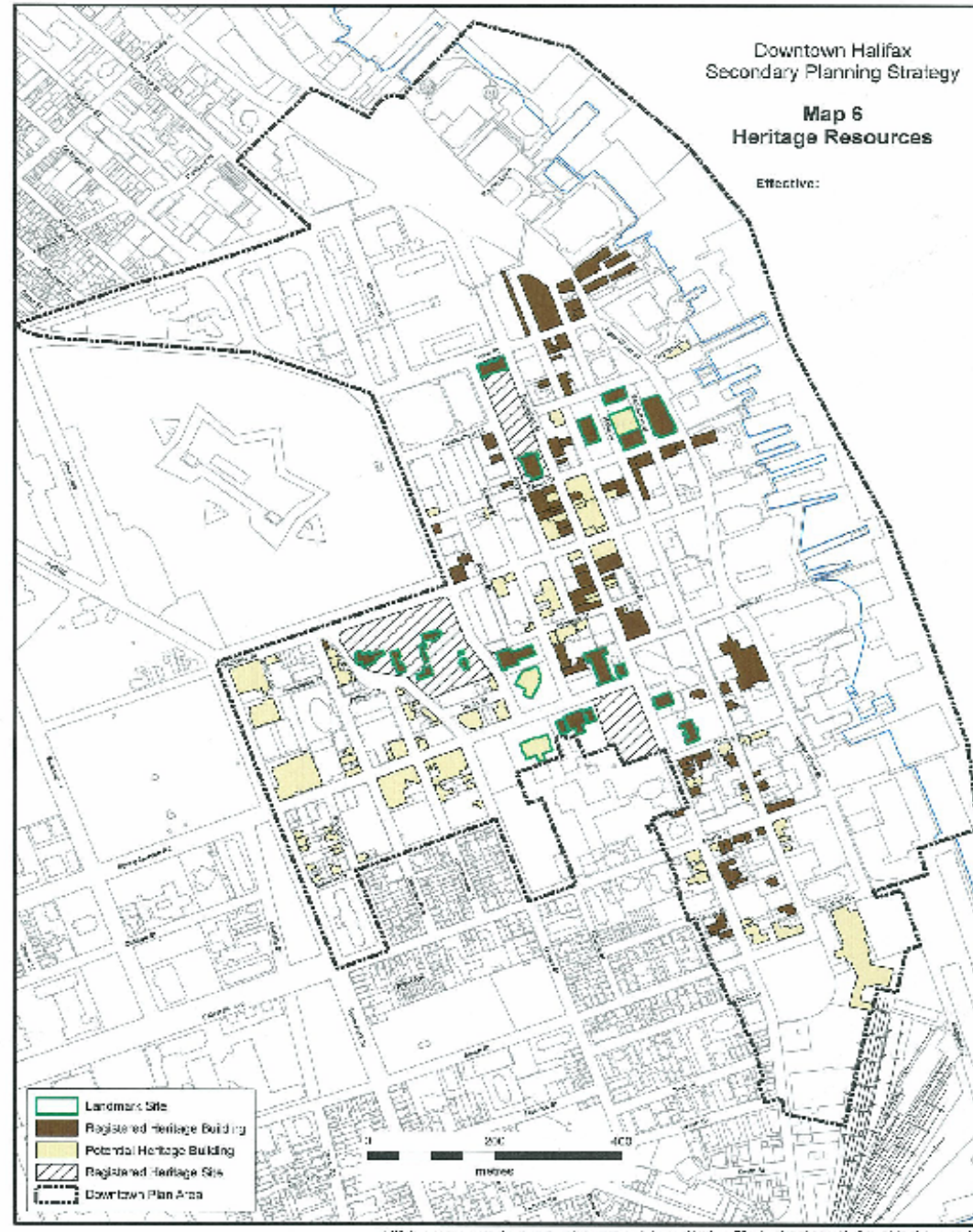


As-of-right height today = 25 feet
HRMbyDesign proposal = 70 feet

Heritage

Map:

120 registered heritage buildings could be demolished and replaced by larger buildings under the proposed HRMbyDesign height maps.



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Better Basis for Height Limits and Design Guidelines

- “Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.”
- - Canada’s National Standards for Historic Places (and Policy CH-1 in the Regional Municipal Planning Strategy, 2006)



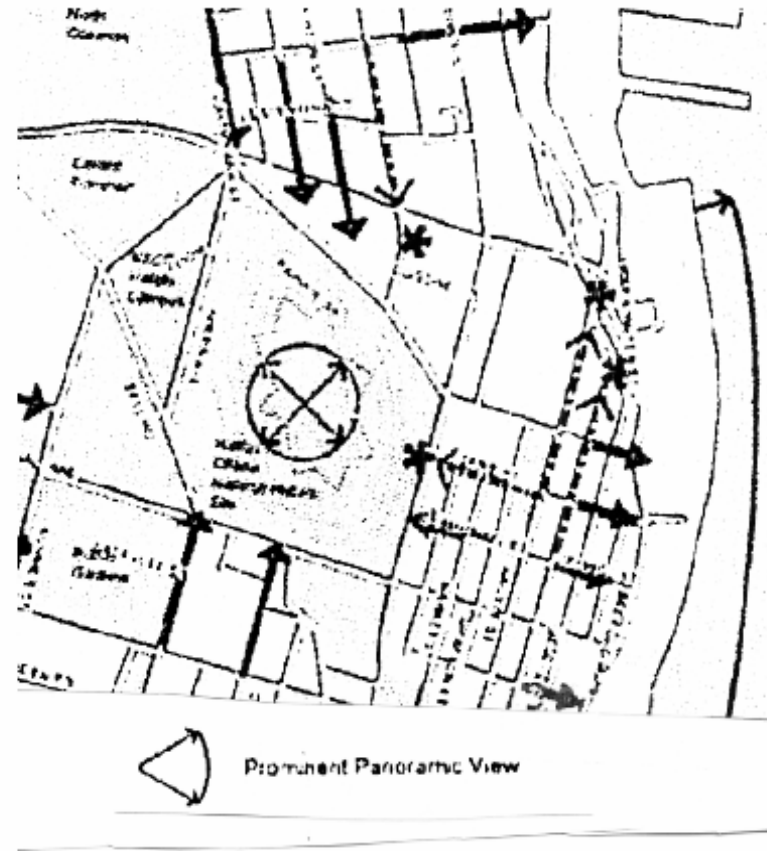
View of George's Island from Citadel Hill
(800,000 visitors each year)



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The Urban Design Task Force and HRM Regional Council in 2007 recognized views from Citadel Hill as Prominent Panoramic Views and agreed to “reinforce” them to “enhance orientation and create a ‘sense of place’”.

Regional Centre Urban Design Framework, HRM, July, 2007



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People want to protect views.

- 62 per cent want to preserve every existing sightline or to preserve most sightlines, but with some flexibility such as allowing low buildings.
- - Metro News, September, 2008

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90-foot Buildings between Argyle and Market, as in September, 2008, draft plan,

would block view of George's Island



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Opportunities

- There are 1,050,000 square feet of vacant land in the study area, not including the Cogswell Street interchange. We don't need to sacrifice heritage and views.

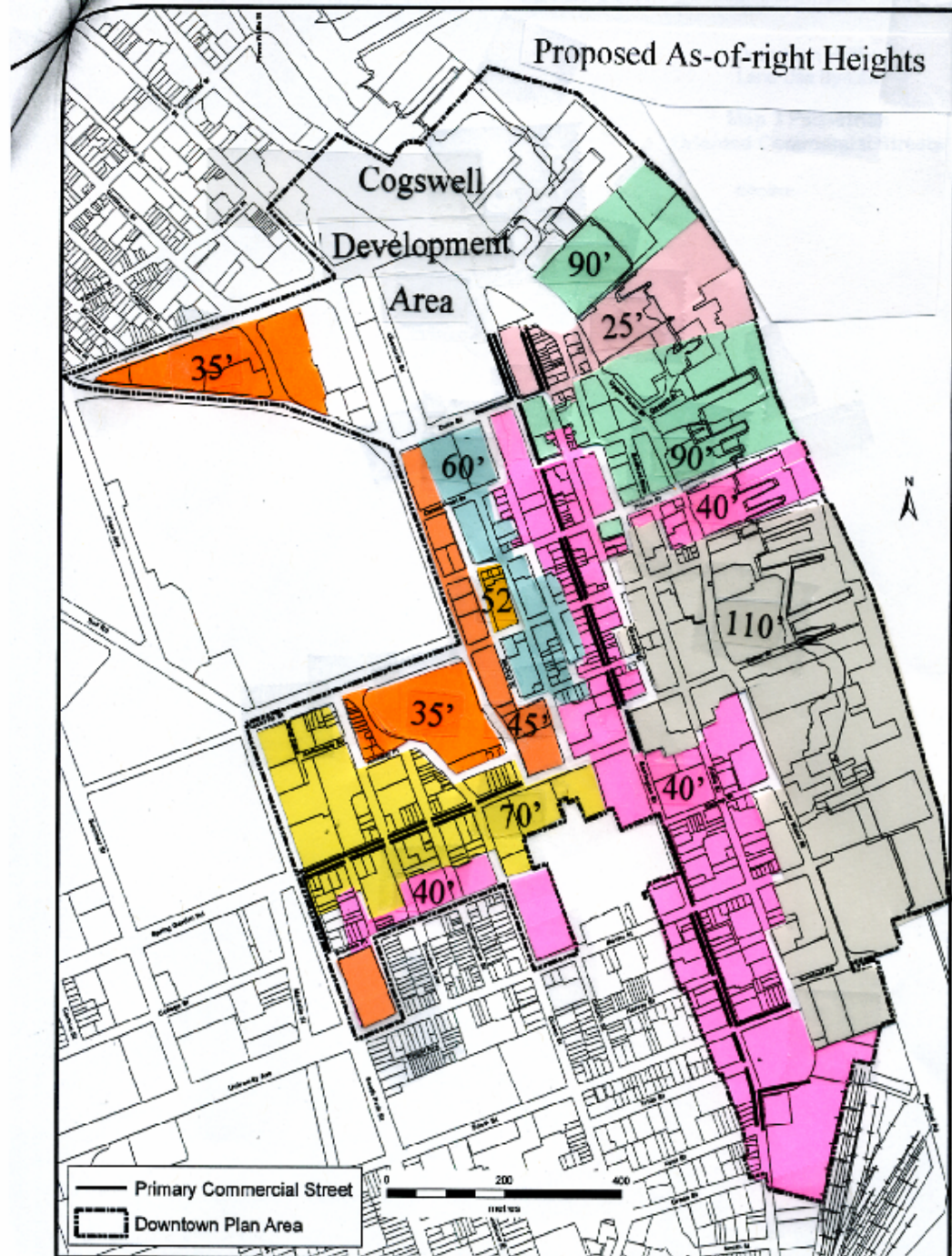
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Three Basic Principles:

- 1. Make the height and massing limits match the heights and masses of the heritage buildings on a block.
- 2. Protect views of Halifax harbour from Citadel Hill.
- 3. Encourage compatible development on vacant lots.

Our Proposed as-of-right Heights:

Protect
heritage
buildings and
views and
allow for
compatible
development
on vacant land.



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Office Space with our Heights

- 1,800,000 square feet of potential office space on vacant land between George, Brunswick, Spring Garden and Salter Streets

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More Residents

- 582 residential units and 356 hotel units now approved but not built.
- 750,000 square feet of other vacant land (outside Cogswell development area and CBD) could accommodate about 5000 more residents with our as-of-right heights.



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Cogswell Development Area

- 740,000 more square feet of vacant land (including some streets) for future developments, which would not affect views from Citadel Hill.

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Our Request

- There is ample vacant land to accommodate demand at a moderate scale.
- Please work with the Heritage Trust to find an urban design plan that allows for growth while protecting our heritage.

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As-of-right height = 40 feet
HRMbyDesign = 70 feet



As-of-right height
= 40 feet

HRMbyDesign =
160 feet