

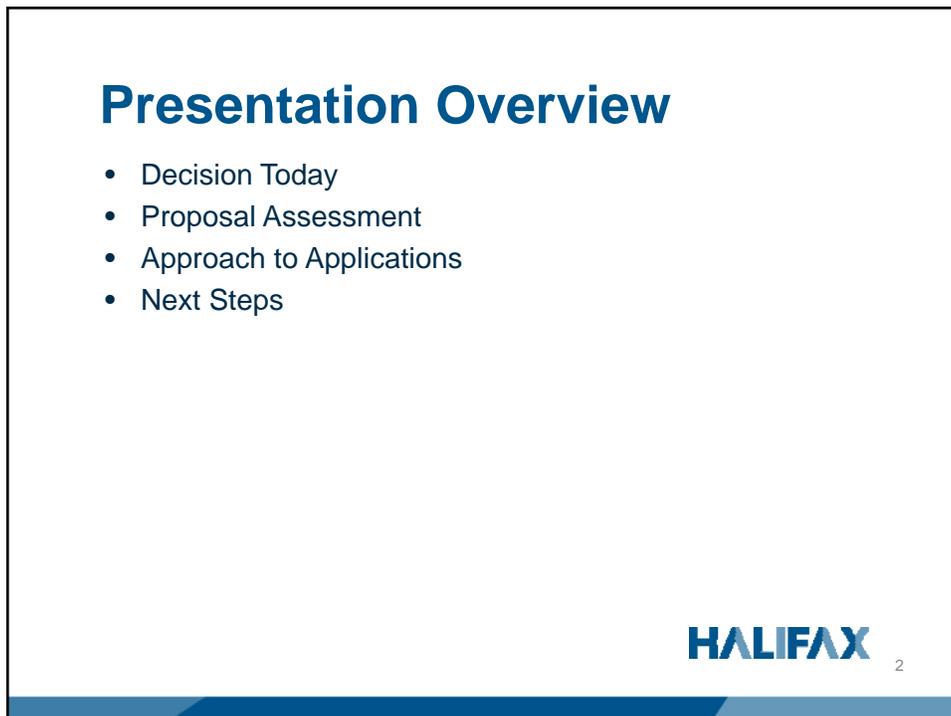
Re: Item No. 14.1.10



**HALIFAX**

**22 Site-specific SMPS  
amendment requests  
within the Regional  
Centre Boundary**

August 1, 2017



**Presentation Overview**

- Decision Today
- Proposal Assessment
- Approach to Applications
- Next Steps

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## Decision Today

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- Direct which applications should continue on as site-specific SMPS amendment applications
  
- Direct a Public Participation Program for these applications

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## Proposal Assessment

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Staff considerations:

- Rationale provided by applicant
- Merit of proposal based on:
  - Existing Policy
  - Site and neighbourhood conditions
  - **Planning principles**
  - **Centre Plan document direction as authorized by Council in June 2017**

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# Proposal Assessment

Planning Principles:

- **Strategic Growth**
- **Complete Neighbourhoods**
- **Design Principles**
  - Transition
  - Pedestrian-Oriented
  - Human-Scale
  - Building Design
  - Context-Sensitive



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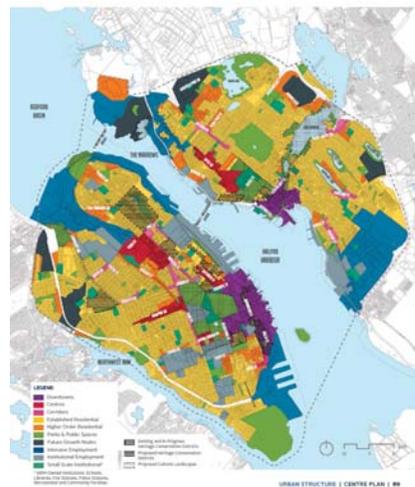
# Proposal Assessment

## Centre Plan Relationship

- Plan Amendment and Centre Plan are similar exercises
- Past 10 years, site-specific Plan Amendments have become a way to manage outdated Plans and By-laws
- Reactive approach as compared to regular upkeep of policy
- Centre Plan treated as a study informing direction

## Centre Plan Components:

- Urban Structure
- Height
- Floor Area Ratio (FAR)



URBAN STRUCTURE | CENTRE PLAN | 86

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## Proposal Assessment

Three categories of application:

- The 12 applications which should continue to be processed (Attachment A);
- The 2 which merit special consideration given the existing policy context and should continue to be processed (Attachment B); and
- The remaining 8 which staff recommend should be discontinued as site specific SMPS amendments (Attachment C).

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## Approach

<b>Spring 2016</b>	Centre Plan engagement program commences
<b>June 2016</b>	Memo to Mayor and Council
<b>Sept 2016</b>	Regroup around applications
<b>October 2016</b>	Draft Centre Plan document released
<b>December 2016</b>	Atlantica public meeting
<b>Jan-May 2017</b>	Analyzing public comments, detailed analysis, report preparation
<b>March 2017</b>	Centre Plan document released
<b>June 2017</b>	Centre Plan document direction authorized by Council

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# Approach

## Risk Considerations

- Proposals moving ahead of Centre Plan SMPS and LUB adoption undermines Centre Plan
- Concerns that delaying proposals for Centre Plan is to the detriment of economic growth



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# Next Steps

Application #	Anticipated Approach (Planning Tool)	Suggested Public Participation Program
6: Former Ben's Bakery 8: Albro Lake Rd.	Development Agreement	Neighbourhood Mailout
1: Cousins Restaurant 5: Chebucto, Beech & Elm 9: Robie, Compton & Cunard 10: Agricola 11: Bayers & Young	Zoning	Neighbourhood Questionnaire  Exception: 5: Chebucto, Beech & Elm, Public Meeting
2: Robie, Pepperell & Shirley 3: Victoria & South Park 4: Spring Garden & Robie 13: Robie, College & Carleton	Development Agreement or Centre Plan Site Plan Approval	Public Meeting
15: Victoria & Queen 16: Canal Street 20: King Street	Downtown Dartmouth Plan	Neighbourhood Questionnaire  Exception: 20: King Street, Public Meeting

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## Next Steps

If recommendation is approved:

- Begin Public Participation Programs
- Halifax Peninsula Planning Advisory Committee



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## Staff Recommendation

That Halifax Regional Council direct staff to:

1. Continue to process the requests for site-specific secondary municipal planning strategy amendments as outlined in Attachment A of the staff report dated July 26, 2017, subject to the proposals:
  - a) generally aligning with the June 2017 Centre Plan documents relative to Urban Structure, Height and Floor Area Ratio, and
  - b) addressing the planning principles of transition, pedestrian-orientation, human-scale, building design, and context-sensitive as noted in Table 2 of the staff report dated July 26, 2017;
2. Continue to process the site-specific secondary municipal planning strategy amendments for the proposals outlined in Attachment B of the staff report dated July 26, 2017;
3. Follow the public participation program for the site-specific secondary municipal planning strategy amendments as outlined in Attachments A and B of the staff report dated July 26, 2017; and
4. Discontinue processing the requests for site-specific amendments as outlined in Attachment C of the staff report dated July 26, 2017.

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