


**Case 19353 – Public Hearing  
MPS / LUB Amendments  
2470 and 2480 Maynard Street**

Richard Harvey, HRM  
September 20, 2016

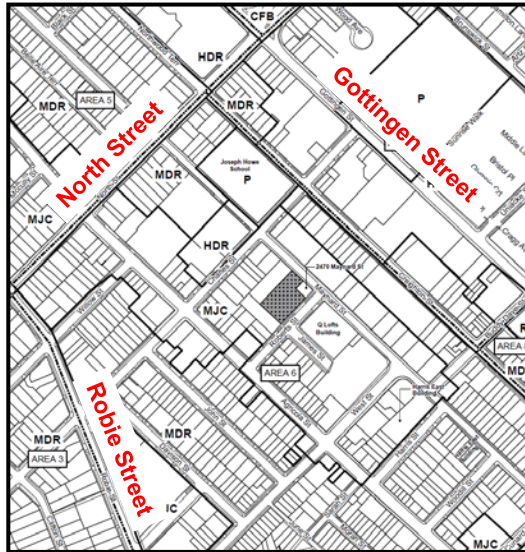
**Presentation Overview**

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1. Location and Planning Context
2. Proposal
3. Proposed Amendments and Rationale
4. Approval Process
5. Recommendation



Location and Planning Context



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Location and Planning Context



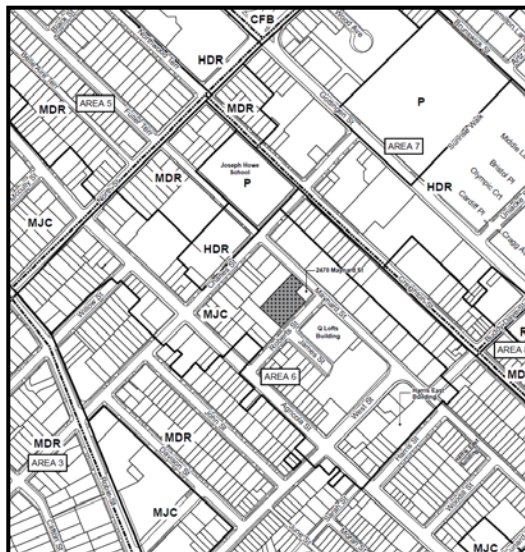
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## Location and Planning Context



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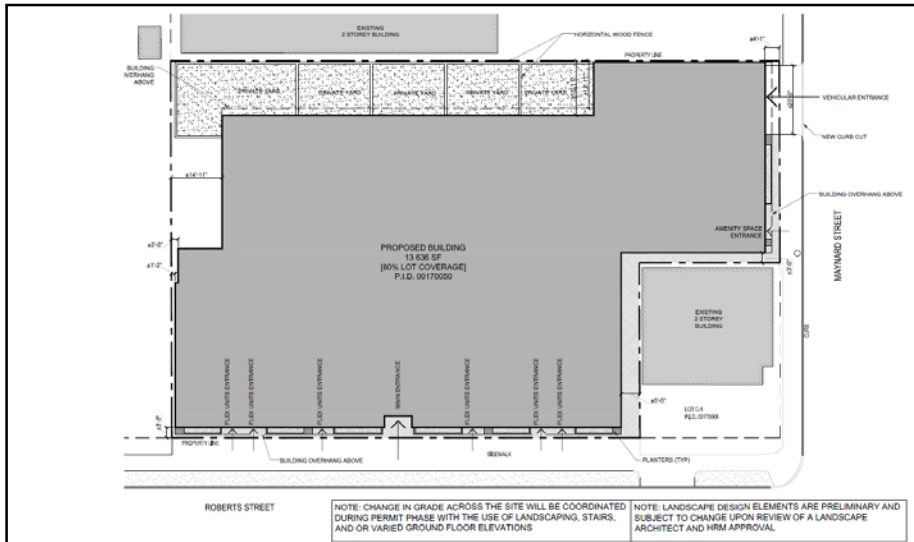
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## Proposal



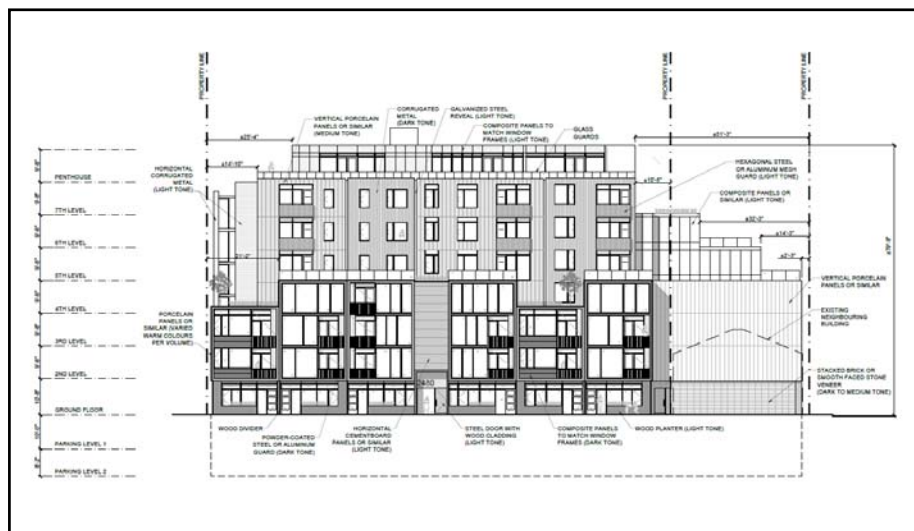
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## Proposal



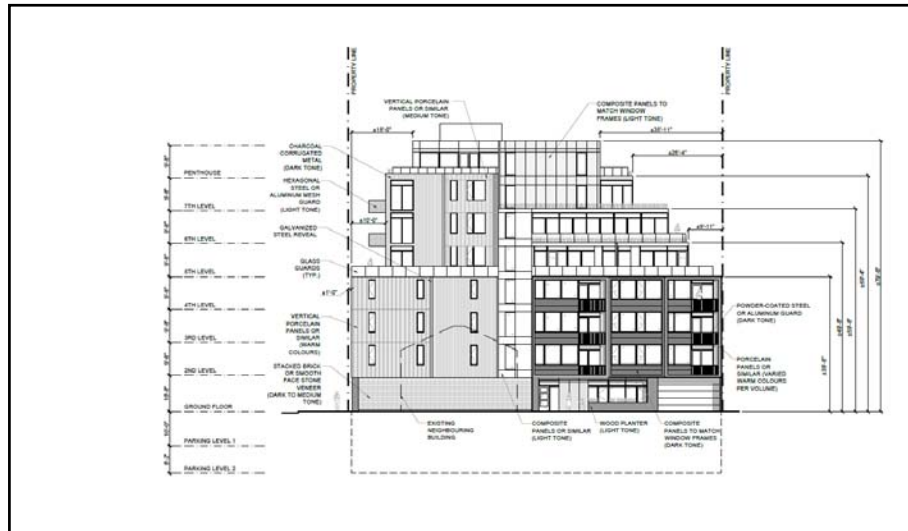
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## Proposal



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## Proposal

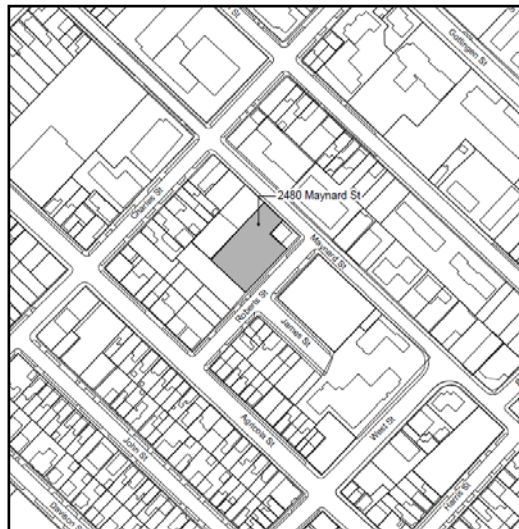


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## Proposed Amendments and Rationale

MPS amendments create a policy allowance that allow for the subject site and the corner site to be included in Schedule Q and for such development to be a maximum height of 80

The proposed LUB amendments solely include the subject site (2480) within Schedule Q



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## Proposed Amendments and Rationale

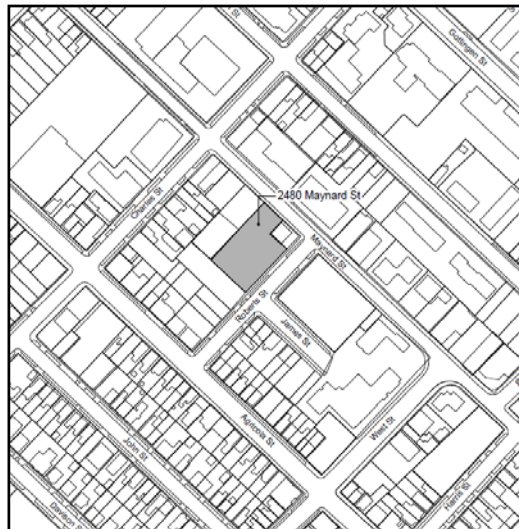
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The size of the site can accommodate additional height and achieve appropriate setbacks

Surrounded by C-2 uses, no adjoining low density residential uses

Development agreement allows for a higher degree of control

Reasonably consistent with the character of the area



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## Approval Process

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1. Regional Council is to consider proposed amendments to the Halifax Municipal Planning Strategy and Halifax Peninsula Land Use By-law
2. If approved, Halifax and West Community Council will hold a separate public hearing and then consider the proposed development agreement

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## Recommendation

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That Halifax Regional Council approve the proposed amendments to the Halifax Municipal Planning Strategy and the Halifax Peninsula Land Use By-law, as contained in Attachments A and B of the staff report dated April 20, 2016

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