

HALIFAX

Case 20102

Amendments to the Municipal Planning Strategy for
Halifax and the Land Use By-law for Halifax Mainland
for 383 Herring Cove Road, Halifax

Public Hearing at Regional Council
November 27, 2018

Origin

- Site specific application by Teal Architects, on behalf of FH Development Group, for Municipal Planning Strategy (MPS) amendments
- Regional Council initiation and direction given on September 6, 2016



Subject Property



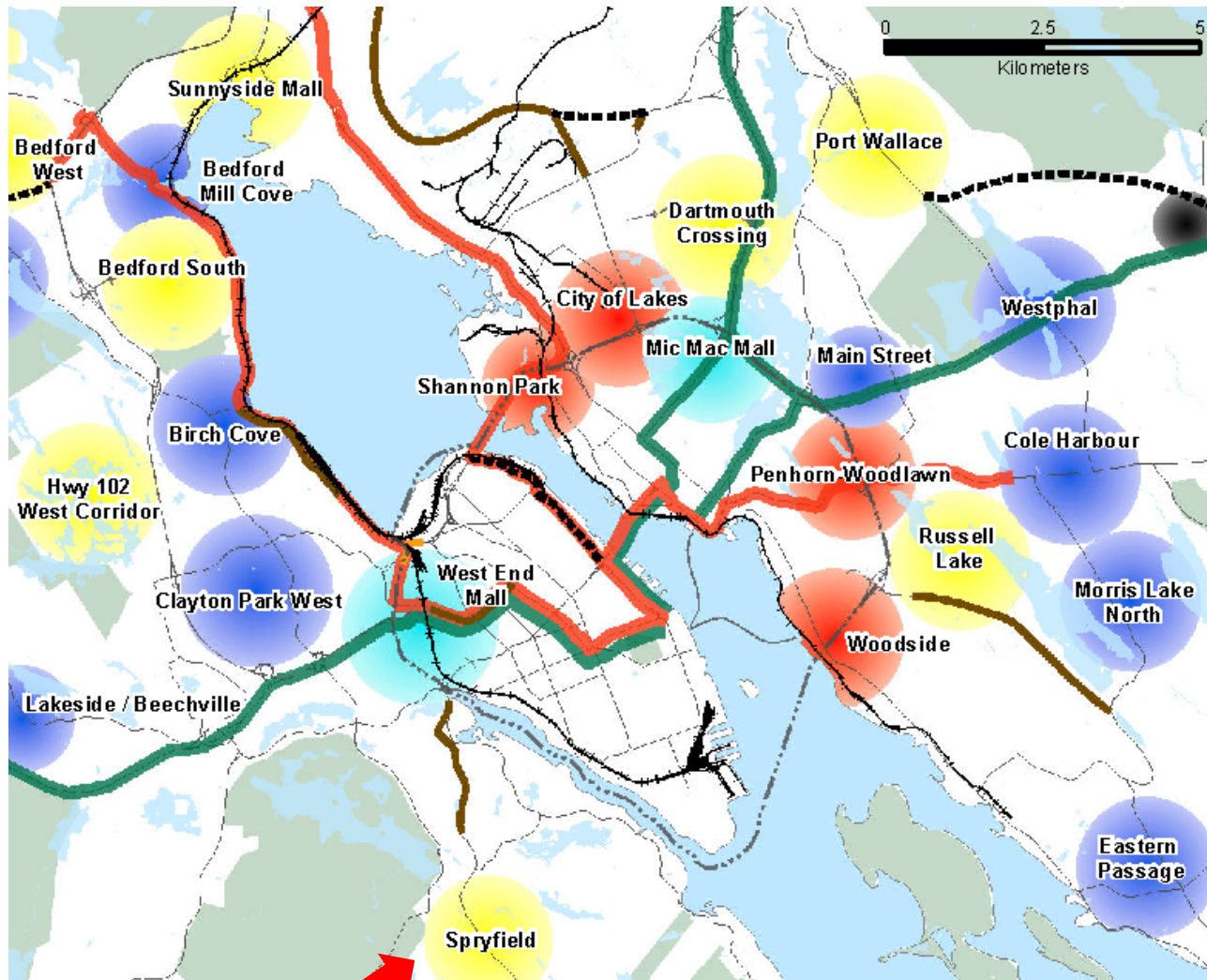
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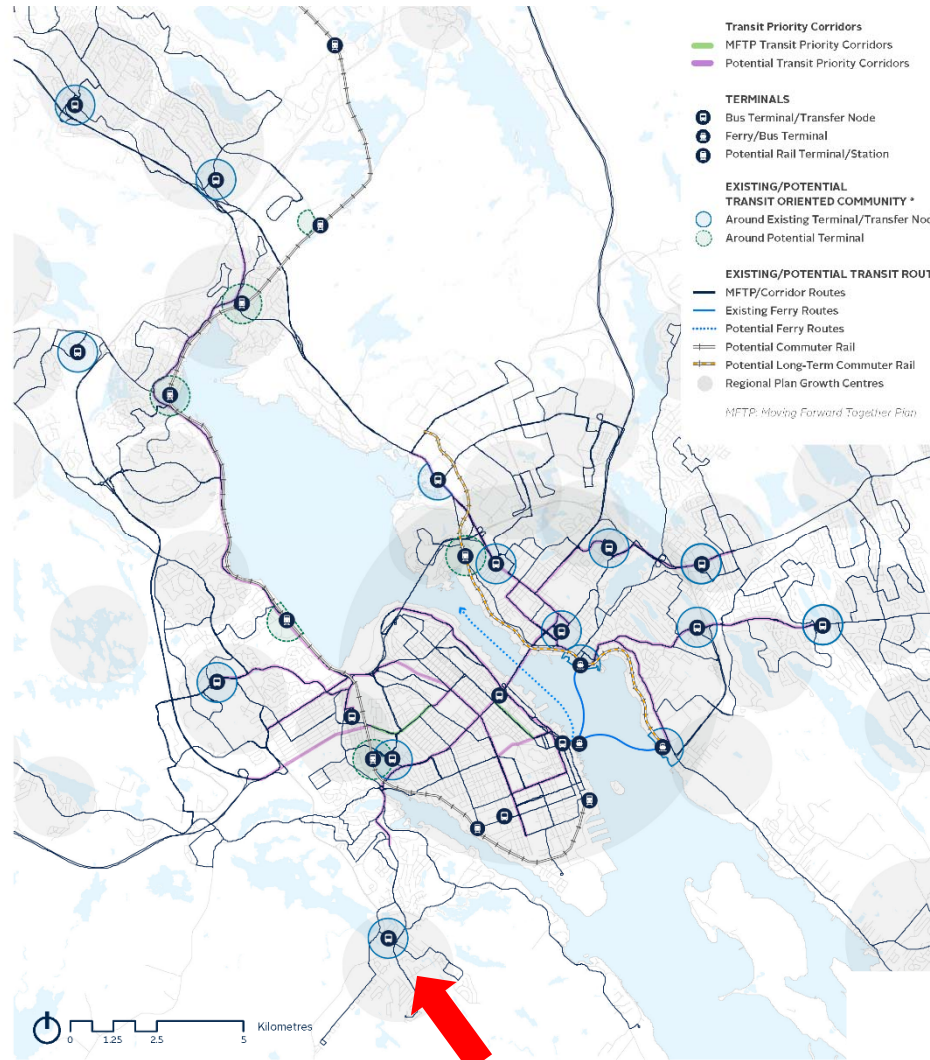


Regional Plan Policy



Urban District Growth Centre

Integrated Mobility Plan Policy



Potential Transit Oriented Community

Existing Land Use Policy



Generalized Future Land Use Map

Designation

- LDR** Low Density Residential
- MDR** Medium Density Residential
- HDR** High Density Residential
- RDD** Residential Development District
- MNC** Minor Commercial
- MJC** Major Commercial
- INS** Institutional

Existing Zoning



Zones

- R-2 Two Family Dwelling
- R-2P General Residential
- R-3 Low-Rise Apartment
- R-4 Multiple Dwelling
- RDD Residential Development District
- C-2 General Business
- C-2A Minor Commercial
- P Park & Institutional

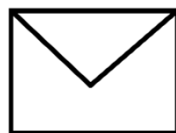
Halifax Plan Area Designations

- OS Major Community Open Spaces

Public Engagement Feedback

- Level of engagement was consultation achieved through a mail out notification, a public information meeting (January 12, 2017) and a drop-in session (April 23, 2018)
- Public feedback included the following:
 - Many felt the proposal was too tall and out of scale with the neighbourhood
 - A few felt the proposal could revitalize the area

**Notifications
Mailed**



112

**Meeting
Attendees**



50

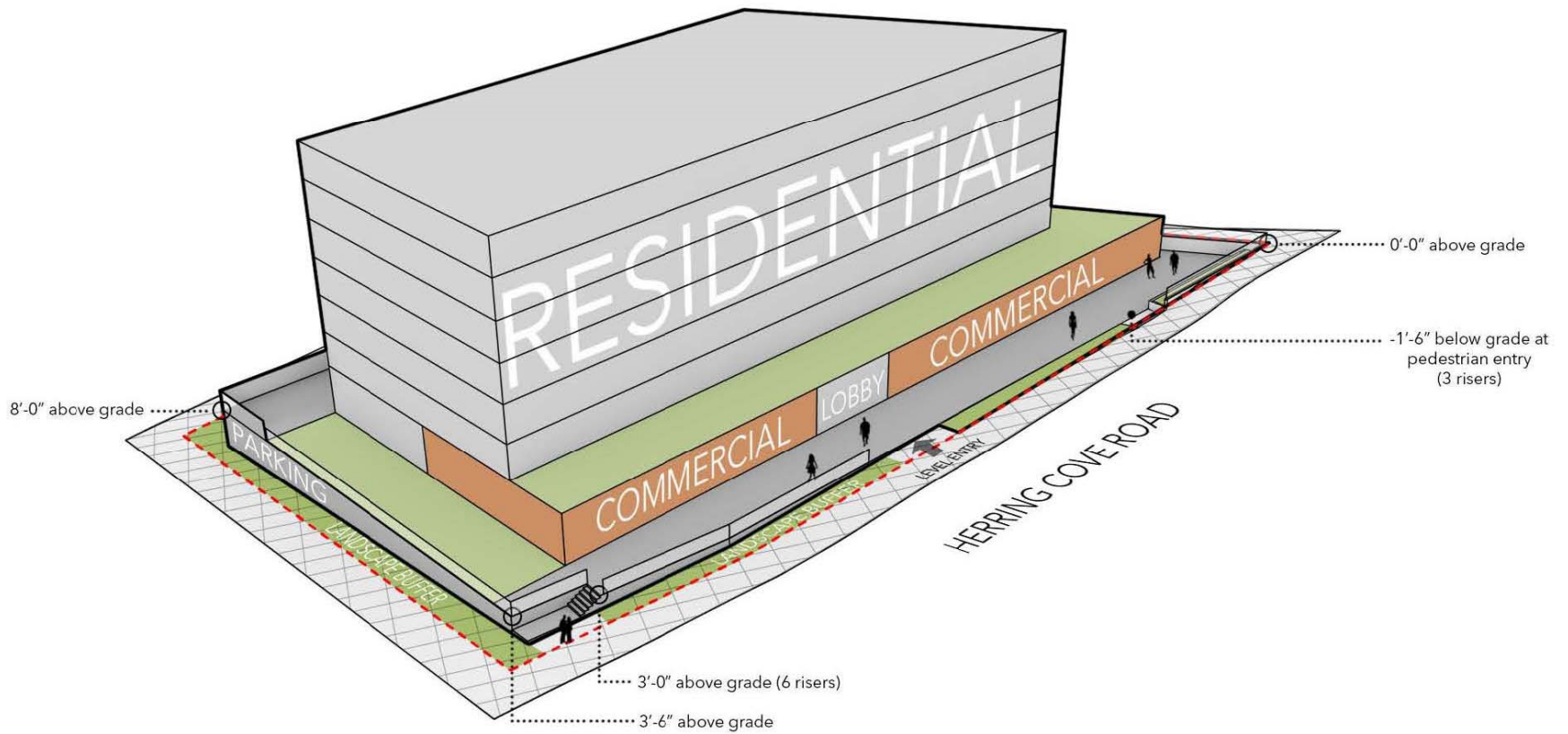
**Letters/Emails
Received**

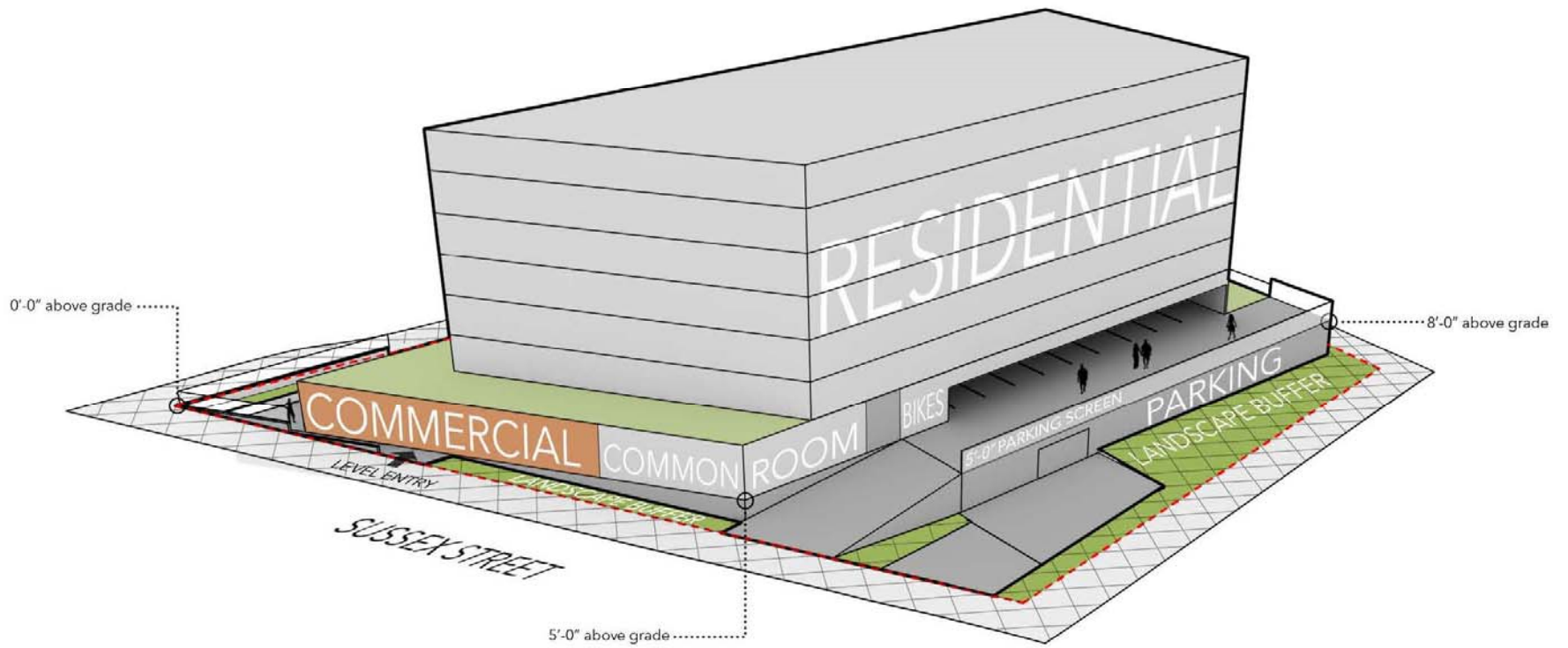


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Proposed Building









- LEGEND**
- property boundary
 - existing building or tree to be demolished
 - setbacks and stepbacks
 - landscaped roof
 - asphalt paving
 - driveway locations
 - grass
 - landscaped patio
 - proposed planting
 - HRM land



Proposed C-2D Zone

- Permits a mix of commercial and residential uses
- Regulates building height and building setbacks
- Regulates ground floor transparency facing Herring Cove
- Prohibits some building materials
- Minimum parking requirement of less than one space per unit

- A zoning approach provides some flexibility. Property owners can build anything that fits the zone requirements.

Recommendation

That Regional Council:

Approve the proposed amendments to the Municipal Planning Strategy (MPS) for Halifax and Land Use By-law for Halifax Mainland (LUB), to create a new zone which permits a 7-storey mixed-use building at 383 Herring Cove Road, Halifax.

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The background features a large, abstract graphic composed of several overlapping geometric shapes. A dark blue triangle points downwards from the top left towards the center. To its right, a solid dark blue rectangle is positioned. Below these, a light blue triangle points upwards from the bottom left towards the center. To the right of this, a medium blue triangle points downwards from the top right towards the center. The overall composition is clean and modern, using a palette of various shades of blue.

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Thank you