



P.O. Box 1749
Halifax, Nova Scotia
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Item No. 4 (v)
Halifax Regional Council
June 18, 2019

TO: Mayor Savage and Members of Halifax Regional Council

Original Signed

SUBMITTED BY: _____
For Councillor Steve Adams, Chair, Halifax and West Community Council

DATE: May 14, 2019

SUBJECT: **Regional Centre Secondary Municipal Planning Strategy and Land Use By-law (Package A)**

ORIGIN

Meeting of Halifax and West Community Council, May 13, 2019, Item 4.

LEGISLATIVE AUTHORITY

Section 25(c) of the *Halifax Regional Municipality Charter* sets out the powers and duties of Community Council to include “recommending to the Council appropriate by-laws, regulations, controls and development standards for the community”.

RECOMMENDATION

It is recommended that Halifax Regional Council:

1. Give First Reading and schedule a public hearing to consider the Regional Centre Secondary Municipal Planning Strategy and the Regional Centre Land Use By-law, as contained in Attachments A and B of the staff report dated April 3, 2019;
2. Give First Reading and schedule a public hearing to consider the proposed amendments to the Halifax Municipal Planning Strategy, and the Halifax Peninsula Land Use By-law, as contained in Attachments I to J-2 of the staff report dated April 3, 2019;
3. Adopt the Regional Centre Secondary Municipal Planning Strategy, and the Regional Centre Land Use By-law as contained in Attachments A and B of the staff report dated April 3, 2019;
4. Adopt the proposed amendments to the Halifax Municipal Planning Strategy, and the Halifax Peninsula Land Use By-law, as contained in Attachments I to J-2 of the staff report dated April 3, 2019;

Recommendation Continues on Page 2

5. Request a supplementary staff report examining the recommendations outlined in the Memorandum from the Chair of the Halifax Peninsula Planning Advisory Committee, dated May 7, 2019; and
6. Consider the following list of amendments to the proposed Regional Centre Secondary Municipal Planning Strategy and Land Use By-law's maps and schedules regarding the urban structure, zoning, floor area ratio, height, and precincts:

Regional Centre Land Use By-Law (Attachment B)

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 - Add level 3 site plans to do direct mailouts to addresses within the notification area;
 - 24 (a) the prescribed Start time of 7:00pm change to "Starting at 6:00 p.m. no later than 7:00 p.m.;" and
 - Add Murray Warrington Park to Schedule 27.

Proposed Changes

- Corner of Columbus and Isleville Street.
 - Review for the Removal of HR-1 designation.
- Corner of Stanley and Isleville Street.
 - Remove HR-1 (5601).
- Young Street.
 - Review properties 6461, 6457, 6461 and their designation.
- North St. to Almon Street.
 - This was an area that has seen the destruction of homes. (Homes Not Hondas) the designation for this area is very aggressive with established residential intertwined. Review these properties.
- Charles St. and Windsor Street.
 - Review 6168, 6174, 6172.
- Windsor Street, between North Street and Willow
 - Remove 6177.
- Windsor Street and Duncan
 - Remove 6135.
- Windsor Street, Between Duncan Street and Lawrence Street
 - 6121 change 14 meters.
- Windsor Street, Between Lawrence Street and Allen Street
 - Review properties not fronting Windsor Street.
- North Street and Agricola Street
 - Change 5689, 5693, 2605, 2609, 2613 to 20 meters.
- North Street
 - Change 5685 to 17 meters.
- Oxford Street and Bayers Rd. (Old RCMP Site)
 - More flexibility on this site, possible DA.

Other Changes

- Schedule 24: Bonus rate Districts
 - Add legend to map that corresponds with the Districts.

BACKGROUND

Halifax and West Community Council received a staff recommendation report dated April 3, 2019 at their May 13, 2019 special meeting respecting the proposed Regional Centre Secondary Municipal Planning Strategy (the Plan), the Land Use By-law, and amendments to existing planning documents necessary to implement the Plan.

For further information on the background of this item, refer to the staff report dated April 3, 2019.

DISCUSSION

Halifax and West Community Council reviewed the April 3, 2019 staff report and received a staff presentation at their May 13, 2019 meeting. Following a discussion of the item and the staff recommendation, Community Council approved an amendment to add two (2) additional recommendations. The first being that Halifax Regional Council request a supplementary report examining the recommendations put forward by the Halifax Peninsula Planning Advisory Committee, as set out in their memorandum dated May 7, 2019. The second being a recommendation that Halifax Regional Council and staff consider a list of amendments to the proposed Regional Centre Secondary Municipal Planning Strategy and Land Use Bylaw's maps and schedules, as outlined in the "Recommendation" portion of this report.

Community Council approved the amended staff recommendation as outlined above.

For further discussion on this item, refer to the staff report dated April 3, 2019.

FINANCIAL IMPLICATIONS

Refer to the staff report dated April 3, 2019.

RISK CONSIDERATION

Refer to the staff report dated April 3, 2019.

COMMUNITY ENGAGEMENT

Meetings of Community Council are open to the public and members of the public are invited to address Community Council for up to five (5) minutes at the end of each meeting during Public Participation. Community Councils' agendas, reports, and minutes are posted on Halifax.ca.

ENVIRONMENTAL IMPLICATIONS

Refer to the staff report dated April 3, 2019.

ALTERNATIVES

The Community Council did not discuss alternatives. Refer to the staff report dated April 3, 2019.

ATTACHMENTS

Attachment 1 - Memorandum from the Halifax Peninsula Planning Advisory Committee, dated May 7, 2019

If the report is released to the public, a copy can be obtained by contacting the Office of the Municipal Clerk at 902.490.4210, or Fax 902.490.4208.

Report Prepared by: David Perusse, Legislative Assistant, Office of the Municipal Clerk, 902.490.6732



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MEMORANDUM

TO: Chair and Members of the Halifax and West Community Council
CC: Luc Ouellet, Planner III, Current Planning
FROM: Sarah MacDonald, Chair, Halifax Peninsula Planning Advisory Committee
DATE: May 7, 2019

SUBJECT: Regional Centre Secondary Municipal Planning Strategy and Land Use By-law (Package A)

The Halifax Peninsula Planning Advisory Committee considered the Regional Centre Secondary Municipal Planning Strategy and Land Use By-law (Package A) at their April 29, 2019 meeting and special meeting held May 6, 2019. The following motion was approved by the Committee:

THAT the Halifax Peninsula Planning Advisory Committee recommends that Halifax and West Community Council recommend that Halifax Regional Council:

- 1. Give First Reading and schedule a public hearing to consider the Regional Centre Secondary Municipal Planning Strategy and the Regional Centre Land Use By-law, as contained in Attachments A and B of the staff report dated April 3, 2019.*
- 2. Give First Reading and schedule a public hearing to consider the proposed amendments to the Halifax Municipal Planning Strategy, and the Halifax Peninsula Land Use By-law, as contained in Attachments I to J-2.*
- 3. Adopt the Regional Centre Secondary Municipal Planning Strategy, and the Regional Centre Land Use By-law, as contained in Attachments A and B.*
- 4. Adopt the proposed amendments to the Halifax Municipal Planning Strategy, and the Halifax Peninsula Land Use By-law, as contained in Attachments I to J-2.*

The Halifax Peninsula Planning Advisory Committee further recommends that Halifax and West Community Council consider the following:

- Design requirements include specifics for proposal/application renderings submitted for review.*
- Include baseline values for indicators upon adoption of plan, where possible.*
- Give priority to infill, renovation, adaptive re-use, and sustainable building design.*
- Additional performance indicators for "human scale" core concept (only indicator noted now is dollars invested in public art, indicator 2.1).*
- Introduce incentives for ongoing proposals to conform with Centre Plan requirements.*
- Consider ensuring consistent language throughout the document to include pedestrian rather than only walking and consider defining pedestrian in an inclusive way.*
- Support further clarification to ensure single-unit dwellings with appropriate bedroom counts in appropriate areas.*

This recommendation has been provided to HRM planning staff for review and consideration.

Office of the Municipal Clerk

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