



P.O. Box 1749  
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**Item No. 4 (vi)**  
**Halifax Regional Council**  
**June 18, 2019**

**TO:** Mayor Savage and Members of Halifax Regional Council

Original Signed

**SUBMITTED BY:** \_\_\_\_\_  
Councillor Sam Austin Chair, Harbour East-Marine Drive Community Council

**DATE:** May 7, 2019

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

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**ORIGIN**

Meeting of Harbour East-Marine Drive Community Council May 2, 2019, Item 13.1.3.

**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**

The Harbour East-Marine Drive Community Council recommends 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 Dartmouth Municipal Planning Strategy, the Dartmouth Land Use By-law, the Downtown Dartmouth Municipal Planning Strategy, and the Downtown Dartmouth Land Use By-law, as contained in Attachments D to H-4.
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 Dartmouth Municipal Planning Strategy, the Dartmouth Land Use By-law, the Downtown Dartmouth Secondary Municipal Planning Strategy, and the Downtown Dartmouth Land Use By-law, as contained in Attachments D to H-4.

**Recommendation continues on page 2 and 3**

5. That Halifax Regional Council and staff consider the following list of amendments to the proposed Regional Centre Secondary Municipal Planning Strategy and Land Use Bylaw's maps and schedules regarding the urban structure, zoning, floor area ratio, height, and precincts.

**Downtown Dartmouth**

- Remove Downtown zone from portion of 221 Portland fronting on Pleasant Street
- Add 12 and 14 Queen Street to Alderney precinct with a GFAR of 6.25
- Reduce height 21 Albert Street from 20 meters to 17 meters
- Vacant HRM owned lot at Alderney (portion of PID 40938110) should reflect potential property lines as identified in the November 22, 2016 HRM report with same zoning and far as adjacent PID 40506875  
<http://legacycontent.halifax.ca/council/agendasc/documents/161122ca1413.pdf>

**Dartmouth North**

- Remove higher order residential zone for 203, 207, 209, 211, 211 ½, 213, 215, 217, 219 and 221 Windmill
- Add corridor zone to 390, 396, 398, 400, 406 Windmill Road with a height limit of 20 meters
- Add higher order residential zone for 1 and 3 Fernhill
- Delete higher order residential zone for PID 40175887 and adjacent harbour infill

**Wyse Road**

- Reduce height for higher order residential zoned lands 24, 28, 32, 34, 36, 38 Dawson and 17, 19 Faulkner from 20 meters to 17 meters
- Reduce height for 2 and 4 Symonds from 26 meters to 20 meters
- Reduce height for PID 41368655 and 1 Richmond Street from 26 meters to 20 meters
- Remove higher order zone for 36 Hester
- Remove corridor zone from PID 40611576 (Ropewalk Lane #s 6, 8, 10, 12, 14, 16 and 20)

**Sullivan's Pond**

- Reduce height for 1 Oak from 26 meters to 20 meters
- Increase height for 55 Crichton Avenue from 11 meters to 20 meters

**Victoria Road**

- Remove corridor zone for 33, 35 Frances Street and 211, 213, 215, 217, 219, 221, 223, 225 and 229 Victoria Road

**Lancaster**

- Remove higher order zone for portion of PID 41113887 that is zoned R-1 (portion that wasn't rezoned as part of case 21552)
- Consider 28 Viridian Drive as potential higher order residential with a height limit of 14 meters

**Grahams Grove**

- Remove corridor zone for 5 Glenwood Avenue

**Portland Corridor**

- Reduce height for 8A and 8 Lakefront to 14 meters
- Remove corridor zone for 393, 395, 397, 401 Portland Street, 5 and 1 Joffre Street
- Remove corridor zone for 402, 404, 406, 408, 410, 412, 414 Portland Street, and 4 Gaston Road

**Pleasant Corridor**

- Increase height for 2 Renfrew and 269 Pleasant to 20 meters

- Add corridor zone for 8 Renfrew with a height of 14 meters
- Add corridor zone for PID 40181547 (Acadia Street) with a height of 20 meters
- Remove corridor zone for 11 A Renfrew
- Reduce height for 9 Renfrew to 11 meters
- Remove corridor zone for 7 Chadwick
- Reduce height for 5 Chadwick from 20 meters to 11 meters
- Reduce height for 4 Chadwick and PID 40265696 from 20 meters to 11 meters
- Reduce height for portion of PID 247049 fronting on Marvin from 20 meters to 11 meters
- Reduce height for 173 Pleasant from 20 meters to 17 meters
- Reduce height for 175, 177, 179 Pleasant, 3 and 13 Southdale from 20 meters to 17 meters
- Increase height for Maplehurst apartments PID 05045916, PID 130450, PID 130468, PID 05045827 to 20 meters

### **BACKGROUND**

The Harbour East-Marine Drive Community Council received a staff recommendation report dated April 3, 2019 at their May 2, 2019 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.

Additional information can be reviewed in the staff report dated April 3, 2019.

### **DISCUSSION**

The Harbour East-Marine Drive Community Council reviewed the April 3, 2019 staff report and received a staff presentation at their May 2, 2019 meeting. The Community Council approved a motion recommending first reading, and that Halifax Regional Council and staff consider the list of amendments to the proposed Regional Centre Secondary Municipal Planning Strategy and Land Use Bylaw's maps and schedules as outlined in this report.

### **FINANCIAL IMPLICATIONS**

Refer to the staff report dated April 3, 2019.

### **RISK CONSIDERATION**

Refer to the staff report dated April 3, 2019.

### **COMMUNITY ENGAGEMENT**

Community Council meetings are open to public attendance and members of the public are invited to address the Community Council for up to five 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**

None.

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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.

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