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Item No. 12.3 (iii)
Halifax Regional Council
December 3, 2019
December 10, 2019
January 14, 2020

TO: Mayor Savage and Members of Halifax Regional Council

SUBMITTED BY: - Original Signed -

Colin Duggan, Chair, Design Review Committee

DATE: November 22, 2019

SUBJECT: **Case H00446: Old South Suburb Heritage Conservation District Plan, Bylaw, and Amendments to the Downtown Halifax Secondary Municipal Planning Strategy and Land Use Bylaw**

ORIGIN

November 20, 2019 meeting of the Design Review Committee, Item No. 9.1.1.

LEGISLATIVE AUTHORITY

As per Section 13(d) of the Terms of Reference of the Design Review Committee:

the Committee shall...

(d) advise Council on potential amendments to regulation and policy to carry out the role and responsibilities of the Committee or to further the intent of this By-law as may be required from time to time.

RECOMMENDATION

The Design Review Committee recommend that Halifax Regional Council:

1. Give First Reading to consider the amendments to the Downtown Halifax Municipal Planning Strategy and the amendments to the Downtown Halifax Land Use By-law as contained in Attachments C and D of the staff report dated September 25, 2019 and schedule a public hearing;
2. Adopt the amendments to the Downtown Halifax Secondary Municipal Planning Strategy and Land Use Bylaw as set out in Attachments C and D of the staff report dated September 25, 2019; and
3. Consider a post-bonus Floor Area Ratio (FAR) of 5 to the Black-Binney House site on 1472 Hollis Street, Halifax, to allow for a thoughtful transition to the Maritime Centre.

BACKGROUND

A staff report dated September 25, 2019 pertaining to the Old South Suburb Heritage Conservation District Plan, Bylaw, and Amendments to the Downtown Halifax Secondary Municipal Planning Strategy and Land Use Bylaw was before the Design Review Committee for consideration at its meeting held on November 20, 2019.

The Design Review Committee also received correspondence dated November 13, 2019 from Lydon Lynch Architects Limited, requesting for an opportunity to appear before the Committee and for amendment to the draft documents for the Old South Suburb Heritage Conservation District, as well as from Old South Suburb Conservation District Stakeholder Committee on November 19, 2019, opposing the proposed amendment.

For further information, please refer to the staff report dated September 25, 2019.

DISCUSSION

At the November 20, 2019 meeting of the Design Review Committee, staff provided a presentation and responded to questions from the Committee respecting the proposed Old South Suburb Heritage Conservation District Plan, Bylaw, and Amendments to the Downtown Halifax Secondary Municipal Planning Strategy and Land Use Bylaw. During the presentation portion of the meeting, the Committee also received a presentation from Eugene Pieczonka of Lydon Lynch Architects Limited on the proposed redevelopment of the Black-Binney House on 1472 Hollis Street, Halifax.

After discussion, the Design Review Committee approved the recommendation set out in the staff report dated September 25, 2019, with changes to provide that consideration be given to a post-bonus Floor Area Ratio of 5 to the Black-Binney House site on 1472 Hollis Street, Halifax, noting that the Black-Binney House is a transitional site between districts and adjacent to the Maritime Centre.

The Design Review Committee forwarded the recommendation to Halifax Regional Council as outlined in this report.

FINANCIAL IMPLICATIONS

As outlined in the staff report dated September 25, 2019.

RISK CONSIDERATION

Not applicable.

COMMUNITY ENGAGEMENT

Design Review Committee meetings are open to public attendance. The agenda, reports, and minutes of the Design Review Committee are posted on Halifax.ca.

For further information on Community Engagement as it relates to this item, please refer to the staff report dated September 25, 2019.

ENVIRONMENTAL IMPLICATIONS

None identified.

ALTERNATIVES

The Design Review Committee did not discuss alternative recommendations.

ATTACHMENTS

None.

A copy of this report can be obtained online at halifax.ca or by contacting the Office of the Municipal Clerk at 902.490.4210.

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