

Re: Item No. 8.1

HALIFAX

Public Hearing for Case 23285

Amendment to Regional Municipal Planning
Strategy and Halifax Peninsula Land Use By-law
5853 College Street

Halifax Regional Council
February 9, 2021

Applicant Proposal

Applicant: Mi'kmaw Native Friendship Centre (Regional Council Initiated)

Location: 5853 College St., Halifax

Proposal: 3-storey residential building including:

- 32 bed emergency shelter;
- 10 bedroom shared housing use;
- 7 residential units; and
- community space

Site Context

5853 College Street, Halifax



Site Context



Subject site seen from College Street

Site Context



Subject site seen from Carlton Street

Site Context - optional



Carlton Heritage Streetscape

Site Context - optional



College Street Uses

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Site Context - optional

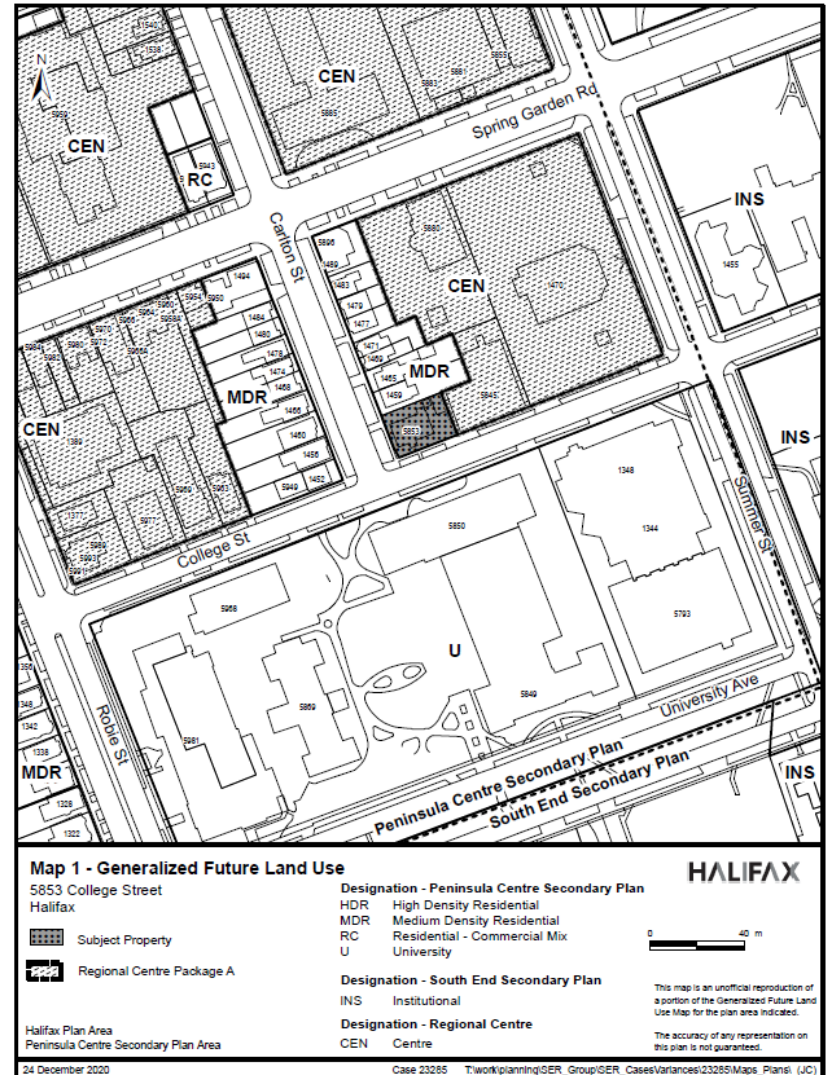


Spring Garden Road

Planning Policy

Halifax Municipal Planning Strategy

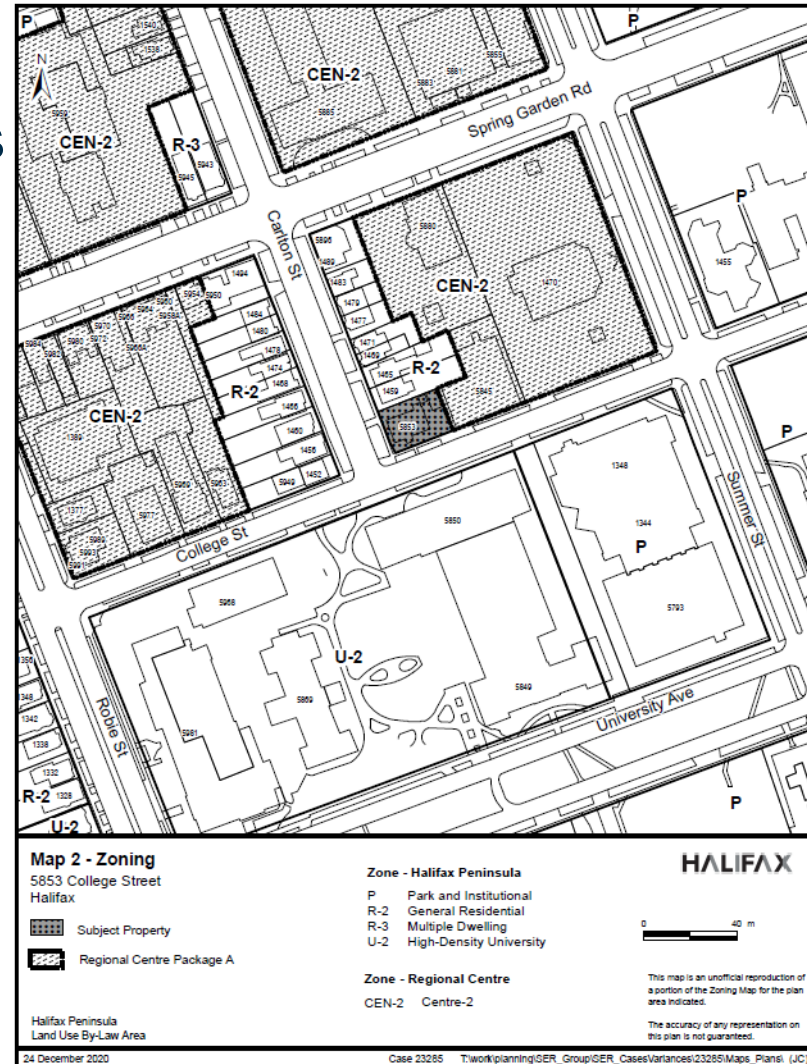
- Peninsula Centre Secondary Plan
- Medium Density Residential Designation



Land Use By-law

Halifax Peninsula LUB

- R-2 (General Residential)
- Permits up to 4 residential units
- Property currently vacant.
 - Previous uses include an emergency shelter and federal halfway house



Planning Policy

Regional Municipal Planning Strategy

- Urban Settlement Designation
 - Within Regional Centre
- Section 3.6 Housing and Diversity
 - Speaks to importance of supporting affordable housing through the development of policy and participating in programs with other levels of government that support affordable housing

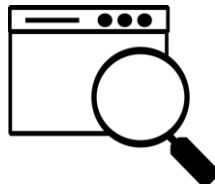
RMPS Amendment Considerations

- Amendments to the RMPS are considered significant undertakings and should only be considered in matters that are considered to be of a Regional significance
- Staff advise that the development has significant regional impacts as it will provide deeply affordable housing available to indigenous residents throughout HRM and provides the unique opportunity to access RHI funding.

Public Engagement Feedback

- Level of engagement completed was consultation achieved through an online survey in December 9 to 23, 2020.
- Feedback from the community generally in support of the development of a midrise building and a mix of residential, local commercial and institutional uses:
 - Need for Affordable Housing
 - Respecting Heritage Streetscape along Carlton Street

**Webpage
Views**



380

**Online
Questionnaire**



285

Proposed Policy

Regional Municipal Planning Strategy and Halifax Peninsula Land Use By-law

New land use policy and provisions for 5853 College allow:

- allow the specific uses of a multiple unit dwelling, shared housing, an emergency shelter and community facility space
- to provide flexibility to allow the building design to celebrate the Mi'kmaq culture
- require a pitched roof, prohibit certain building materials and a larger setback from the neighboring property on Carleton Street to respect the heritage streetscape

Proposed Built Form Provisions

Regional Municipal Planning Strategy and Halifax Peninsula Land Use By-law

Maximum Height	14 m
Minimum Setbacks	1.5 m (College St) 3.0 m (Carleton St) 3.0 m (abutting 1459 Carlton St) 0 m (other)
Maximum Lot Coverage	None
Maximum Gross Floor Area	None
Parking Requirements	None

Process if Council were to Approve the Amendments

1. Province of Nova Scotia review and approval of the Regional Municipal Planning Strategy amendments
2. HRM will post an “approval ad” in the newspaper.
3. Regional Municipal Planning Strategy and Halifax Peninsula Land Use By-law amendments are considered in effect.
 - Permits for the development can be issued at this time.

Staff Recommendation

Staff recommend that Regional Council:

Adopt the proposed amendments to the Regional Municipal Planning Strategy and the Land Use By-law for Halifax Peninsula, as set out in Attachments A and B to allow the development of an emergency shelter, shared housing use, multiple unit residential use and community facility use at 5853 College Street, Halifax

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Thank You