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**Item No. 5 (ii)**  
**Committee of the Whole**  
**August 17, 2021**

**TO:** Mayor Savage and Members of Committee of the Whole

**SUBMITTED BY:** ORIGINAL SIGNED  
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Lisa Blackburn, Chair, Community Planning & Economic Development Standing Committee

**DATE:** July 20, 2021

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

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**ORIGIN**

July 14, 2021 special meeting of Community Planning and Economic Development Standing Committee, Item No. 12.1.1.

**LEGISLATIVE AUTHORITY**

Community Planning and Economic Development Standing Committee, Terms of Reference, Mandate states:

Oversight - Planning

3. The Community Planning and Economic Development Standing Committee shall provide oversight of the Municipality's Regional Plan and Regional Planning Initiatives, as follows:

(a) overseeing the Municipality's Regional Plan and Regional Planning Initiatives;

...

(e) overseeing the priority setting relative to the Community Visioning Program, Functional Plan Implementation and major planning projects.

**RECOMMENDATION**

The Community Planning and Economic Development Standing Committee recommend that Committee of the Whole 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 set out in Attachments A and B of the May 7, 2021 report.
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 Halifax Secondary Municipal Planning Strategy, the Downtown Halifax Land Use By-law, and the Halifax Municipal Planning Strategy, as set out in Attachments C to G of the May 7, 2021 report.

**RECOMMENDATION CONTINUES ON PAGE 2**

3. Adopt the Regional Centre Secondary Municipal Planning Strategy, and the Regional Centre Land Use By-law as set out in Attachments A and B of the May 7, 2021 report, including repealing the Regional Centre Secondary Municipal Planning Strategy (Package A), the Regional Centre Land Use By-law (Package A), the Secondary Municipal Planning Strategy for Downtown Dartmouth, the Land Use By-law for Downtown Dartmouth, and the Land Use By-law for Halifax Peninsula.
4. Adopt the proposed amendments to the Dartmouth Municipal Planning Strategy, Dartmouth Land Use By-law, Downtown Halifax Secondary Municipal Planning Strategy, Downtown Halifax Land Use By-law, and Halifax Municipal Planning Strategy, as set out in Attachments C to G of the May 7, 2021 report.
5. Consider:
  - (a) Amending the Centre Plan to zone a portion of 10 Maple Street in Dartmouth, as the Downtown Dartmouth zone with a floor area ratio of 4. The portion of 10 Maple to be zoned Downtown Dartmouth borders 1 Crichton Avenue and should not extend farther north than the rear property lines of neighbouring 173 Ochterloney and 1 Crichton Avenue.
  - (b) Variation for tower width and setback off of interior property lines be allowed subject to no material increase in developable volume.
  - (c) That dedicated infrastructure plans be developed to support the Centre Plan in areas of employment creation and retention, community services, energy, mobility, parks and green space, water and sewer, and the environment; and
  - (d) Requesting a review of the Proposed Regional Centre Land Use By-Law, specifically for those sections relating to the proposed Young Avenue Sub-Area (YA-A), with a view to revising proposals for maximum building height, maximum floor area ratio, minimum front and flanking setbacks, and special lot area frontage and depth requirements.

## **BACKGROUND**

The Community Planning and Economic Development Standing Committee received and reviewed a staff report dated May 7, 2021 and received a presentation at their July 14, 2021 special meeting. Additional information can be viewed in the staff report dated May 7, 2021<sup>1</sup>.

## **DISCUSSION**

As noted above, Community Planning and Economic Development Standing Committee received and reviewed a staff report dated May 7, 2021 and received a presentation at their July 14, 2021 special meeting. Standing Committee also considered and approved several recommendations from Community Design Advisory Committee and Heritage Advisory Committee as contained in two recommendation reports.<sup>2</sup> Further to discussion at Standing Committee, members approved the following additional recommendation:

- Consider amending the Centre Plan to zone a portion of 10 Maple Street in Dartmouth, as the Downtown Dartmouth zone with a floor area ratio of 4. The portion of 10 Maple to be zoned Downtown Dartmouth borders 1 Crichton Avenue and should not extend farther north than the rear property lines of neighbouring 173 Ochterloney and 1 Crichton Avenue.

The recommendations are outlined in the recommendation section of this report.

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<sup>1</sup> [Staff report dated May 7, 2021; Attachments and Appendixes to May 7, 2021 staff report](#)

<sup>2</sup> [Community Design Advisory Committee report dated June 30, 2021; Heritage Advisory Committee report dated July 8, 2021](#)

### **FINANCIAL IMPLICATIONS**

There are no immediate budget implications resulting from the report recommendations. General administration of the proposed Regional Centre Secondary Municipal Planning Strategy and Land Use By-law can be carried out within existing resources and budget. The streamlined development application processes are expected to result in internal efficiencies once transition the new Plan is completed. The May 7, 2021 staff report contains additional information on the Financial Implications.

### **RISK CONSIDERATION**

There are no significant risks associated with the recommendations in this report. The risks considered rate Low.

### **COMMUNITY ENGAGEMENT**

Meetings of the Community Planning & Economic Development Standing Committee are open to public attendance and members of the public are invited to address the Standing Committee for up to five (5) minutes during the Public Participation portion of the meeting. Meetings are live webcast on Halifax.ca. The agenda, reports, video, and minutes of the Community Planning & Economic Development Standing Committee are posted on Halifax.ca.

Community Planning and Economic Development Standing Committee agendas and reports are posted on Halifax.ca, and draft minutes of the meeting will be made available on Halifax.ca.

### **ENVIRONMENTAL IMPLICATIONS**

The environmental implications are as outline in the staff report dated May 7, 2021.

### **ALTERNATIVES**

Community Planning and Economic Development Standing Committee did not discuss alternative recommendations. Alternatives are identified in the staff recommendation report dated May 7, 2021.

### **ATTACHMENTS**

None.

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A copy of this report can be obtained online at [halifax.ca](http://halifax.ca) or by contacting the Office of the Municipal Clerk at 902.490.4210.

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