



P.O. Box 1749  
Halifax, Nova Scotia  
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**Item No. 5 (iv)**  
**Committee of the Whole**  
**August 17, 2021**

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

**SUBMITTED BY:** ORIGINAL SIGNED  
\_\_\_\_\_  
Councillor David Hendsbee, Chair, Harbour East – Marine Drive Community Council

**DATE:** July 5, 2021

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

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**ORIGIN**

June 3, 2021 special meeting of Halifax and West Community Council, Item 13.1.2.

**LEGISLATIVE AUTHORITY**

*Halifax Regional Municipality Charter*, Part 1, Clause 25 (c) provides:

25 The powers and duties of a Community Council include

(c) recommending to the Council appropriate by-laws, regulations, controls and development standards for the community.

**RECOMMENDATION**

It is recommended 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 and the Dartmouth Land Use By-law, as set out in Attachments C and D of the 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 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, and the Land Use By-law for Downtown Dartmouth.
4. Adopt the proposed amendments to the Dartmouth Municipal Planning Strategy and Dartmouth Land Use By-law, as set out in Attachments C and D of the report.
5. Consider the following amendments:
  - (a) Apply ER-2 zone to properties with frontage on Charles Street;
  - (b) Apply Higher Order Residential zone to 79 Crichton Avenue (Edgemere);
  - (c) Zone properties with frontage on Portland Street from Old Ferry Road/Maynard Street to Hawthorne Street, ER-1 instead of ER-2 and ER-3 and adjust the proposed Five Corners Heritage Conservation District identified in Map 20 to include those properties;
  - (d) Increase the permitted height for 48 Rodney Road and PID 41430869 to 20 meters;
  - (e) Increase the permitted height for 317, 321 and 325 Prince Albert Road from 20 meters to 26 meters;
  - (f) Reduce the permitted height for HR portion of 10 Maple Street to 11 meters;
  - (g) Zone properties at the corner of Pine and Myrtle Streets, including 38 Pine, 34 Myrtle, and PID 41463712, ER-3;
  - (h) Zone 29 Victoria Road as either Downtown Dartmouth or Higher Order Residential with a low FAR value or low height limit to enable the property to be used for accessory surface parking for the adjacent multi-unit building or modest future redevelopment;
  - (i) Include the undeveloped rear portion of 1 Research Drive (PID 40432924) in the Southdale Future Growth Node and zone that portion of the property CDD-1;
  - (j) Include PID 41280546 at the top of Mount Hope Avenue in the Southdale Future Growth Node and apply the CDD-1 zone;
  - (k) Create site specific policies for 7 and 11 Mount Hope Avenue to allow corridor zone uses through development agreement;
  - (l) Apply PCF zone to PID 41208059;
  - (m) Apply PCF zone to 209 Green Village Lane and corresponding walkway property on Marilyn Drive;
  - (n) Apply ER-3 zone to PID 41028531 Green Village Lane;
  - (o) Apply Higher Order Residential zone to 25 Arthur Street;
  - (p) Apply ER-2 zoning to the portion of 10 Lancaster that fronts on Cannon Terrace between 74 Cannon and 4 and 8 Viridian Drive. The ER-2 portion should align with the rear property line of 74 Cannon;
6. Amend the zone on 64, 67, 80, and 91 on True North Crescent in Dartmouth from Establish Residential-3 (ER-3) to Higher-Order Residential -1 (HR-1) with a maximum height of 11 meters;

and

7. Initiate a process to develop site specific CDD development agreement requirements and an associated development agreement for the Southdale Lands Future Growth Node for inclusion in the Regional Centre Secondary Municipal Planning Strategy (SMPS) immediately following the completion of the Centre Plan Package B review and adoption process. Follow the public participation program for municipal planning strategy amendments as approved by Regional Council on February 27, 1997.

### **BACKGROUND**

Harbour East-Marine Drive Community Council received a staff recommendation report dated May 7, 2021 to consider draft Regional Centre Secondary Municipal Planning Strategy (RCSMPS) and Land Use By-law (RCLUB).

For further information on the background of this item, refer to the staff report dated May 7, 2021.

### **DISCUSSION**

Harbour East-Marine Drive Community Council considered the staff report dated May 7, 2021. Following a discussion, Community Council approved amendments to add sections 5, 6, and 7, and approved the amended motion as outlined in the “Recommendation” portion of this report.

For further discussion on this item, refer to the staff report dated May 7, 2021.

### **FINANCIAL IMPLICATIONS**

Financial implications are outlined in the staff report dated May 7, 2021.

### **RISK CONSIDERATION**

Risk consideration is outlined in the staff report dated May 7, 2021.

### **COMMUNITY ENGAGEMENT**

In accordance with the July 29, 2020 direction of the Minister of Municipal Affairs and Housing under section 14 of the Emergency Management Act, Community Council meetings are being held virtually.

A meeting held on June 3, 2021 was livestreamed and video recording is available at Halifax.ca.

Community Council agendas and reports are posted on Halifax.ca, and draft minutes of the meeting will be made available on halifax.ca within three business days.

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.

### **ENVIRONMENTAL IMPLICATIONS**

Environmental implications are outlined in the staff report dated May 7, 2021.

**ALTERNATIVES**

Harbour East-Marine Drive Community Council did not provide alternatives.

Alternatives are outlined in the staff 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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