

Re: Item No. 12.1

The logo features a large, stylized letter 'H' composed of several overlapping geometric shapes in various shades of blue. The word 'HALIFAX' is written in white, bold, uppercase letters across the top horizontal bar of the 'H'.

HALIFAX

**Halifax Regional
Council:
Case 23166**

**7 McIntosh Street, Halifax– MPS and LUB
Amendments to allow for apartment parking
stalls to be relocated**

April 12, 2022

2022-04-11

Applicant Proposal

Applicant: KWR Approvals

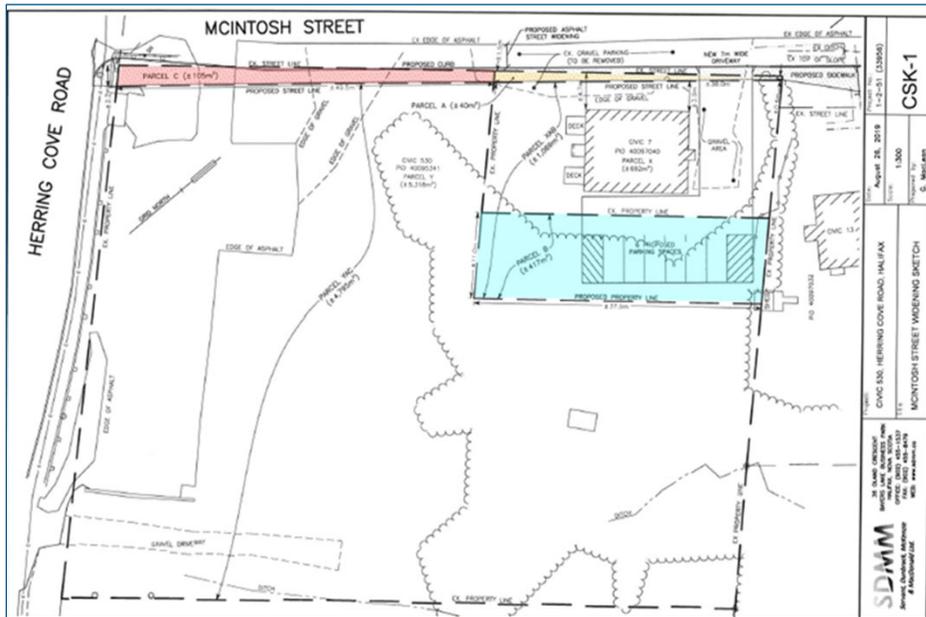
Location: 7 McIntosh Street, Halifax
(formerly part of 530 Herring Cove Road)

Proposal:

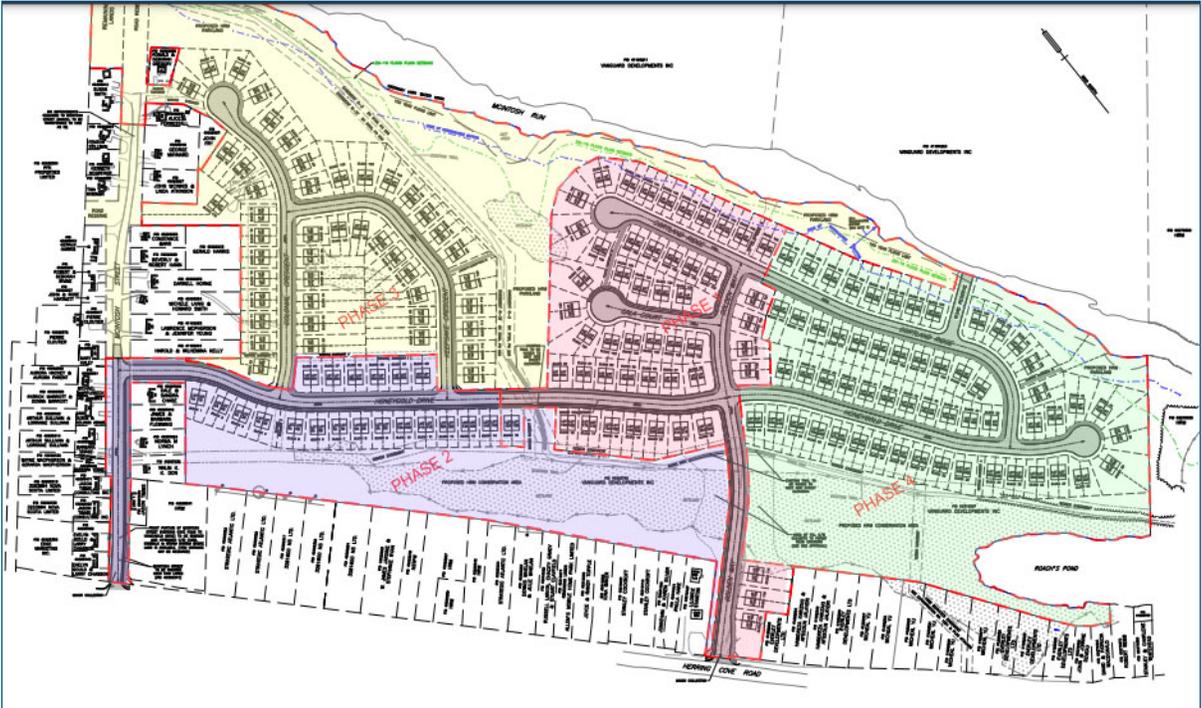
- Redesignate portion of site from Institutional (I) to High-Density Residential (HDR), and
- Rezone it from Park and Institutional (P) to Multiple Dwelling (R-4)



Site Context/Photos



Site Context/Photos



MPS Overview

Halifax Mainland South Secondary Municipal Planning Strategy

Split Designation – both Institutional and High Density Residential

- Institutional (I)

Designed to support public & private institutional uses that support social, cultural, health, educational and recreational services.

- High Density Residential (HDR)

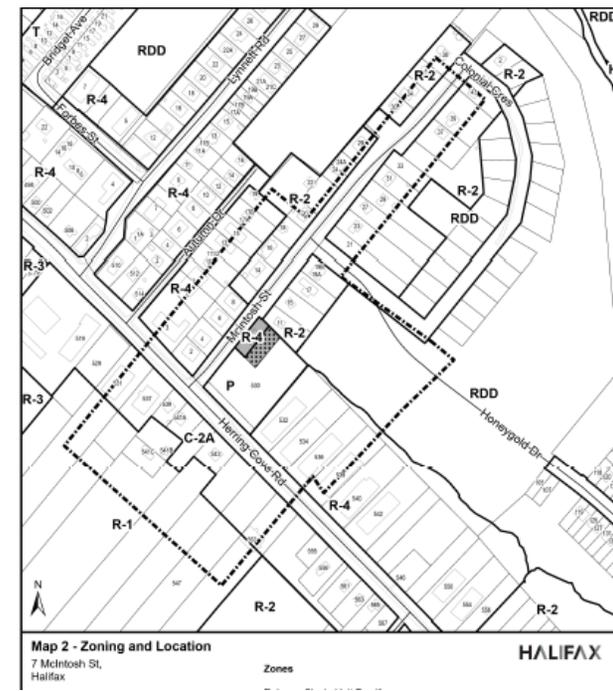
Permits low- & medium-density residential uses, apartment buildings over four storeys, & neighbourhood commercial in buildings over 100 units

Land Use By-law Overview

Halifax Mainland LUB

Split Zone – both Park & Institutional (P) and Multiple Dwelling (R-4)

- Park
 - Permits parks, sports club, rec centre/field, school, hospital
- R-4
 - Permits R-1, R-2, R-2T, apartments,
 - Density cap of 75 people/acre
 - 1 parking space per unit with separation & screening requirements



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Considerations

Recreational Space

- Several parks & sport fields nearby
- Site already declared surplus to municipal needs

LUB Compliance

- Current parking location does not comply with separation & screening requirements

Consolidated Zoning

- Resolving split zoning on property
- Regional Plan Policy G-16 - apply abutting designation via MPS amendment

Public Participation Program

- Sign on property
- HRM Planning Applications webpage
- Mailout notification & survey to 204 recipients
- Public hearing at Council



Recommendation

That Regional Council:

1. Give First Reading to consider the proposed amendments to the Halifax Municipal Planning Strategy & Halifax Mainland Land Use By-law, to redesignate and rezone a portion of 7 McIntosh Street, Halifax from the Institutional Designation to the High-Density Residential Designation, and from the Park and Institutional (P) Zone to the Multiple Dwelling (R-4) Zone, and schedule a public hearing
2. Adopt the proposed amendments to the Halifax Municipal Planning Strategy and the Halifax Mainland Land Use By-law

The graphic consists of a large white arrow pointing to the right, set against a dark blue background. The word "HALIFAX" is written in white, bold, uppercase letters across the top of the arrow. The arrow's tail is on the left, and it tapers to a point on the right. The background is divided into several geometric shapes in shades of blue, creating a modern, abstract design.

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**Thank You
Questions & Comments**

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