

# HALIFAX

## **Case 24260: Regional Centre SMPS and LUB, and Downtown Halifax SMPS and LUB Housekeeping Amendments**

Reginal Council Public Hearing

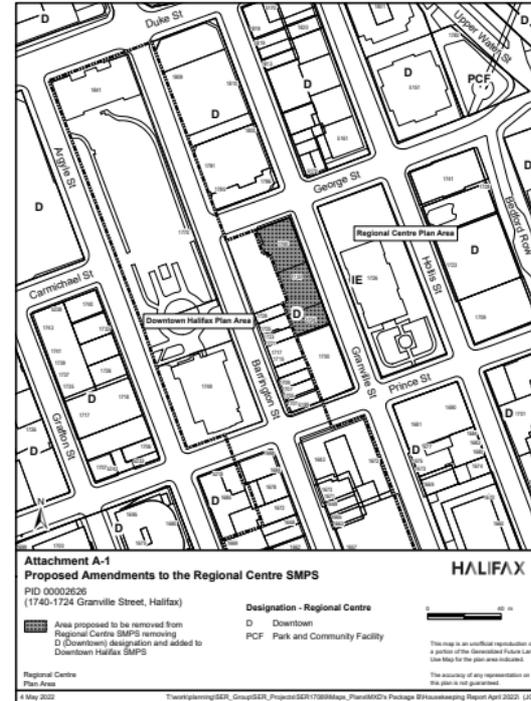
2022-07-12

# Background

- October 26, 2021: Regional Council approved the Centre Plan and requested a supplementary report on several items identified by members of the public at the public hearing.
- February 8, 2022: Council initiation of housekeeping amendments.
  - SMPS and associated LUB amendments considered by Regional Council (this public hearing)
  - LUB only amendments to be considered by the Regional Centre Community Council

# Proposed Amendments to RC SMPS & LUB, DHSMPS & LUB

- Amend all applicable SMPS Maps and LUB schedules to clarify that the entire development site for Case 23050 (PID 00002626), substantive site plan approval for property located at 1740, 1730, and 1724 Granville Street, is maintained under the Downtown Halifax SMPS and LUB



# Proposed Amendments to RCSMPS & RCLUB

- Amend permitted height at 6022 North Street (PID 00147579) from 14 metres to 17 metres;
- Re-designate 2253 Brunswick Street (PID 00148528) from Established Residential to Institutional, and re-zone the property from ER-1 to INS;
- Align a FAR of 8 and CEN-2 zoning over a small portion of the Halifax Forum site;
- Apply a COR Zone and a maximum height of 20 metres at 276 Windmill Road (PID 41491200) to align with zoning on PID 00091207 with the same civic address;

# Other housekeeping amendments

- Amend Policy F-1 to allow institutional uses in CDD-2 Zone without a development agreement in addition to commercial uses;
- Repeal Policy F-6 (2) to allow HRM to exercise its new power under the HRM Charter (Bill 137), which allow development agreements to contain matters that a subdivision by-law may contain;
- Amend Policy IM-12 to clarify that an incentive or bonus zoning agreement may be required but is not mandatory in developments agreements where only cash-in-lieu is provided;

# Other housekeeping amendments

- Clarify minimum separation distances above a streetwall height for any portions of a main building based on building typologies along with new definitions in the Land Use by-law for mid-rise typology, tall mid-rise typology, and high-rise typology and associated LUB amendments;
- Amend Policy IM-35 and adding Policy IM-35.5 to provide for site specific provisions for three in-progress applications for required separation distances for portions of buildings above a streetwall consistent with previous Package A provisions. These include the Quingate Special Area, PID 00136341, and PID 00092932; and
- Minor housekeeping edits to SMPS section 2.9.1.4, and Policy E-1

# Rationale for Amendments

- To implement previous Council directions
- To correct minor errors and omissions
- To improve administration
- Public engagement consistent with Council direction

# Recommendation

It is recommended that Regional Council:

1. Give First Reading and schedule a Public Hearing to consider the proposed amendments to the Regional Centre Secondary Municipal Planning Strategy and Land Use By-law, and amendments to the Downtown Halifax Secondary Municipal Planning Strategy and Land Use By-law, as contained in Attachments A-D of this report; and
2. Adopt the proposed amendments to the Regional Centre Secondary Municipal Planning Strategy and Land Use By-law, and amendments to the Downtown Halifax Secondary Municipal Planning Strategy and Land Use By-law, as contained in Attachments A-D of this report.