

The word "HALIFAX" is written in a bold, white, sans-serif font against a dark blue background. The background features a large white triangle pointing to the right, which overlaps the text.

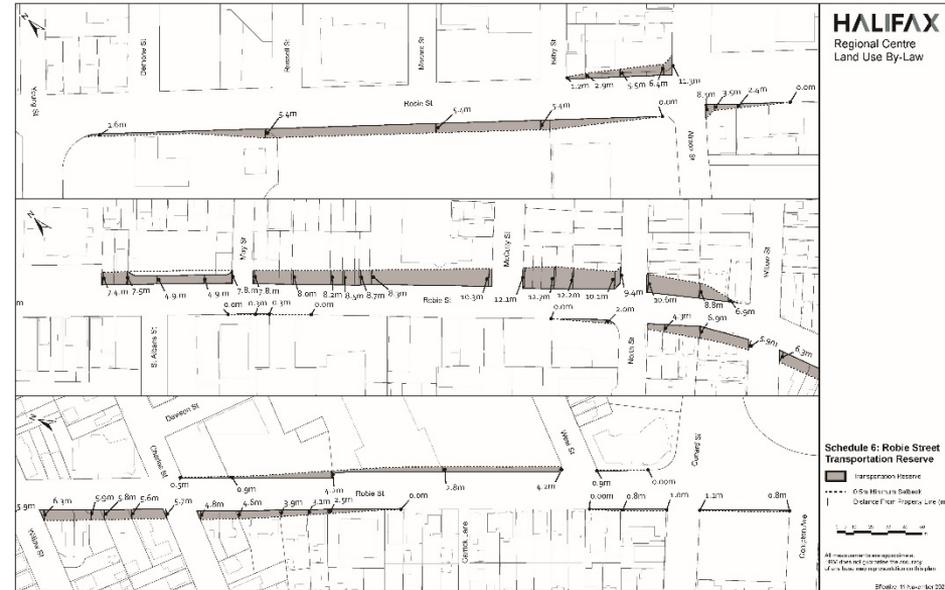
**Case 24540: Robie
Street Transportation
Reserve Minimum
Setbacks and Regional
Centre Land Use By-
law Housekeeping
Amendments**

Regional Centre Community Council

November 23, 2022

Background

- October 26, 2021: Regional Council approved the Centre Plan Package B
- A Transportation Reserve (TR) was applied to certain properties on Robie Street to support future transit infrastructure proposed through the Integrated Mobility Plan and Rapid Transit Plan



Regional Centre LUB, Schedule 6: Robie Street Transportation Reserve

Background

- Schedule 6: The minimum setback from the TR is 0.5 metre and acts as the current “Front and Flanking” setback for properties abutting the TR on Robie Street
- Schedule 18: The standard front and flanking setbacks on Robie Street range between 1.5 – 3 metres
- The Schedule 18 setbacks would cause difficulty for development on lots abutting Robie Street, especially after the acquisition of lands in the TR
- This also creates an inconsistency:
 - When the lands in the TR are acquired the front and flanking setback on Schedule 18 applies, not the TR setback;
 - To be consistent, the Schedule 18 Front and Flanking setbacks should match those applied via the TR (0.5 m)

Background

- One additional housekeeping item is included to correct a drafting error in the heritage design requirements which incorrectly references a section of the by-law
- The amendments correct this and reference the intended section
- There are no proposed changes to the Heritage Design Requirements through this amendment

Proposed Amendments to RCLUB

October 12, 2022 Staff Report

- Amend Schedule 18 “front and flanking setbacks” by amending the minimum front and flanking setback for lands abutting the Robie Street TR from 1.5 – 3 m to 0.5 metres to align with the TR setback
- Amendment to clarify that after the municipality acquires lands in the TR, the setback on Schedule 18 will apply to those lands
- Correct heritage design requirements drafting error to reference the intended section

Recommendation

It is recommended that Regional Centre Community Council:

1. Give First Reading to the proposed amendments to the Regional Centre Land Use By-law to establish a front and flanking setback of 0.5 metre on Schedule 18 for properties abutting the Robie Street Transportation Reserve, as set out in Attachment A and schedule a public hearing; and
2. Adopt the proposed amendments to the Regional Centre Land Use By-law to establish a front and flanking setback of 0.5 metre on Schedule 18 for the properties abutting the Robie Street Transportation Reserve, as set out in Attachment A.