

# HALIFAX

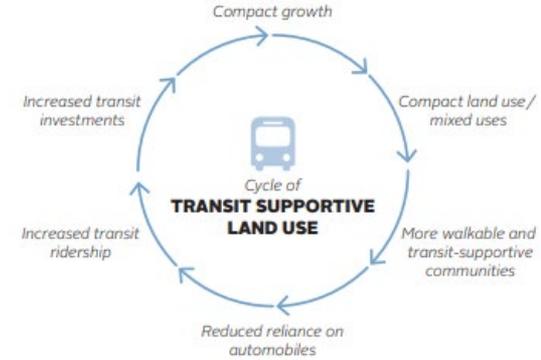
## **Case 24540: Robie Street Transportation Reserve Minimum Setbacks and Regional Centre Land Use By- law Housekeeping Amendments**

Public Hearing Regional Centre Community Council

December 14, 2022

# Background

- October 26, 2021: Regional Council approved the Centre Plan Package B
- Centre Plan encourages transit supportive land use aligned with:
  - Integrated Mobility Plan (2017): Robie Street identified as a Transit Priority Corridor
  - Rapid Transit Strategy (2020): Robie Street identified as a Bus Rapid Transit Corridor (BRT)
- Benefits of BRT: reliability, frequency, lower travel times, connectivity, and legibility





# Background

- The TR expires:
  - 5 years from the date of plan adoption; **or**
  - if a property owner requests that Council purchase their property within the TR, from one year after the date of that request; **or**
  - When the municipality acquires lands in the TR
- The underlying zoning and regulations apply once the TR expires



IMAGE: Ontario Ministry of Municipal Affairs

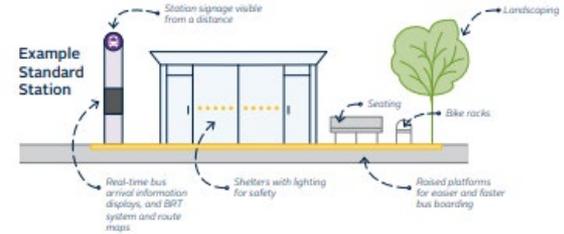


Figure 24: BRT standard station design example

Source: *Halifax Rapid Transit Strategy (2020)*

# 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
- This creates an inconsistency:
  - When the TR expires the front and flanking setback on Schedule 18 applies, not the TR setback;
  - To apply a consistent front and flanking setback, the Schedule 18 Front and Flanking setbacks are recommended to match those applied via the TR (0.5 m)
- Left unchanged, the Schedule 18 setbacks would cause difficulty for development on lots abutting Robie Street, especially after the acquisition of lands in the TR due to relatively shallow lot depths

# 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 metre 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. 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.