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**Public Hearing (2023-00462)
Regional Centre Annual Plan Review**

Land Use By-law Amendments

Regional Centre Community Council

January 24, 2024

Proposed Amendments

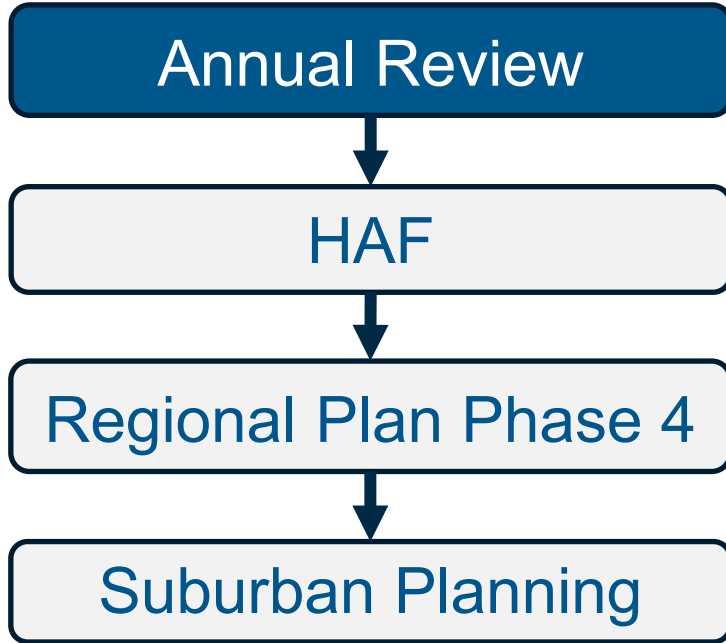


Origin

41 staff-initiated minor amendments as part of annual upkeep of the Regional Centre Land Use By-law

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Rationale



Why now?

- Experience of administering the LUB on a large number of diverse sites
- Remove unintended barriers to development *right now*
- Clarify intent

Planning Policy Overview

Regional Plan &
Subdivision By-law

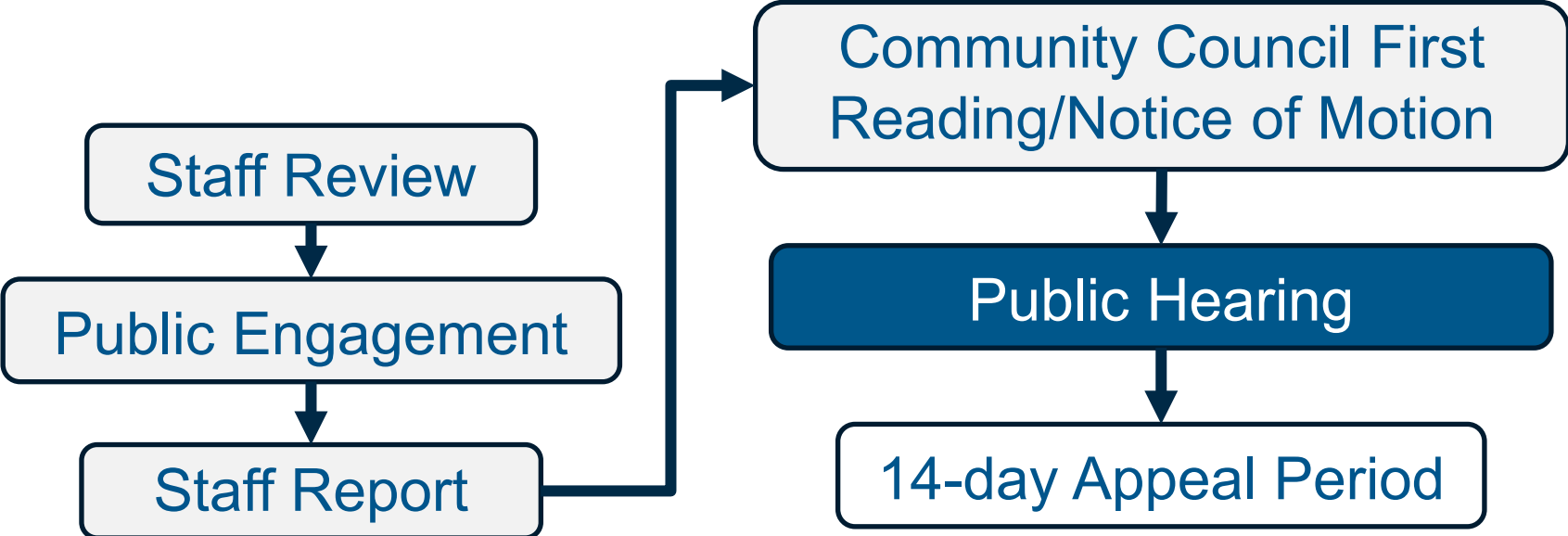
Community Plan

Land Use By-law
(Zoning)

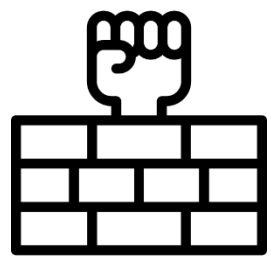
The proposed land use
by-law changes are
aligned with current
policies

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LUB Amendment Process



Proposal Details



Removing unintended barriers to development



Clarifying policy intent



Fixing spelling mistakes and formatting errors

More Time to Pay for Bonus Zoning

- Allowing more time to pay a public benefit contribution from a development permit stage to an occupancy certificate stage
- Lifts financial burdens from large-scale development by delaying payment
- Pay rates locked in at a time of receiving a development permit
- Does not conflict with recent legislative changes

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Vehicle Access on Commercial Streets

- Direct vehicular access to a pedestrian-oriented commercial street is prohibited unless there is no access
- Allowing one vehicular access to a parking garage from the commercial street if there is no *reasonable* access
- Reasonability based on traffic flow, slope, and safety determined by traffic engineer

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Lower Water Street Minimum Setbacks

- Increasing minimum setbacks on Lower and Upper Water Streets by 1.5 metres to support a potential complete street project
- Does not impact the active projects

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Minor Changes

- Allowing minor commercial and institutional uses in Higher-Order Residential Zones:
 - local commercial uses (personal services, cafes, corner stores...)
 - medical clinic use
 - veterinary facility use
- Wall-mounted bicycle racks may be placed more densely.
- Elevator shaft needs additional 0.5 metres clearance.

Clarification

- Where short-term rentals are permitted
- Vinyl siding is permitted outside of downtown zones and CEN-2 zone
- Rooftop features have a separate height standard
- Greenhouse must be at least 80% transparent
- Micro-winery permitted in downtowns, CEN-2, COR, HR-2

Public Engagement Feedback



Level of engagement completed was consultation achieved through a municipal website

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Public Engagement Feedback

Feedback included:

- The timeline for which the proposed amendments will take effect, should Council approve;
- The general response from the architects have been positive; and
- Postponing the payment deadline for a bonus density will be helpful for developers who are having challenges with financing.

Staff Recommendation

It is recommended that the Community Council:

Adopt the proposed amendments to the Regional Centre Land Use By-law, as set out in Attachment A.

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Thank You

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