

ATTACHMENT D09

Proposed Amendments to the Eastern Passage-Cow Bay Municipal Planning Strategy

BE IT ENACTED by the Regional Council of the Halifax Regional Municipality that the Eastern Passage-Cow Bay Municipal Planning Strategy is hereby further amended as follows:

- 1 Section II, Subsection 12 "Urban Residential Designation" is amended by adding the following after Policy UR-4 as shown below in **bold**:

Housing Accelerator Fund

In response to rapid population growth, housing shortage and declining affordability, the Municipality has prioritized removing barriers to housing within the Urban Service Boundary.

To support the goal of creating new opportunities for housing, the Municipality shall allow at least 4 dwelling units on all residentially zoned properties in the Urban Service Area as set under the Regional Subdivision By-law to foster development of missing middle housing forms.

UR-4A Notwithstanding Policies UR-2 to UR-5, and RA-2, at least 4 dwelling units per lot shall be permitted in all residential zones within the Urban Service Area as defined in Schedule B of the Regional Subdivision By-law.

- 2 Policy UR-5 and its preamble are repealed as shown below in ~~strikeout~~:

~~Housing Mixture~~

~~The planning strategy, through its various land use designations, provides for the accommodation of a variety of housing types. The intention of the strategy is to establish a housing mix within the Plan Area which meets the housing needs of all Plan Area residents. These needs change as economic conditions and factors such as age, family size and income change. The necessity to provide a housing mix is also recognized as an objective in the Halifax Dartmouth Regional Development Plan.~~

~~One of the objectives of this planning strategy is to provide for a more appropriate ratio of low density (single unit) housing to higher density housing. Within the Urban Residential Designation, the intention is to re-emphasize the single unit dwelling as the predominant housing form. This objective will be achieved, in part, through the application of a single unit dwelling zone which will be applied to undeveloped areas within the Urban Residential Designation and, in part, through establishing objectives for housing mixture along with more appropriate standards for the future development of higher density housing forms.~~

~~In providing for a mixture of housing types with emphasis on single unit dwellings, the planning strategy sets out specific criteria and procedures for considering the development of two unit dwellings, mobiles, townhouses, and multiple unit dwellings. A ratio of low density (single unit) housing to higher density housing of 70:30 is established as a general target for achieving an~~

overall housing mix in the Plan Area, and is intended to provide direction in the consideration of proposals for specific development proposals.

~~UR-5 It shall be the intention of Council to establish a general objective of 70:30 as a housing mixture ratio between single unit dwellings and other types of residential dwellings units within the Plan Area.~~

3 Policy UR-7(a) and its preamble are repealed as shown below in ~~strikeout~~:

~~"In 2012, there are issues with the capacity of the Eastern Passage Wastewater Treatment Plant. The Treatment Plant is only capable of treating wastewater from the development that is permitted under existing zoning. The lands at the end of Chater Street are mainly surrounded by lands zoned R-2. In order to consider two unit development on the lands at the end of Chater Street equivalent to the number of units permitted under the existing R-1 zoning, a development agreement is required. If the Treatment Plant is upgraded and additional sewage capacity becomes available in the future, the remaining undeveloped lands may be developed at that time subject to Council's approval.~~

~~UR-7(a) Further to Policy UR-7, it shall be the intention of Council to permit new two unit dwellings by development agreement within the Urban Residential Designation, in accordance with the provisions of the Halifax Regional Municipality Charter, for those lands identified on Schedule 1. In considering such an agreement, in addition to the criteria within Policy UR-7, Council shall have regard to the following:~~

- ~~(a) the types of land uses to be included in the development;~~
- ~~(b) the future phasing of the development; and~~
- ~~(c) the location and function of proposed public lands.~~

4 Policy UR-8 is amended by striking out "which are of a small scale and in keeping with the low density character of the surrounding area," in the portion of Policy UR-8 before clause (a), by repealing clause (a), by striking out "and" at the end of clause (i), by striking out the period at the end of clause (j) and replacing it with a semi-colon, and by adding the new clauses (k), (l), and (m) after clause (j) as shown below in **bold** and ~~strikeout~~:

UR-8 Notwithstanding Policy UR-2, it shall be the intention of Council to consider permitting multiple unit dwellings within the Urban Residential Designation ~~which are of a small scale and in keeping with the low density character of the surrounding area~~, according to the development agreement provisions of the Planning Act. In considering such agreements, Council shall have regard to the following:

- (a) **that the maximum number of dwelling units shall not exceed twelve (12);**
- (b) the adequacy of separation distances from low density residential developments;
- (c) that the height, bulk, lot coverage and appearance of any building is compatible with adjacent land uses;
- (d) that site design features, including landscaping, amenity areas, parking areas and driveways are of an adequate size and design to address potential impacts on adjacent development and to provide for the needs of residents of the development;

- (e) that municipal central services are available and capable of supporting the development;
- (f) that appropriate controls are established to address environmental concerns, including stormwater controls based on a report from the appropriate municipal, provincial or federal government authority;
- (g) that the development has direct access to a minor or major collector road as defined on Map 3 - Transportation;
- (h) the impact on traffic circulation and, in particular, the adequacy of sighting distances and entrances and exits to the site;
- (i) the general maintenance of the development; ~~and~~
- (j) the provisions of Policy IM-11.;
- (k) that the building height does not exceed 6 storeys not including a penthouse, where a penthouse is comprised of mechanical equipment or amenity areas and occupies a maximum of 30% of a rooftop area;**
- (l) that the development provides a mix of dwelling units;**
- (m) that the ground floor of the streetwall facing a minor or major collector road as defined in Map 3 is occupied by either a neighbourhood commercial use or ground-related dwelling units.**

5 Policy UR-10(a) is repealed as shown below in ~~strikeout~~:

- (a) ~~that each unit in the townhouse development be located on a separate lot with access to an internal private street which services the townhouse development only;~~

6 Policy IM-9 is amended by repealing Subclause (a)(v) as shown below in ~~strikeout~~:

IM-9 The following uses shall only be considered subject to the entering into of a development agreement pursuant to the provisions of the Planning Act:

- (a) within the Urban Residential Designation:
 - (i) multiple unit dwellings according to Policy UR-8;
 - (ii) townhouse developments according to Policy UR-10;
 - (iii) comprehensive development district uses according to Policies UR-13 and UR-15; and
 - (iv) local commercial uses according to Policy UR-21.
 - (v) ~~two unit dwellings according to Policy UR 7(a) (RC Sep 11/12; E Oct 6/12)~~

THIS IS TO CERTIFY that the by-law of which this is a true copy was duly passed at a duly called meeting of the Council of Halifax Regional Municipality held on the ____ day of _____, A.D., 20_____.

GIVEN under the hand of the Municipal Clerk and under the Corporate Seal of the said Municipality this ____ day of _____, A.D., 20_____.

Municipal Clerk