

September 4, 2024

Re: Item 10.1.1
HALIFAX

Public Hearing (2024-01201) Regional Centre LUB Review

Land Use By-law Amendments

Regional Centre Community Council

Proposed Amendments

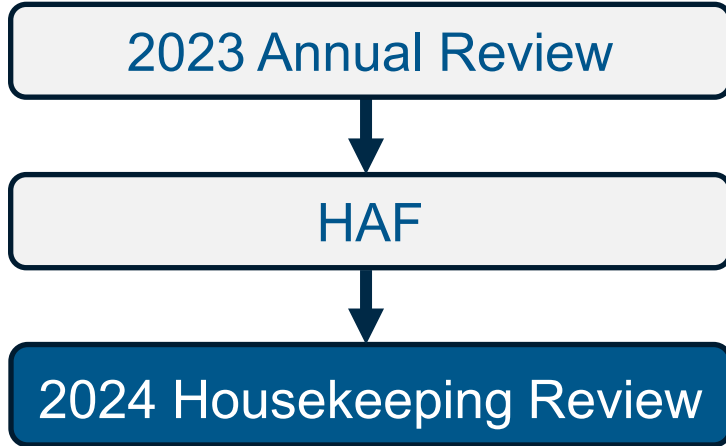


Origin

11 items proposed to be updated as part of regular upkeep of the Regional Centre Land Use By-law

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Rationale



Why?

- Address drafting errors to improve administration
- Ensure the LUB is clear and following the policy intent of the MPS
- Remove unintended barriers to development

Planning Policy Overview

Regional Plan &
Subdivision By-law

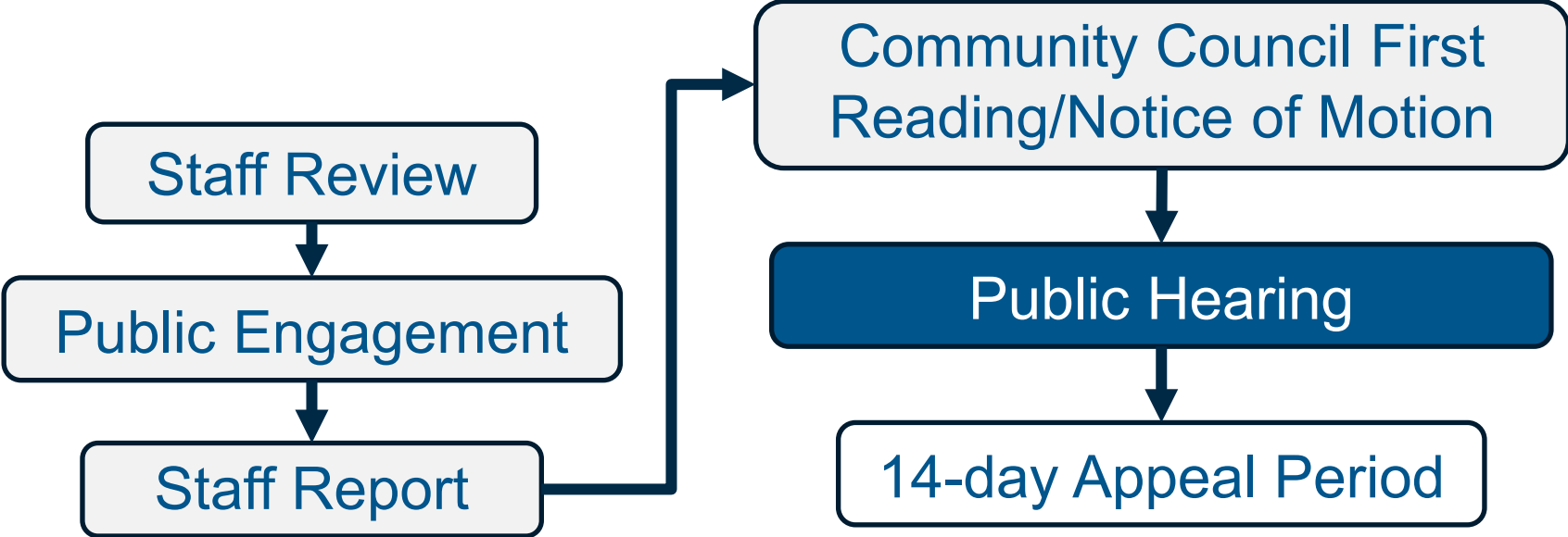
Community Plan

Land Use By-law
(Zoning)

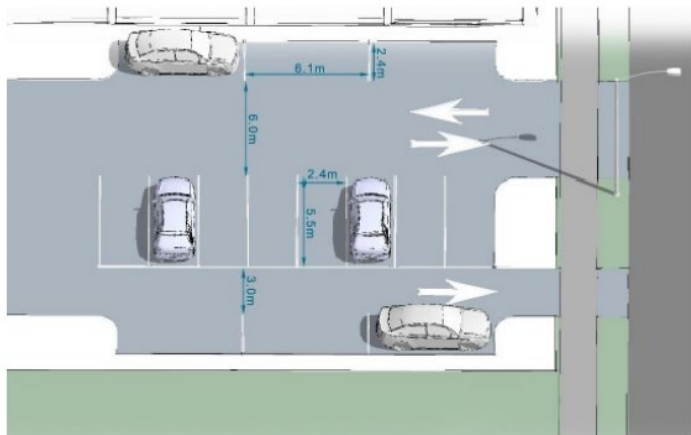
The proposed land use
by-law changes are
aligned with current
policies

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LUB Amendment Process



Reduce parking requirements for self-storage facilities



- Self-storage facilities previously considered an industrial use → updated to commercial use
- Self-storage facility use currently subject to default commercial parking requirements
- Result: prohibitive standards that discourage integration in mixed-use development

Recommended solution: reduce parking requirement from 1 space for every 35 m² to a minimum of 4 spaces

Create a new “Duplex Apartment” Use

- Secondary suites were phased out of the RC LUB
- Semi-detached dwellings with additional units (formerly considered secondary suites) are now classified as a “townhouse dwelling unit”, which has more stringent lot controls and urban design requirements



Recommended solution: re-establish this building typology in the Regional Centre by:

- creating a “duplex apartment use”;
- permitting it in ER-3 and higher density zones; and
- applying the same built form requirements that apply to semi-detached dwellings

Small-Shared Housing in the ER Zones

Residential Use	Maximum Number of Bedrooms per Unit	Maximum Number of Bedrooms per Lot
Single-unit dwelling	-	6
Semi-detached dwelling	4	-
Townhouse dwelling	4	20 per townhouse block
Two-unit dwelling	-	8
Three-unit dwelling	-	10
Four-unit dwelling	-	12
Five-unit dwelling	4	14
Six-unit dwelling	4	16
Seven-unit dwelling	4	18
Eight-unit dwelling	4	20

- Bedroom counts recently changed to reflect increased density in the ER zones
- Impact unclear for small-shared housing uses

Recommended Solution:

- Clarify permissions for small-shared housing uses
- Subject small-shared housing uses to similar density and lot size requirements as other ER-3 uses
- Other changes to improve administration and enable backyard suites as accessory to a small shared housing use

Restore limitations for balcony encroachments

- Encroachment section updated through recent housekeeping amendments
- Drafting oversight resulted in allowing balconies to encroach into required yard setbacks when abutting an Established Residential or Park Zone
- Requirement intended to maintain an appropriate transition between high-density and low-density uses

Recommended Solution: update this section to re-establish the intent of the encroachment requirement.

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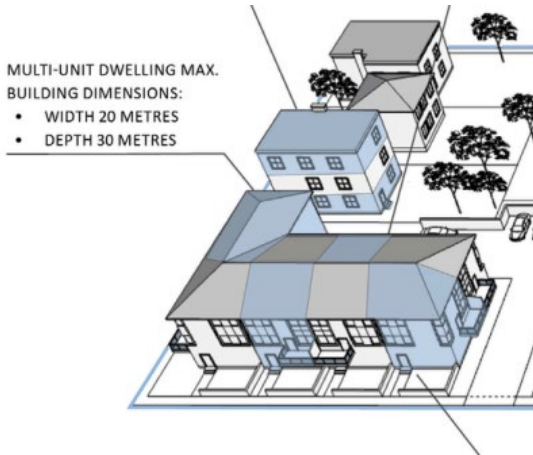
Northwest Arm Special Area

- Section 76(2) of the LUB allows certain structures within 9 metres of the reference line in the NW Arm
- Permitted structures do not include complementary structures needed to gain access to the water, including retaining walls and stairs
- Retaining walls are already permitted seaward beyond the reference line

Recommended Solution: Add retaining walls and staircases to list of permitted structures within 9 metres of the reference line (Section 76(2))

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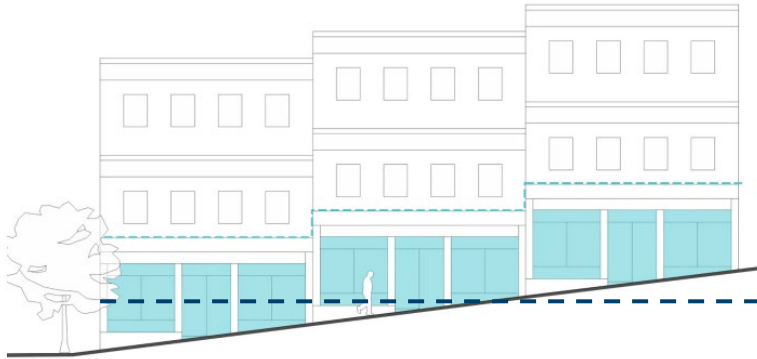
Maximum Building Dimensions in ER Zone



- HAF Amendments introduced max. building dimensions of 20.0 m width and 30.0 m depth in the ER Zones
- Intended to control density of multi-unit dwellings (5 – 8 units), but applies across all building types
- Other density controls, including bedroom counts and lot coverage, are sufficient in controlling density for low-density uses (1 – 4 units)

Recommended Solution: Exempt 1 – 4-unit buildings in the ER Zone from maximum building dimensions, they continue to apply to small-scale multIs (5 – 8 units)

Storey Measurement



- HAF change to measure building height in storeys rather than metres in some high-density zones
- Clarification needed to distinguish between overall building height (avg. finished grade) and streetwall height (streetline grade)

Recommended Solution: Update “storey” definition to clarify when to use average finished grade vs. streetline grade

Bonus Zoning Rate Districts



- Schedule 50 sets out 6 different bonus zoning rate districts in Regional Centre based on land value
- The map currently shows this parcel – by – parcel, which requires an update every time there is a change in zoning

Recommended Solution: To simplify administration, staff propose to update map to show the rate district boundaries, all properties within that boundary would be subject to the corresponding rate

Site Plan Approval in HR-1 Zone

- HAF change to allow site plan approval process to exceed maximum building dimensions in the HR-1 Zone
- Policy IM-9 and Section 393 in the LUB updated, drafting error omitted change from Section 15

Recommended Solution: Update Section 15 in the LUB to reflect the policy change

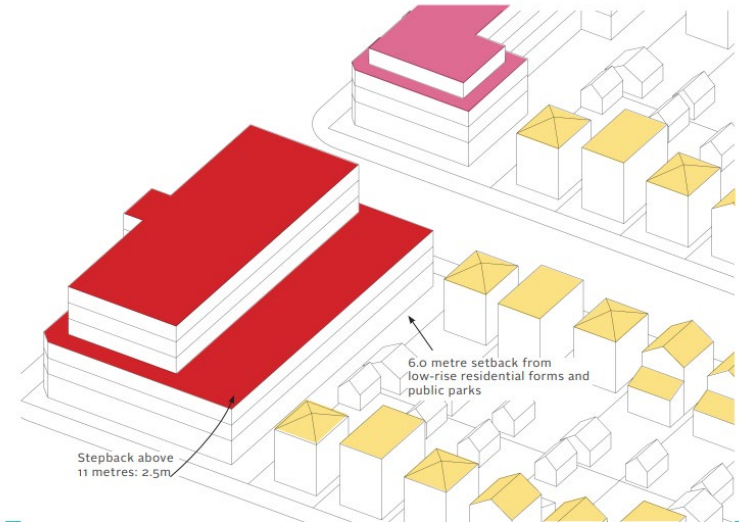
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Transition Requirements

PROPOSED CENTRE PLAN June 2021

TRANSITION POLICY

This document illustrates proposed requirements. For full details on the proposed Centre Plan and Land Use By-law go to Centreplan.ca
This document must be read in conjunction with the associated provisions for the zone for the the proposed development.



- Transition requirements between high-density and low-density zones is a key principle of urban design
- Current wording does not account for cases where the abutting property has a split zone
- Proposed change in text to clarify that transition requirements will apply when the abutting property has a split zone, text changes will apply to all zones
- Proposed change better reflects policy intent behind transition requirements

Recommended Solution: Update text to clarify that transition requirements apply when there is a split zone on the abutting lot

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Young Avenue Special Area and Sub-Area

- HAF changes rezoned Young Avenue Special Area and Sub-Area from ER-1 to ER-2
- Unique conditions that apply to these areas were not carried over
- Proposed change intended to maintain unique conditions in these areas, including special allowances for internal conversions, small-shared housing, and maximum unit and bedroom counts

Recommended Solution: Update this section to re-establish unique conditions in Young Avenue Special Area and Sub-Area

Staff Recommendation

It is recommended that the Community Council:

1. Give First Reading to consider approval of the proposed amendments to the Regional Centre Land Use By-Law, as set out in Attachment 1, and schedule a public hearing.
2. Adopt the proposed amendments to the Regional Centre Land Use By-Law, as set out in Attachment 1.

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Thank You

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