

November 18, 2024

**HALIFAX**

# **MINORREV 2024-02794**

Updates to Cultural Use Requirements in the Regional Centre –  
Mi'kmaw Native Friendship Centre

# Background

- Staff initiated application
- September 5, 2024 – application for development permit from Fathom Studios on behalf of Mi'kmaw Native Friendship Centre (MNFC)
- Design based on extensive consultation in the Indigenous community
- Staff review identified conflicts between requirements of Regional Centre Land Use By-law (LUB) and proposed building design

# Site Context

Site Context	
<b>Subject Site</b>	1940 Gottingen Street (PID: 00002063)
<b>Location</b>	The corner of Rainnie Drive & Gottingen Street
<b>Land Use By-Law Zone</b>	DH (Downtown Halifax)
<b>Land Use By-Law</b>	Regional Centre
<b>Centre Plan Designation</b>	Downtown
<b>Regional Plan Designation</b>	US (Urban Settlement)
<b>Current Use</b>	Vacant
<b>Proposed Use(s)</b>	Cultural Use: Mi'kmaw Native Friendship Centre (Cultural Centre/Hub)
<b>Surrounding Use(s)</b>	<ul style="list-style-type: none"><li>• Halifax Centennial Pool</li><li>• Halifax Regional Police Headquarters</li><li>• Halifax Citadel National Historic Site</li><li>• Off-leash Dog Park</li><li>• Emergency Modular Housing</li></ul>
<b>Additional Information</b>	North End Gateway and Scotia Square Precinct

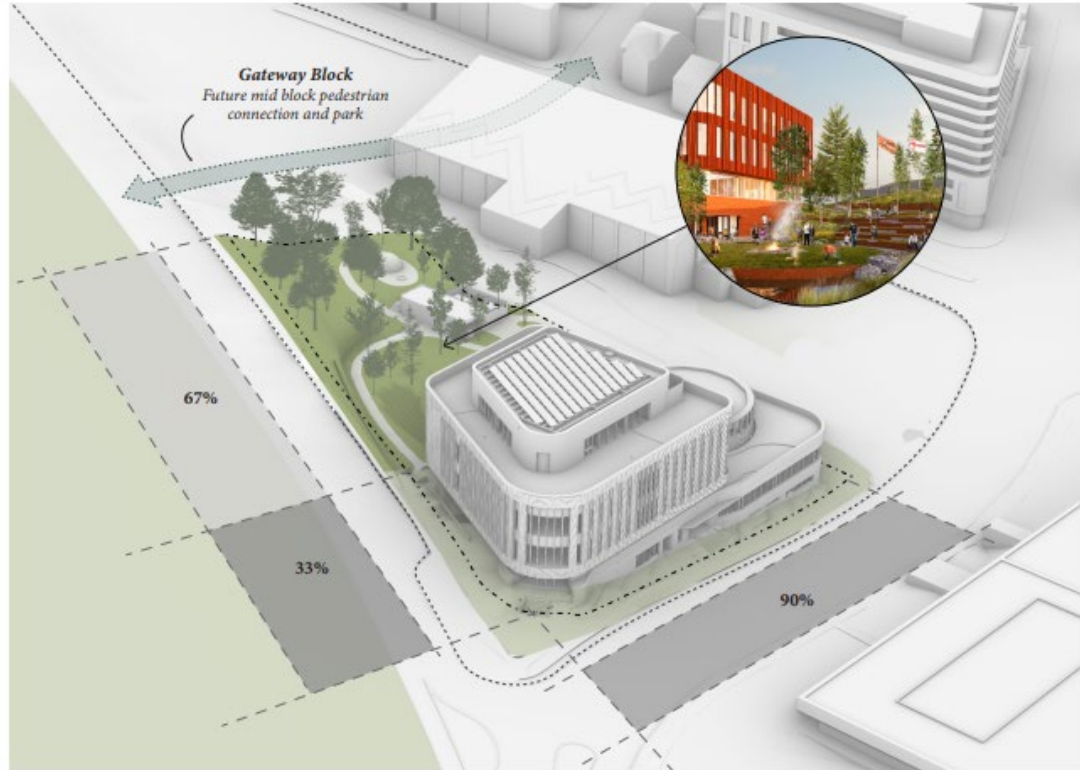
# Conflicts

## Open Space

- Section 140 of LUB requires a streetwall extend the full width of any streetline in the DH zone
- Variation permitted in subsection 140(3) by:
  - 20% for lots outside the Downtown Halifax Central Blocks (DHCB) Special Area (Schedule 3B); or
  - 30% of lot width, if an at-grade open space is provided, such as a plaza or a mid-block pedestrian connection
- Open space for proposal is between 70% and 80% of the lot width

# Conflicts

Open Space



# Conflicts

## Streetwall Articulation

- Section 359
  - Requires that a streetwall be differentiated in distinct vertical sections that are between 0.3 and 10 metres in width, and that they extend from the ground to the top of the streetwall
- Section 362
  - Requires sidewall articulation with the same horizontal interventions as S. 359
- Articulation is provided in horizontal gestures that are more reflective of Indigenous design principles
  - Ash peeling, Pekwitapa'qek (Bay of Fundy) Rock Formations, quill basket making

# Conflicts

## Streetwall Articulation



### STREETWALL ARTICULATION

Connecting the cultural elements to the articulation methods



# Site Plan Approval (SPA)

- Policy IM-9 allows variation to design requirements through Site Plan Approval
- Streetwall conflicts (359 & 362) could be addressed with SPA, however, requirement for building to meet full streetline width (140) cannot be considered through SPA

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# Rationale

- SPA process would not solve both design conflicts and would impose additional requirements
- LUB amendments in a Municipal led process reflects HRM's commitment to reconciliation and recognizing unintended consequences of our regulations

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# Proposed LUB Amendments

- 140(3) Streetwall Width Exemption
  - for Cultural Uses outside the DH Central Blocks Special Area if at-grade open space is provided
  - an exemption of up to 80% of the lot width along a streetline
- 359(2) and 362(2) Streetwall & Sidewall Articulation Exemption
  - for Cultural Uses outside the DH Central Blocks Special Area
  - similar exemption is already available for main buildings in the INS or UC zones that are set back a minimum of 40 metres from a streetline

# Enabling Policy Context

- **Downtown Designation** supports large-scale built form and an intense mix of uses in the Regional Centre
- **North End Gateway and Scotia Square Complex Precinct** promotes a gateway between the historic north-end neighbourhoods and the high-density, mixed-use downtown
- Site is located **outside the Central Blocks** area where policies support historic block development and continuous streetwalls.
- **North Ends Gateway Precinct** promotes signature architecture to be located on this site as well as open space and architectural features that enhance north-south view corridors
- **Culture and heritage policies** that support opportunities to highlight, build, and broaden the inventory of cultural resources in the Regional Centre to be more inclusive of Mi'Kmaq First Nations, Urban Indigenous peoples and other cultural groups

# Location

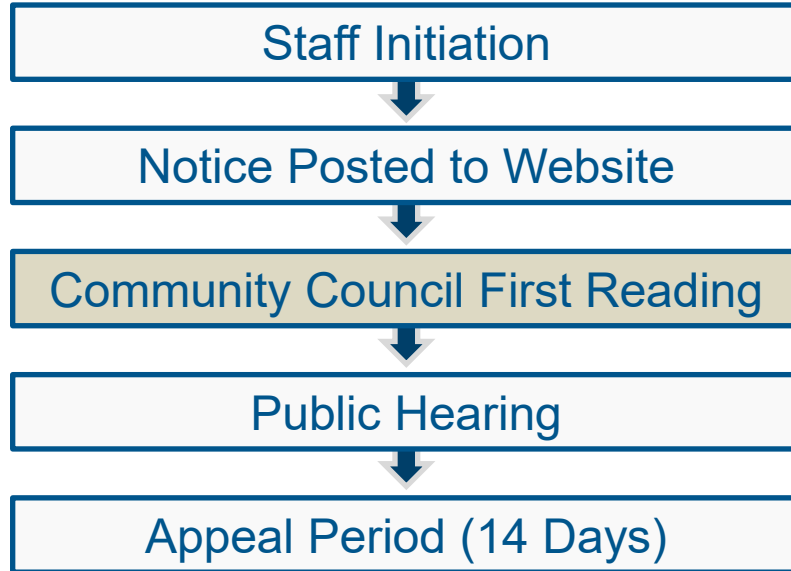


Map 2 – Downtown Dartmouth & Downtown Halifax Precincts



Schedule 3B – Downtown Halifax Special Areas

# Next Steps



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# Recommendation

It is recommended that Regional Centre 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 amendments to the Regional Centre Land Use By-law, as set out in Attachment 1 of this report.