



P.O. Box 1749  
Halifax, Nova Scotia  
B3J 3A5 Canada

**Item No. 5 (iii)**  
**Committee of the Whole**  
**August 17, 2021**

**TO:** Mayor Savage and Members of Committee of the Whole

ORIGINAL SIGNED

**SUBMITTED BY:**

\_\_\_\_\_  
Councillor Lindell Smith, Chair, Halifax and West Community Council

**DATE:** June 28, 2021

**SUBJECT:** **Regional Centre Secondary Municipal Planning Strategy and Land Use By-law (Centre Plan) Package B**

---

**ORIGIN**

June 22, 2021 special meeting of Halifax and West Community Council, Item 13.1.1.

**LEGISLATIVE AUTHORITY**

*Halifax Regional Municipality Charter*, Part 1, Clause 25 (c) provides:

25 The powers and duties of a Community Council include

(c) recommending to the Council appropriate by-laws, regulations, controls and development standards for the community.

**RECOMMENDATION**

It is recommended that Halifax Regional Council:

1. Give First Reading and schedule a public hearing to consider the Regional Centre Secondary Municipal Planning Strategy and the Regional Centre Land Use By-law, as set out in Attachments A and B of the staff report dated May 7, 2021.
2. Give First Reading and schedule a public hearing to consider the proposed amendments to the Halifax Municipal Planning Strategy, as set out in Attachment G of the staff report dated May 7, 2021.

**Recommendation Continues on Page 2**

3. Adopt the Regional Centre Secondary Municipal Planning Strategy, and the Regional Centre Land Use By-law as set out in Attachments A and B of the staff report dated May 7, 2021, including repealing the Regional Centre Secondary Municipal Planning Strategy (Package A), the Regional Centre Land Use By-law (Package A) , and the Land Use By-law for Halifax Peninsula.
4. Adopt the proposed amendments to the Halifax Municipal Planning Strategy, as contained in Attachment G of the staff report dated May 7, 2021.
5. Consider amendments to the proposed Land Use Bylaw and Secondary Municipal Planning Strategy as follows:
  - a) Such that the entirety of Grafton Park (the former Memorial Library lands) including the side of the lot with the old library building PID 00076943 be rezoned PCF.
  - b) So the proposed zoning for the former Ben's Bread lands between Shirley and Pepperell be zone ER-3 and HR-1 20m as appropriate.
  - c) To reduce the allowable heights in the LUB such that the ER-1 zoned lands in the proposed Creighton Fields HCD have a height limit of 8m.
  - d) Such that relaxed allowance for built form in the Young Avenue Sub Area A outlined in Sections 85, Section 236 (a) be deleted, the proposed reduced setback of 8m (26') is prescribed in LUB Schedule 18 be deleted and the 12m front yard setback be maintained, and the unit count allowed in the Young Avenue Sub-Area A be increased to five (5) units in new, compliant structures.
  - e) Such that PIDs 00065177, 00065185 and 00065193 on South Bland may be considered subject to the findings of the Halifax Granary study to allow a zone of HR1 20m.
  - f) To allow a height of 20m on the lot shared by civic addresses 6139 and 6131 Coburg and 1532 Vernon Street, to better align the height transition between the 10 story buildings flanking the site (Le Marchant Towers and the Carlyle) and the HR-1 20m zone applied Capital building across the street.
  - g) To provide clarity as to whether the intent of section 371 (4) is that each and every 8m section of street wall articulation be completely different from all the others on the same building and re-write if not.
6. Consider amendments to the proposed Land Use Bylaw and Secondary Municipal Planning Strategy as follows:
  - a) Zone the three Properties from 6994 to 7018 Churchill Drive as ER-3.
  - b) Increase height limit to up to 38m on the HR-2 block bounded by Chebucto Rd, Clinton Ave, Joseph Howe Dr.
  - c) Eliminate the West End Special Area.
  - d) Increase height limit on 7137 Quinpool to 23m.
7. Consider amendments to the proposed Land Use Bylaw and Secondary Municipal Planning Strategy as follows:
  - a) Change 2481, 2479, 2477, 2475, 2473, 2471 Brunswick St. from HR-1 with a max height of 14 to max height 11m.

- b) Change 2396 Brunswick St. from ER-1 to PCF (Parks and Community Facility)
- c) Staff review zoning between Charles St. Buddy Daye St./Harris St. and between Gottingen St. and Agricola St. to assess their existing built form and uses to determine any potential adjustments.
- d) Conduct further analysis in the area of Novalea Dr. between Civic addresses 5521 Duffus St and 3590 Novalea Dr. to change the zoning from HR-1 to COR to allow current uses.
- e) Change PID: 00173856 from HR-1 to a zone that recognizes the current municipal use.
- f) 6379 Almon St mapping error adjust to ER-2.
- g) 6380 Edinburgh St mapping error adjust to ER-2.
- h) 6324 and 6330 North change from ER-3 to ER-2.
- i) 6022 North Street – Change from HR-1 with a max. height of 14m to max. height of 17m.
- j) 5527-5531 Duffus St change from ER-2 to HR-1 with max. height of 17m.
- k) 5535-5545 Duffus St. change from ER-2 to HR-1 with max. height of 14m.

8. Consider amendments to the proposed Land Use Bylaw to zone the property at 6331 and 6351 North Street, Saint Theresa's Rectory to Institutional Employment Designation.

### **BACKGROUND**

Halifax and West Community Council received a staff recommendation report dated May 7, 2021 to consider draft Regional Centre Secondary Municipal Planning Strategy (RCSMPS) and Land Use By-law (RCLUB).

For further information on the background of this item, refer to the staff report dated May 7, 2021.

### **DISCUSSION**

Halifax and West Community Council considered the staff report dated May 7, 2021. Following a discussion, Community Council approved amendments to add sections 5, 6, 7, and 8, and approved the amended motion as outlined in the "Recommendation" portion of this report.

For further discussion on this item, refer to the staff report dated May 7, 2021.

### **FINANCIAL IMPLICATIONS**

Financial implications are outlined in the staff report dated May 7, 2021.

### **RISK CONSIDERATION**

Risk consideration is outlined in the staff report dated May 7, 2021.

### **COMMUNITY ENGAGEMENT**

In accordance with the July 29, 2020 direction of the Minister of Municipal Affairs and Housing under section 14 of the Emergency Management Act, Community Council meetings are being held virtually.

A meeting held on June 22, 2021 was livestreamed and video recording is available at Halifax.ca.

Community Council agendas and reports are posted on Halifax.ca, and draft minutes of the meeting will be made available on halifax.ca within three business days.

Community Council meetings are open to public attendance and members of the public are invited to address the Community Council for up to five minutes at the end of each meeting during Public Participation.

### **ENVIRONMENTAL IMPLICATIONS**

Environmental implications are outlined in the staff report dated May 7, 2021.

### **ALTERNATIVES**

Halifax and West Community Council did not provide alternatives.

Alternatives are outlined in the staff report dated May 7, 2021.

### **ATTACHMENTS**

None

---

A copy of this report can be obtained online at [halifax.ca](http://halifax.ca) or by contacting the Office of the Municipal Clerk at 902.490.4210.

Report Prepared by: Haruka Aoyama, Legislative Assistant, Municipal Clerk's Office 902.490.6517

---