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Halifax, Nova Scotia  
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**Item No. 5 (v)**  
**Committee of the Whole**  
**August 17, 2021**

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

**SUBMITTED BY:** ORIGINAL SIGNED  
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Councillor Sam Austin, Chair, Regional Centre Community Council

**DATE:** July 30, 2021

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

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**ORIGIN**

June 28, 2021 special meeting of Regional Centre 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. 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 this report, including repealing the Regional Centre Secondary Municipal Planning Strategy (Package A), the Regional Centre Land Use By-law (Package A), the Secondary Municipal Planning Strategy for Downtown Dartmouth, the Land Use By-law for Downtown Dartmouth, and the Land Use By-law for Halifax Peninsula;

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3. Consider amendments the proposed Land Use By-law and Secondary Municipal Planning Strategy as follows:
  - a) Create a policy in 4.2 Cultural Resources of the proposed MPS that will allow that Council may consider adopting a policy to enable development of Heritage Development Agreement policy to apply to built form provisions of the DH1 Downtown Zone, while respecting the rampart and view plane height restrictions;
  - b) Create a policy in Section 9.5 Discretionary Approvals of the MPS either in IM-7 or as its own policy where Council may by policy or resolution endorse a process for a shortened, rapid public engagement and review process for any DA that is entirely or substantially meeting an affordable housing need as recognized by CMHC or Housing NS, and subject to completion of affordable housing enforcement legislation and regulations by the Province of Nova Scotia as required; and
  - c) Create a policy that Council may consider adopting policy to allow implementation of renewable energy technologies in buildings that are designed to meet or exceeded net zero energy ready standards, by incentivizing the use of the post bonus density values as found in the Centre Plan Section XII of the land use by law.
4. Consider amendments to the proposed Land Use Bylaw and Secondary Municipal Planning Strategy as follows:
  - a) Create two separate Cluster Housing zones, a CH-1 that would prohibit mobile homes; and a CH-2 that would allow mobile homes, and zone the Cluster Housing properties in the Regional Centre appropriately; and
  - b) Ensure any access or driveways on the CH zoned properties are from a public road directly to the property.
5. Consider amendments to the proposed Land Use By-law and Secondary Municipal Planning Strategy as follows:
  - a) Include a provision that allows for consideration of additional units through internal conversion in the ER3 zones; and
  - b) Review the Landmark Buildings Policy to exclude code compliance additions from the 10% that is currently allowed.
6. Consider amendments to the proposed Land Use Bylaw and Secondary Municipal Planning Strategy as follows:
  - a) Remove references to wider setbacks on Canal Street and the St. James Church view plane from the Dartmouth Cove Future Growth Node;
  - b) Include the PID 40612376, PID 40612996, and PID 40612384 in the Dartmouth Cove Future Growth Node and increase FAR value for all properties in the Dartmouth Cove Future Growth Node on the harbour side of the tracks to potentially support mixed-use development, including residential;
  - c) Increase the height of PID 41496415 from 20 metres to 23 metres;
  - d) Increase the height of 5 Newcastle to 14 metres;

- e) Include 151 Joffre Street as a landmark building;
- f) Remove Lions Beach from the Boat Club Special area and add PID 00636290, and PID 00094334 to the Boat Club Special Area; and
- g) Apply Downtown zoning to the portion of PID 40739831 that is south of the southern lot line of #20 ½ Pleasant Street.

### **BACKGROUND**

Regional Centre 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**

Regional Centre Community Council considered the staff report dated May 7, 2021. Following a discussion, Community Council approved amendments to add sections 3, 4, 5 and 6 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 28, 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**

Regional Centre Community Council did not provide alternatives.

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

**ATTACHMENTS**

None

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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.

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