



HALIFAX REGIONAL COUNCIL
COMMITTEE OF THE WHOLE
ACTION SUMMARY
REVISED

**June 18, 2019
10:00 a.m.
Council Chamber**

1. CALL TO ORDER

The meeting was called to order at 10:04 a.m.

2. APPROVAL OF THE MINUTES - NONE

3. CALL FOR DECLARATION OF CONFLICT OF INTERESTS - NONE

4. Regional Centre Secondary Municipal Planning Strategy and Land Use Bylaw (Package A) – Supplementary Staff Report

i) Staff Report dated April 3, 2019

ii) Community Planning and Economic Development Standing Committee

iii) Environment and Sustainability Standing Committee

iv) Executive Standing Committee

v) Halifax and West Community Council

vi) Harbour East Marine Drive Community Council

vii) Heritage Advisory Committee

viii) Design Review Committee

The following amended motion was approved by COW:

That Committee of the Whole recommend that Halifax Regional Council:

1. Accept the staff recommendations contained in:

a. Attachment A of the supplementary staff report dated June 11, 2019: Changes to draft Regional Centre Secondary Municipal Planning Strategy (MPS) and Land Use By-law (LUB) recommended by staff;

b. Attachment B of the supplementary staff report dated June 11, 2019: Changes to draft Regional Centre Secondary Municipal Planning Strategy (MPS) and Land Use By-law (LUB) not recommended by staff;

2. Direct the Chief Administrative Officer to prepare a supplementary report and bring the amended Regional Centre Secondary Municipal Planning Strategy, the Regional Centre Land Use By-law, and amendments to the planning documents, as contained in Attachments A-K of the staff report dated April 3, 2019 back to Regional Council for first reading and to schedule a public hearing;

3. Direct the Chief Administrative Officer to:

- Remove a portion of PID 00053751 (Gorsebrook Lands) designated as Higher Order Residential and zoned as HR-1 from all maps and schedules of the proposed Regional Centre Package A SMPS and LUB
- Amend the Halifax MPS and Halifax Peninsula LUB to re-designate a portion of PID 00053751 (Gorsebrook Lands) from High Density Residential (HDR) to Institutional, and re-zone the lands from General Residential Conversion (R-2A) to Park and Institutional (P)
- Amend Halifax MPS to change the Height Precinct from a maximum 35 feet to 66 feet
- Amend Map ZM-17 of the Halifax Peninsula LUB to change the maximum height from 35 feet to 66 feet

4. Direct the Chief Administrative Officer to include the following properties for consideration for possible inclusion in the Higher Order Residential (HR) zone during the Package B consultation and adoption process: 1018, 1142 and 1144 South Park Street, 5500, 5492 Inglis Street, 968, 964, 958 South Bland Street

5. Amend, Item 1 sub b, of the Attachment B that Halifax Regional Council increase the height from 14meters to 20 meters for the Quinpool Road Corridor between Beech and Elm.

6. Change the zoning of the Ocean Breeze Development Site to HR-2 with 38 Metre heights (12 storeys) to accommodate more density at this 57-acre site.

7. Remove, along with 386 Windmill Road and 4 Fernhill Drive, 8 Fernhill Drive from Package A.

8. Remove 5 Glenwood Avenue from Package A and that it be considered in Package B.

9. Increase the maximum height on Oxford between Liverpool and Cork from 14 meters to 20 meters.

10. Analyze and provide a recommendation at First Reading regarding the inclusion of 6023 Bliss Street in the Corridor designation.

11. Delete the reference to the Lake Banook height from Recommendation 1, Attachment A.

12. Reduce the height on 1 Oak Street from 26 meters to 20 meters

13. Include supplemental information on non-conforming conversion when this matter is returned to Council for First Reading.

14. Request staff examine the HR zone to consider and make recommendations at first reading for a minimum setback or front yard that matches the average setback for adjacent properties on the block or neighbourhood where ever the proposed Maximum Streetline Setback does not apply, and consider relaxation of rules related to streetwall heights in those areas.

15. The maximum number of hens in the urban area be 10 with no setback required.

Pending the outcome of the public hearing it is further recommended that Committee of the Whole recommend that Regional Council:

16. Direct the Chief Administrative Officer to develop and return to Council with proposed amendments to Administrative Order Number 48 to remove the lands within Package A from the jurisdictional authority of

the Halifax Peninsula Planning Advisory Committee, the Harbour East – Marine Drive Community Council, and the Halifax and West Community Council, to provide for the creation of a new Regional Centre Community Council to review, address and deal with matters relating to appeals of site plans and variances and land use by-law amendments over those lands following the adoption of the Regional Centre Plan Secondary Municipal Planning Strategy and Land Use By-law;

17. Direct the Chief Administrative Officer to develop a new Administrative Order establishing a Design Advisory Committee for the Regional Centre Package A lands, and return to the Council for consideration;

18. Rescind the Regional Council December 13, 2016 motion, Item 9.2.2, Parts 1 and 2, with respect to developing an incentive or bonus zoning program for affordable housing benefits and negotiating with Housing Nova Scotia a Memorandum of Understanding, as outlined in staff report dated September 6, 2016;

19. Direct the Chief Administrative Officer to develop a business case for a Regional Centre Incentive or Bonus Zoning Reserve, and an Administrative Order to direct future spending from the reserve within the Regional Centre and return to Council for consideration; and

20. Direct the Chief Administrative Officer to prepare amendments to the various committee Terms of Reference as appropriate, to establish the Community Design Advisory Committee, the Community Planning and Economic Development Standing Committee, the Heritage Advisory Committee, the Halifax and West Community Council, and the Harbour East – Marine Drive Community Council as the only advisory bodies to the planning process for the Regional Centre Plan Package B area, and return to the Council or the necessary body for consideration.

5. Case 19281 - Amendments to Halifax Municipal Planning Strategy and the Halifax Peninsula Land Use By-law for 2032-2050 Robie Street, Halifax

The following alternate motion was approved by Committee of the Whole:

The Committee of the Whole recommend that Halifax Regional Council direct the Chief Administrative Officer to prepare amendments to the Regional Centre Secondary Municipal Planning Strategy and the Regional Centre Land Use By-law “Package A” documents to permit the applicant’s proposal as set out in Attachment A and bring the amendments back to Regional Council for first reading and to set a public hearing date.

6. Site-specific Secondary Municipal Planning Strategy amendment requests within the Regional Centre Boundary

The following motion was approved by Committee of the Whole

That Committee of the Whole recommend that Halifax Regional Council direct the Chief Administrative Officer to:

1. Continue to process the requests for site-specific secondary municipal planning strategy amendments as directed on August 1, 2017 and January 16, 2018 and as set out in Attachment A of the staff report dated June 4, 2019;
2. Take no further action on the requests for site-specific secondary municipal planning strategy amendments as outlined in Attachment B of the staff report dated June 4, 2019 and consider any policies for these sites through the Regional Centre Secondary Municipal Planning Strategy and Regional Centre Land Use By-law “Package A” adoption process; and
3. Take no further action on the requests for site-specific secondary municipal planning strategy amendments for the sites outlined in Attachment C of the staff report dated June 4, 2019 and consider any policies for these sites through the Regional Centre Secondary Municipal Planning Strategy and Regional Centre Land Use By-law “Package B” adoption process.

7. ADJOURNMENT

The meeting adjourned at 9:00 p.m.