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Item No. 12.1.1
Community Planning and Economic
Development Standing Committee
July 14, 2021

TO: Chair and Members of the Community Planning and
Economic Development Standing Committee

SUBMITTED BY: *-Original Signed-*

Fred Morley, Chair, Community Design Advisory Committee

DATE: June 30, 2021

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

ORIGIN

June 23, 2021 meeting of Community Design Advisory Committee, Item No. 9.1.

LEGISLATIVE AUTHORITY

Community Design Advisory Committee, Terms of Reference, Mandate states:

1. Reporting to Council:

At key project milestones the Community Design Advisory Committee will make information or recommendation reports on the Centre Plan to Regional Council through the Community Planning and Economic Development Standing Committee. This reporting relationship will ensure that the Standing Committee and Regional Council remain apprised of the status of the projects and are given the opportunity for their incremental approval.

RECOMMENDATION

The Community Design Advisory Committee recommends that the Community Planning and Economic Development Standing Committee recommend 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 Dartmouth Municipal Planning Strategy, Dartmouth Land Use By-law, Downtown Halifax Secondary Municipal Planning Strategy, Downtown Halifax Land Use By-law, and Halifax Municipal Planning Strategy, as set out in Attachments C, D, E, F and G of the staff report dated May 7, 2021.

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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, 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.
4. Adopt the proposed amendments to the Dartmouth Municipal Planning Strategy, the Dartmouth Land Use By-law, the Downtown Halifax Secondary Municipal Planning Strategy, the Downtown Halifax Land Use By-law, and the Halifax Municipal Planning Strategy, as set out in Attachments C, D, E, F and G.
5. Consider variation for tower width and setback off of interior property lines be allowed subject to no material increase in developable volume.
6. Consider that dedicated infrastructure plans be developed to support the Centre Plan in areas of employment creation and retention, community services, energy, mobility, parks and green space, water and sewer, and the environment.

BACKGROUND

The Community Design Advisory Committee (CDAC) was established with a mandate to report Centre Plan Project progress to the Community Planning and Economic Development Standing Committee of Regional Council at key milestones, and to make ongoing recommendations to staff regarding areas of strategic importance to the development and implementation of the Centre Plan project.

CDAC began meeting in 2012 and have met in regular session an average of 10 times per year to consider various aspects of the Centre Plan Project. CDAC began review of the Regional Centre Secondary Municipal Planning Strategy and Land Use By-law (Package B) on March 22, 2020.

Additional information can be viewed in the staff report dated May 7, 2021¹.

DISCUSSION

As noted above CDAC began meeting on Package B on March 22, 2020. The Committee held meetings on March 22nd, July 9th and 22nd, August 26th, September 23rd and November 25, 2020; January 19th, March 2nd, June 2nd, 10th, 16th and June 23, 2021 undertaking a thorough review of the Centre Plan.

At the June 23rd meeting, CDAC considered the four (4) recommendations outlined in the March 7, 2021 staff report and approved the recommendations, with two (2) additions:

5. Consider variation for tower width and setback off of interior property lines be allowed subject to no material increase in developable volume; and
6. Consider that dedicated infrastructure plans be developed to support the Centre Plan in areas of employment creation and retention, community services, energy, mobility, parks and green space, water and sewer, and the environment.

as outlined in the recommendation section of this report.

FINANCIAL IMPLICATIONS

There are no immediate budget implications resulting from the report recommendations. General administration of the proposed Regional Centre Secondary Municipal Planning Strategy and Land Use By-law can be carried out within existing resources and budget. The streamlined development application

¹ [Staff report dated May 7, 2021; Attachments and Appendixes to May 7, 2021 staff report](#)

processes are expected to result in internal efficiencies once transition the new Plan is completed. The May 7, 2021 staff report contains additional information on the Financial Implications.

RISK CONSIDERATION

There are no significant risks associated with the recommendations in this report. The risks considered rate Low.

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 Design Advisory Committee meetings are being held virtually.

The meeting held on June 23, 2021 was livestreamed and video recordings are available at Halifax.ca.

Community Design Advisory Committee agendas and reports are posted on Halifax.ca, and draft minutes of the meeting will be made available on Halifax.ca.

ENVIRONMENTAL IMPLICATIONS

The environmental implications are as outline in the staff report dated May 7, 2021.

ALTERNATIVES

CDAC did not discuss alternative recommendations. Alternatives are identified in the staff recommendation report dated May 7, 2021.

ATTACHMENTS

None.

A copy of this report can be obtained online at halifax.ca or by contacting the Office of the Municipal Clerk at 902.490.4210.

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