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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: 

For Jenny Lugar, Chair, Heritage Advisory Committee

DATE: July 8, 2021

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

ORIGIN

June 9, 2021 meeting of Heritage Advisory Committee, Item No. 9.1.1.

LEGISLATIVE AUTHORITY

Heritage Advisory Committee, Terms of Reference, Mandate states:

Powers of the Committee

4 The Committee shall, within the time limits prescribed by Council or the Act, advise the Region respecting:

...

(h) applications for heritage agreement, development agreements or amendments to a Land Use Bylaw which may affect a registered heritage property or amendments to a Municipal Planning Strategy affecting heritage policies;

RECOMMENDATION

The Heritage 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 May 7, 2021 report.
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 the report; and
3. Request a review of the Proposed Regional Centre Land Use By-Law, specifically for those sections relating to the proposed Young Avenue Sub-Area (YA-A), with a view to revising proposals for maximum building height, maximum floor area ratio, minimum front and flanking setbacks, and special lot area frontage and depth requirements.

BACKGROUND

The Heritage Advisory Committee received and reviewed a staff report dated May 7, 2021 and received a presentation at their June 9, 2021 special meeting. The Committee expressed a desire for more time to review correspondence received and the report and continued their consideration of this matter at their June 23, 2021 special meeting. Additional information can be viewed in the staff report dated May 7, 2021¹.

DISCUSSION

As noted above, Heritage Advisory Committee received and reviewed a staff report dated May 7, 2021 and received a presentation at their June 9, 2021 special meeting and continued deliberation at their June 23, 2021 special meeting. At the June 23, 2021 meeting, HAC considered the two (2) recommendations outlined in the March 7, 2021 staff report and approved the recommendations, with one (1) addition:

- Request a review of the Proposed Regional Centre Land Use By-Law, specifically for those sections relating to the proposed Young Avenue Sub-Area (YA-A), with a view to revising proposals for maximum building height, maximum floor area ratio, minimum front and flanking setbacks, and special lot area frontage and depth requirements.

The recommendations are 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 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 meetings held on June 9 and 23, 2021 were livestreamed and video recordings are available at Halifax.ca.

Heritage 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.

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

ALTERNATIVES

HAC 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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