



# Site of Proposal

Grafton St./ church front



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# Site of Proposal

Brunswick St./ church hall



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## Application

- Purpose: Redevelopment of church hall on Brunswick St.;
- Proposed amendments to Downtown Hfx. Land Use By-law:
  - Re-zone from ICO (Institutional, Cultural & Open Space) to DH-1 (Downtown Halifax) zone – Brunswick St.:
    - to allow residential & commercial uses;
    - to include driveway on old library site, currently used by church, for consistency in land uses;
  - Amend streetwall setback (Brunswick St.) from 4m to between 0-1.5m setback:
    - to allow new building closer to the street/ sidewalk

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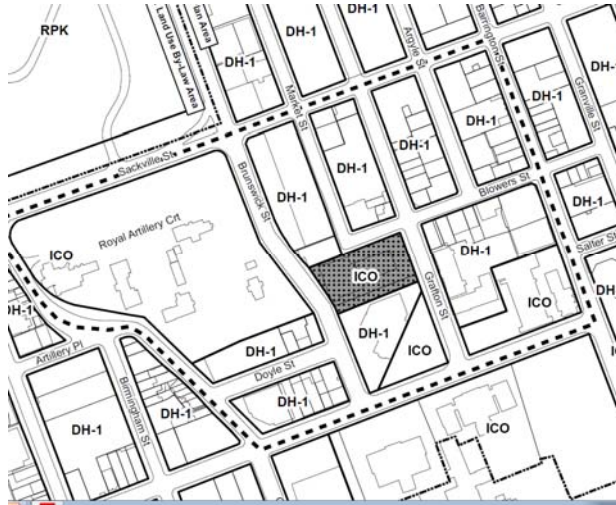
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## Existing Hall/ Driveway



# Existing Zoning



### ICO Zone:

- Institutional Uses
- Cultural Uses
- Open Space

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# Proposed Zoning



Area to be re-zoned to DH-1



## Proposed Zoning



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### DH-1 Zone:

- Additional Uses:
- Residential Uses
  - Commercial Uses

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## Policy & Regulatory Context

- Two zones within Downtown Halifax:
  - ICO zone: Institutional, Cultural, Open Space uses;
  - DH-1 zone – ICO uses, plus residential & commercial, marine and transportation uses;

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## Process (future applications)

- Site Plan Approval process:
  - building design approval (Design Review Committee);
- Substantial Alteration to heritage property:
  - Hall removal, subdivision, building design (Reg. Council);
- Heritage de-registration (of new lot):
  - for Brunswick St/ western half of property (Reg. Council);
- Construction permit process

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## Recommendations

- HAC and DRC have recommended that Regional Council approve the proposed LUB amendments (rezoning and streetwall setback amendment);
- Staff recommend approval

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