ATTACHMENT C

PROPOSED AMENDMENTS

TO

MUNICIPAL PLANNING STRATEGIES

C-1 Dartmouth Municipal Planning Strategy

C-2 Downtown Halifax Secondary Municipal Planning Strategy

C-3 Sackville Municipal Planning Strategy

C-4 Planning District 5 (Chebucto Peninsula)

ATTACHMENT C-1

PROPOSED AMENDMENTS TO
THE MUNICIPAL PLANNING STRATEGY FOR DARTMOUTH

BE IT ENACTED by the Council of the Halifax Regional Municipality that the Municipal Planning Strategy for Dartmouth be amended as follows:

1. In the Table of Contents, after Adult Cabarets and Massage Parlours and before Temporary Signage, inserting text as shown in **bold** as follows:

   Mixed Use Development: Burnside Comprehensive Development District ……

2. In the Table of Contents, after Map 9X Burnside Business Park and before the List of Tables, inserting text as shown in **bold** as follows:

   Map 9Y Burnside Mixed Use Comprehensive Development District……

3. In Chapter 6 – Industrial, after policy M-10 and before section heading Transportation, inserting text as shown in **bold** as follows:

   (9) <u>Burnside Comprehensive Development District</u>

   Business park development in Dartmouth affords opportunities for select residential development as well as commercial and industrial. Medium to high-density residential land uses can complement a business park by allowing easy access to employment for residents and reducing commuting costs to the individual and the Municipality as a whole. However, it is important that the location of residential uses be carefully considered in the context of the overall business park development plan to reduce and mitigate potential land use conflicts related to noise, odour, safety, traffic and related issues.

   One area where a mix of medium to high density residential land uses might be considered complementary is in the area north and east of the Burnside Business Park and the City of Lakes Business Park, as specifically identified on the Future Land Use Map (Map 9Y) as Burnside Comprehensive Development District. In this area a mix of multiple unit dwellings and townhouses may be integrated with commercial and office uses to provide for a vibrant and accessible urban transit village. Limitations on the extent of residential development shall be established to ensure that it does not become the predominant land use in this area. In an effort to achieve compatibility and integration with surrounding and future potential commercial development, and to allow for innovation and flexibility in design, these uses and any commercial retail and office uses may be considered by rezoning to a comprehensive development district.

Policy BC-13 **HRM shall establish a Burnside Comprehensive Development District on the Future Land Use Map, as shown on Map 9Y, and shall establish a Burnside Comprehensive Development District (BCDD) Zone within the Land Use By-law.**

Policy BC-14 **Within the Burnside Comprehensive Development District, HRM may consider rezoning lands to the Burnside Comprehensive Development District (BCDD) Zone.**

Policy BC-15 **The Burnside Comprehensive Development District (BCDD) Zone shall permit a mix of multiple unit dwellings, townhouses, commercial, office, institutional and recreation uses subject to the provisions of a development agreement. Prior to considering any development agreement within the BCDD Zone, HRM shall require a concept plan for the entire area. The concept plan shall include the following information, some or all of which may be made part of any agreement as HRM deems necessary to fully describe and control the development:**

- **(a) a map(s) and assessment of the physical nature of the land, including its topography, and any significant vegetation, natural features and environmental characteristics that would shape and enhance the development;**
- **(b) a transportation plan, including vehicular, pedestrian and public transit systems, and traffic impact analysis sufficient to evaluate the internal and off-site implications of the systems;**
- **(c) the method of providing municipal wastewater and water distribution services to the development;**
- **(d) the general phasing of development;**
- **(e) the distribution and nature of all land uses;**
- **(f) the total number and type of dwelling units, and the gross residential density proposed in the whole development and each of the phases.**

Policy BC-16 **Nothwithstanding the CDD policies within the Residential Section, further to the provisions of Policy BC-15, in considering approval of a development agreement within the Burnside Comprehensive Development District (BCDD) Zone, HRM shall consider the following:**

- **(a) the mix of residential uses, which shall consist of multiple unit dwellings and townhouses with a variation in architectural design;**
- **(b) the density of townhouse and multiple unit development, which shall not exceed 89 and 124 units per net hectare, respectively;**

(c) that the residential component of the development is adequately separated and buffered from any existing or future potential heavy industrial use to mitigate land use conflicts;

(d) the architecture of mixed commercial, residential, institutional use buildings which should be clearly articulated as having a building base, building middle and building top through the use of cornice lines, changes of materials, window proportions, etc.;

(e) the measures to integrate commercial, residential, institutional and recreation uses within and among buildings to alleviate potential impacts among uses;

(f) the land uses, which shall be well integrated through a system of pedestrian walkways, trails, footpaths, parks and natural areas;

(g) that the residential component is within a convenient walking distance of transit, services and amenities;

(h) that the development is designed to foster a sense of place and public safety and to limit opportunities for crime;

(i) human scaled elements, which shall be incorporated in the first three stories of the mid to high-rise buildings to enhance the pedestrian environment;

(j) that the upper stories of mid to high rise buildings are designed to promote visual interest and variety in the skyline;

(k) the hours of operation of any non-residential uses, including business uses located in residential buildings;

(l) the safety and efficiency of all transportation systems, including the effects of driveways to and traffic from abutting uses and its effects on pedestrian walkway systems; and

(m) any other matter relating to the impact of the development upon surrounding uses or upon the general community, as contained in Policy IP-1(c).

MAP AMENDMENT

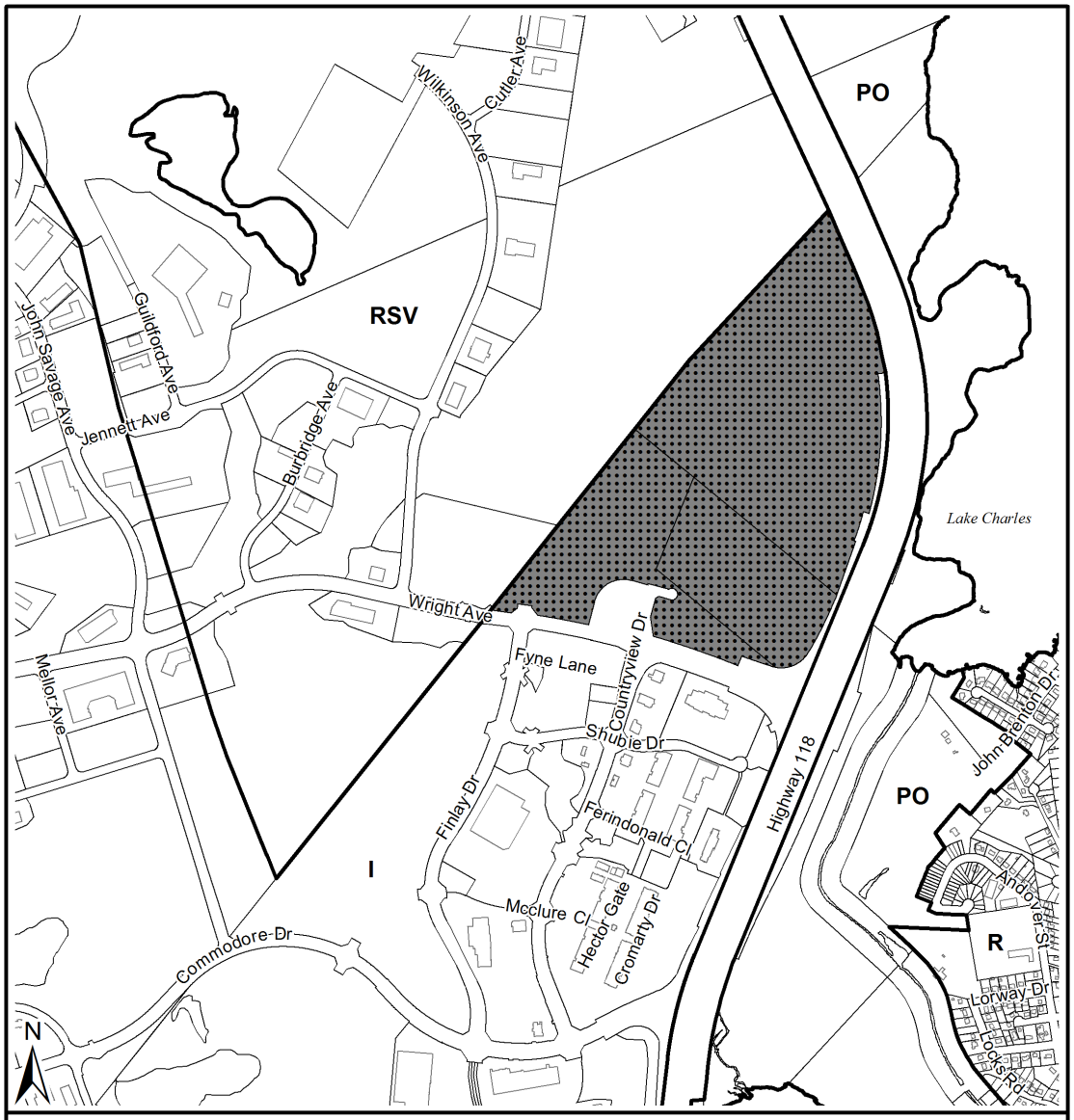
4. After Map 9X Burnside Business Park, adding Map 9Y Burnside Comprehensive Development District, as shown on the following attachment C-1.1

THIS IS TO CERTIFY that the by-law of which this is a true copy was duly passed at a duly called meeting of the Council of Halifax Regional Municipality held on the ___ day of _____, A.D., 20 ___.

GIVEN under the hand of the Municipal Clerk and under the Corporate Seal of the said Municipality this ___ day of _____, A.D., 20 ___.

_____
Municipal Clerk

ATTACHMENT C-1.1



Map 9Y - Burnside Comprehensive Development District

Amendment to the Dartmouth Municipal Planning Strategy

HALIFAX
REGIONAL MUNICIPALITY

Area to be designated as Burnside Comprehensive Development District (see Policy BC-13)

Generalized Future Land Use

Dartmouth Plan Area

Designations

I	Industrial
R	Residential
RSV	Reserve
PO	Park & Open Space

0 100 200 300 400 500 m

This map is an unofficial reproduction of a portion of the Generalized Future Land Use Map for the plan area indicated.

HRM does not guarantee the accuracy of any representation on this plan.

Effective:

T:\work\planning\Holly\RP+5\Dartmouth\Map 9Y\Map 9Y rev1.mxd (SML)

ATTACHMENT C-2

PROPOSED AMENDMENTS TO
THE DOWNTOWN HALIFAX SECONDARY MUNICIPAL PLANNING STRATEGY

BE IT ENACTED that the Council of the Halifax Regional Municipality further amends the Downtown Halifax Secondary Municipal Planning Strategy as follows:

1. Page ii of The Table of Contents is amended by striking out the words "Heritage Building" in reference 4.6.

2. Section 4.6 is amended by:
   (a) striking out the words "Heritage Building" after the number 4.6 and before the word "Conservation" in the header;
   (b) striking out the first two sentences of the paragraph before the sentence beginning "The intent of these standards"; and
   (c) adding the following two sentences at the beginning of the paragraph and before the sentence beginning "The intent of these standards" as follows:

       In 2014, as part of the revised Regional Plan, HRM adopted the Standards and Guidelines for the Conservation of Historic Places in Canada, 2nd Edition in place of its earlier Heritage Building Conservation Standards. These Standards and Guidelines were incorporated into the Heritage Property By-law and the Barrington Street Heritage Conservation District Revitalization Plan and By-law.

3. Policy 39 is amended by:
   (a) striking out the words "through amendments to the Heritage By-law continue to apply the Heritage Building Conservation Standards" before the word "registered" and after the words "HRM shall";
   (b) adding the words "use the Standards for the Conservation of Historic Places in Canada, 2nd Edition to evaluate any proposed alteration to any" after the word "shall" and before the word "registered";
   (c) making the word making "districts" singular;
   (d) making the word "properties" singular in both instances where the word appears in the first sentence;
   (d) adding the word "a" after the word "in" and before the word "heritage";
   (e) adding the words "in the Downtown Halifax Plan area" after the modified word "district" and before the words "in parallel"; and
   (f) adding the following sentence at the end of the policy:

       The Guidelines for the Conservation of Historic Places in Canada, 2nd Edition shall be used to interpret and apply the Standards.

4. Policy 40 is amended by:
   (a) striking out the words "Heritage Building Conservation" after the words "of the" and before the word "Standards";

(b) adding the words “for the Conservation of Historic Places in Canada, 2nd Edition” after the word “Standards” and before the words “and the Built”;
(c) striking out the number “8.4” after the word “section” and before the words “of this”; and
(d) adding the number “8.6” after the word “section”

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GIVEN under the hand of the Municipal Clerk and under the Corporate Seal of the said Municipality this ___ day of _____, A.D., 20 ___.

_____
Municipal Clerk

ATTACHMENT C-3

PROPOSED AMENDMENTS TO
THE MUNICIPAL PLANNING STRATEGY FOR SACKVILLE

BE IT ENACTED by the Council of the Halifax Regional Municipality that the Municipal Planning Strategy for Sackville be amended as follows:

1. In Section IV, inserting the following text shown in bold after policy IM-10 and before policy IM-11:

IM-10A For any development agreement that was approved pursuant to a policy in the Regional Plan which is no longer in effect, an amendment to the development agreement may be considered subject to the criteria set out in policy IM-13 of this Plan.

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_____
Municipal Clerk

ATTACHMENT C-4

PROPOSED AMENDMENTS TO
THE MUNICIPAL PLANNING STRATEGY FOR
PLANNING DISTRICT 5 (CHEBUCTO PENINSULA)

BE IT ENACTED by the Council of the Halifax Regional Municipality that the Municipal Planning Strategy for Planning District 5 (Chebucto Peninsula) be amended as follows:

1. In Section II and the subsection entitled "Policy Statements", in Policy E-26, deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:

   E-26 Central sewer and water services shall be required for all new development in the service district, except for lots with no road frontage which are created pursuant to Policies ~~TR-8 and~~ TR-9 **and TR-9A**, and except for lots subdivided with frontage on existing public streets prior to the installation of central sewer and water service by the municipality.

2. In Section II after policy TR-4 and before the subsection entitled "Transit", deleting text shown as ~~strikeout~~, as follows:

   In the coastal areas, the original land grants have left many narrow land parcels, and the requirement for public road frontage meant that many residents have been unable to subdivide or pass down land to family members. The land configurations, especially along the coast, and in the villages, are not always compatible with more modern subdivision developments. The Municipality's Subdivision By-law allows for a variety of lot frontage exemptions and these exemptions are supported for all properties existing on the effective date of this Planning Strategy. In addition, the Subdivision By-law provision for the creation of two lots (one lot plus a remainder) shall be increased to three lots (two plus a remainder) within the Plan Area. This increase will allow property owners to pass along portions of their lands to family members while maintaining reasonable control on the number of lots which may be created under this provision.

   ~~TR-8 In support of the alternative development options, it shall be the intention of Council to apply the lot frontage exemptions of "Part 14: Other Approvals Permitted" of the Subdivision By-law. These lot frontage exemptions will not apply to properties serviced by central sewerage and/or water. In addition, a reduced lot frontage, restricted to one lot per area of land, will be applied to any area of land in existence on the effective date of this Municipal Planning Strategy with the exception of lands which are serviced by central sewerage and/or water.~~

TR-9 In support of the social objectives for allowing lot frontage exemptions, it shall be the intention of Council to amend the Subdivision By-law to provide for the creation of a maximum of three lots (two plus a remainder) without road frontage on any area of land which was in existence on the effective date of this Municipal Planning Strategy. These lot frontage exemptions will not apply to any lands which are serviced by central water and or sewerage.

TR-9A Notwithstanding the provisions of ~~TR-8 and~~ TR-9, the extension of service laterals to lots created under the frontage exemptions of those policies will be permitted within the Herring Cove community. The design of such laterals must be in full conformance with municipal requirements, and all costs associated with servicing such lots shall be at the expense of the property owners. (RC-Feb 13/01;E-May 5/01)

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_____
Municipal Clerk