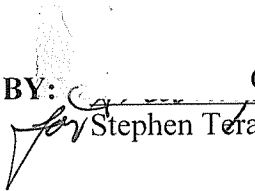


Item No. 9.1 (ii)
Halifax Regional Council
November 16, 2010
December 7, 2010

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY: Original signed
 Stephen Terauds, Chair, Heritage Advisory Committee

DATE: November 1, 2010

SUBJECT: Case 15781 – Irishtown Road MPS Amendment Request, Downtown
Dartmouth

ORIGIN

Heritage Advisory Committee Meeting of October 27, 2010.

RECOMMENDATION

That Halifax Regional Council

1. Give First Reading to the proposed amendments to the Municipal Planning Strategy and Land Use By-law for Downtown Dartmouth as contained in Attachments A and B of this report, to add a new Opportunity Site and adopt new site specific policy regarding site and design issues, and schedule a public hearing; and
2. Approve the proposed amendments to the Municipal Planning Strategy and Land Use By-law for Downtown Dartmouth as contained in Attachments A and B of the August 6, 2010 staff report, with the following amendments to Attachment A:
 - a) Pg. 13, under the heading of Development of Opportunity Site E, remove the words 'mid to high rise' from the first sentence; and
 - b) Pg. 16, under section e) (ii), change the word 'considering' to 'allowing'.

BACKGROUND

At the Heritage Advisory Committee's October 27, 2010 meeting, staff presented the proposed amendments to the Municipal Planning Strategy for Downtown Dartmouth to add an additional opportunity site and adopt new site specific policy regarding site and design issues.

DISCUSSION

In reviewing the application, the Committee put forward amendments to the proposed changes to the MPS as noted in the recommendation above. With regard to the first amendment, the heights are described in detail later in the changes, and the Committee felt it unnecessary to note 'mid to high rise' in the description of the Opportunity Site. The Committee did not take issue with the heights proposed for incorporation given the urban design measures also recommended by Staff. With regard to the second amendment, the history of the site and its relationship to the canal and water were felt to be significant heritage assets, and the Committee wished to strengthen the recognition of these assets. The Committee felt that by requiring a proponent to 'consider' restoration of a naturalized open stream bed allowed the possibility to be too easily discarded. The Committee felt that by requiring a proponent to allow the naturalization, it provided stronger wording without requiring a proponent to take action itself unless so agreed to in a Development Agreement.

BUDGET IMPLICATIONS

There are no budget implications associated with this report. The attached staff report addresses budget implications.

FINANCIAL MANAGEMENT POLICIES/BUSINESS PLAN

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Project and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Project and Operating reserves, as well as any relevant legislation.

COMMUNITY ENGAGEMENT

Community Engagement is not required in this matter as members of the Heritage Advisory Committee are volunteers from the general public whose mandate on the Committee is to provide advice to Regional Council.

ALTERNATIVES

The Heritage Advisory Committee did not provide alternatives.

ATTACHMENTS

None

A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/cagenda.html> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Sheilagh Edmonds, Legislative Assistant
 Stephen Terauds, Chair, Heritage Advisory Committee
