

Case 16466

Planning Services

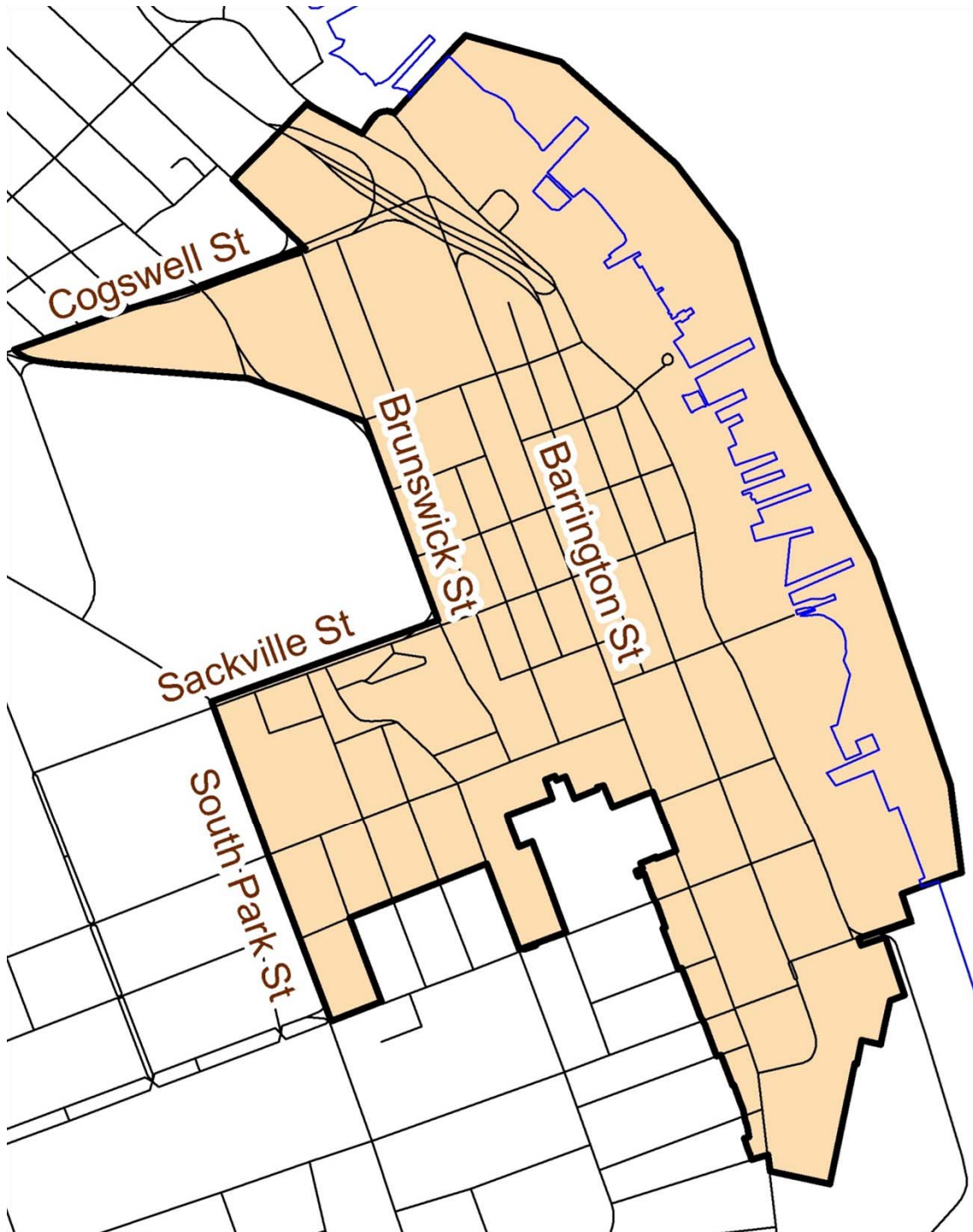
First Annual Review of Downtown Halifax Secondary Municipal Planning Strategy and Land Use By-Law (Phase 1 of 2)

Public Hearing
Regional Council – October 4, 2011

Background

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- Plan and By-law in effect since Oct 24/09
- Living documents
 - amendments expected from time to time
- Staff has been monitoring implementation



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Downtown Halifax Plan Area

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Regional Council Direction

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- Review initiated March 29/11
- Two-phased approach
- Pressing issues & housekeeping amendments in first phase
- All other amendments in second phase

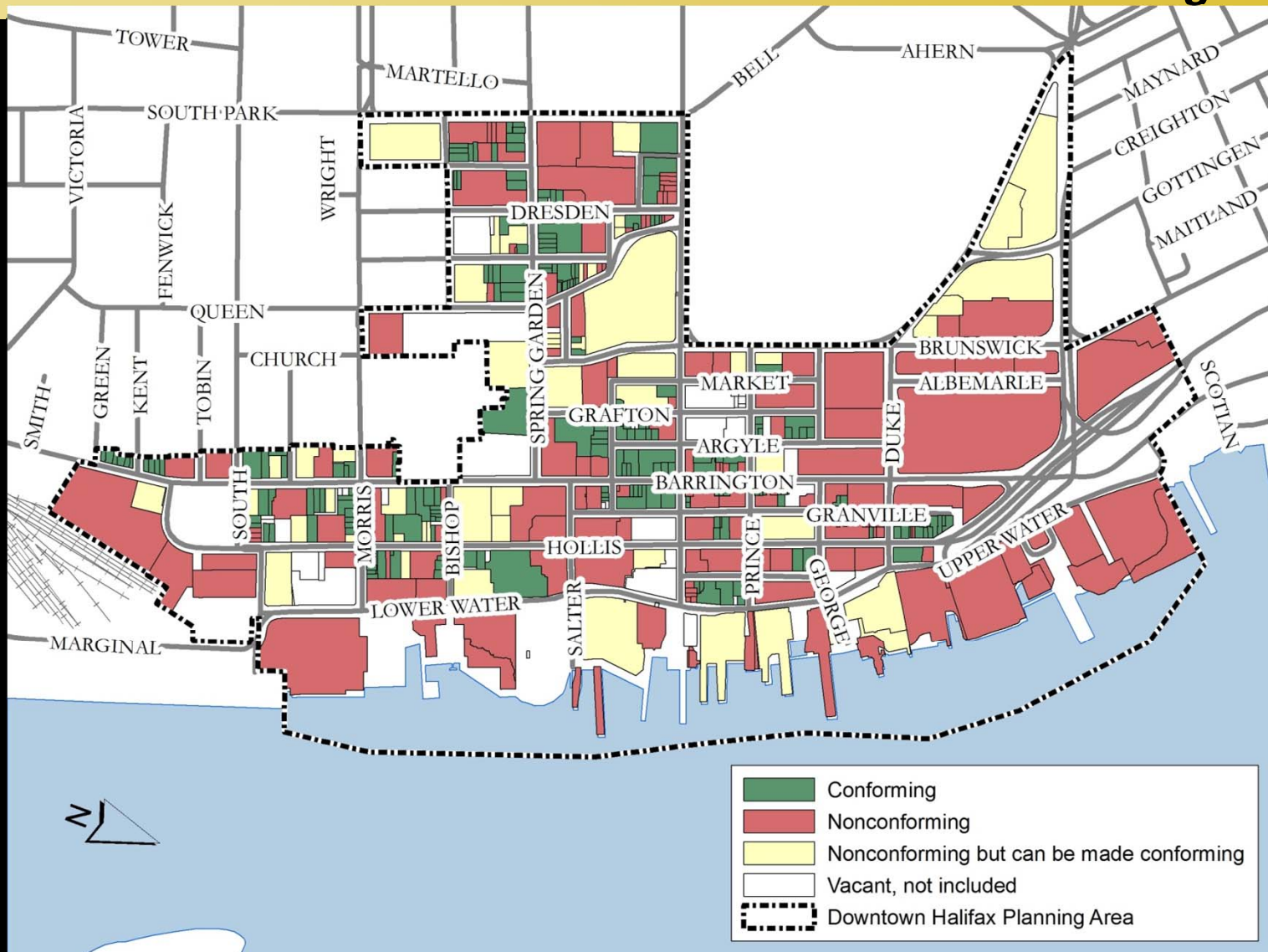
Proposed Amendments to DHSMPs

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1. prohibition of drive-thrus
2. undergrounding of utilities = public benefit
3. additional flexibility on the replacement of existing parking spaces on the Clyde Street parking lots
4. clarification that additions to non-conforming buildings are permitted

Non-conforming Buildings

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Proposed Amendments to DHLUB

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1. amendments to definitions for “average grade”, “flat roof”, “multiple unit dwelling” and “projecting signs”
2. cross-referencing corrections
3. clarification of public consultation related to substantive site plan approval applications

Proposed Amendments to DHLUB (continued)

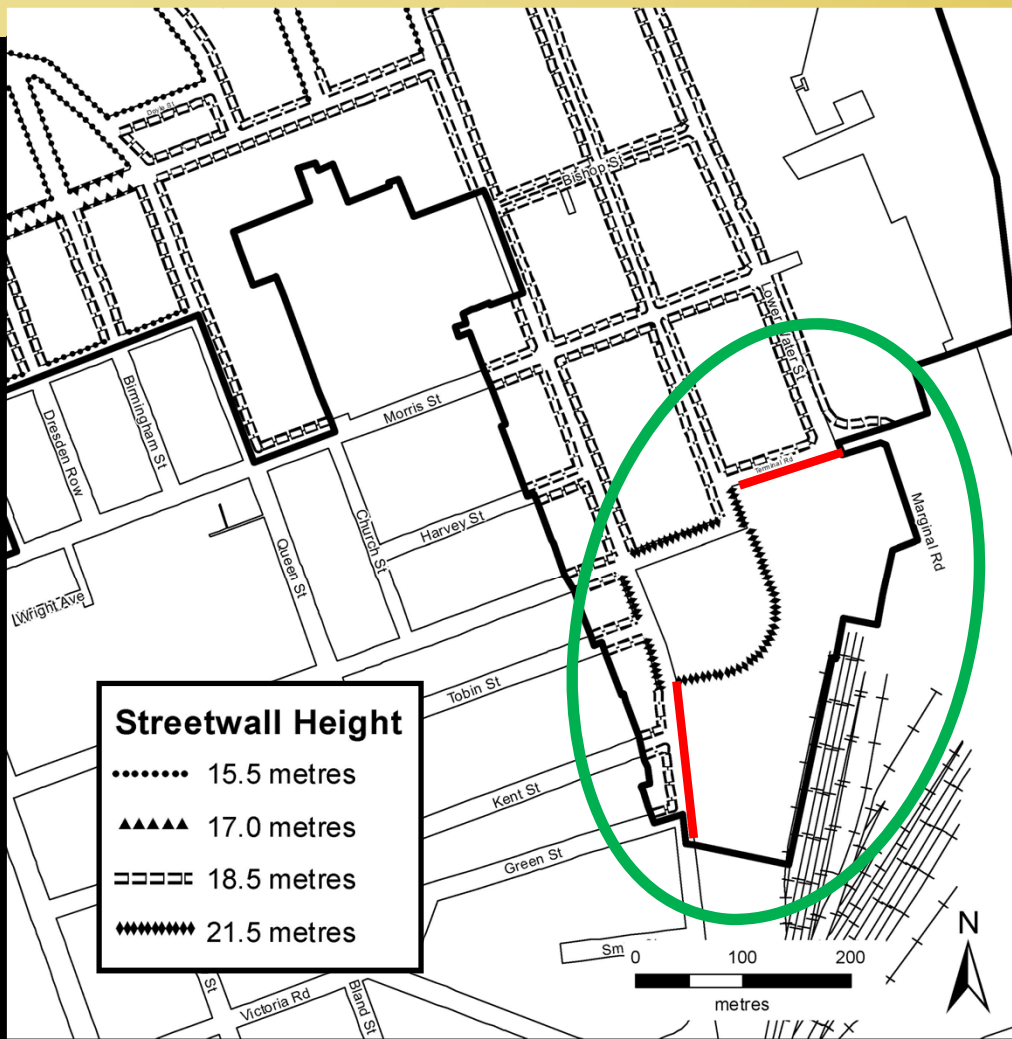
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4. requirement for landscaped open space (LOS) in Precincts 3 (Spring Garden Rd.) and 9 (North End Gateway)
5. "Temporary Construction Uses" – consistent with all HRM LUBs
6. add maximum streetwall heights where they are missing on Map 7

Amendments to Map 7 – Streetwall Heights

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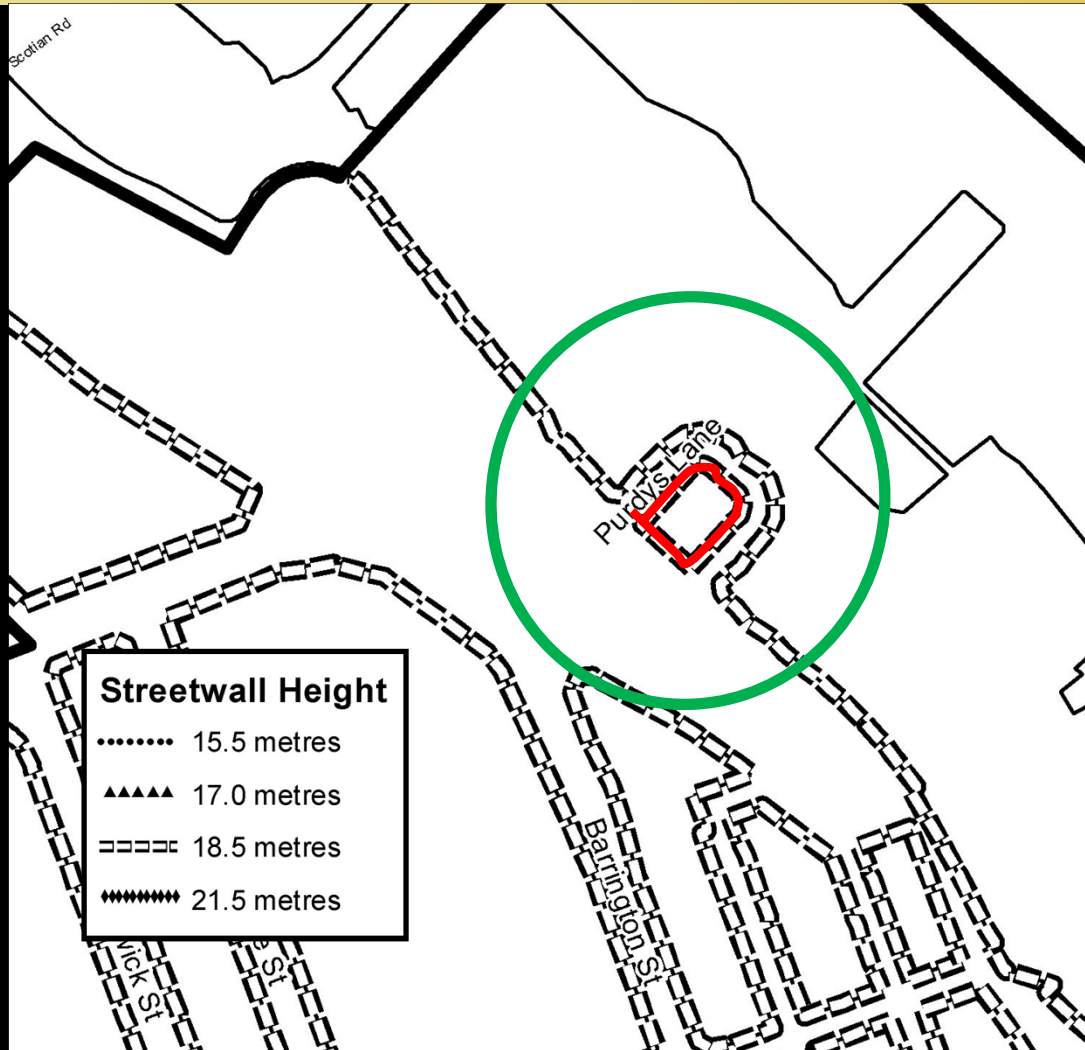
Assign
streetwall
height of
18.5 metres



Note: Effective date does not indicate date of data creation.

Amendments to Map 7 – Streetwall Heights

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Assign
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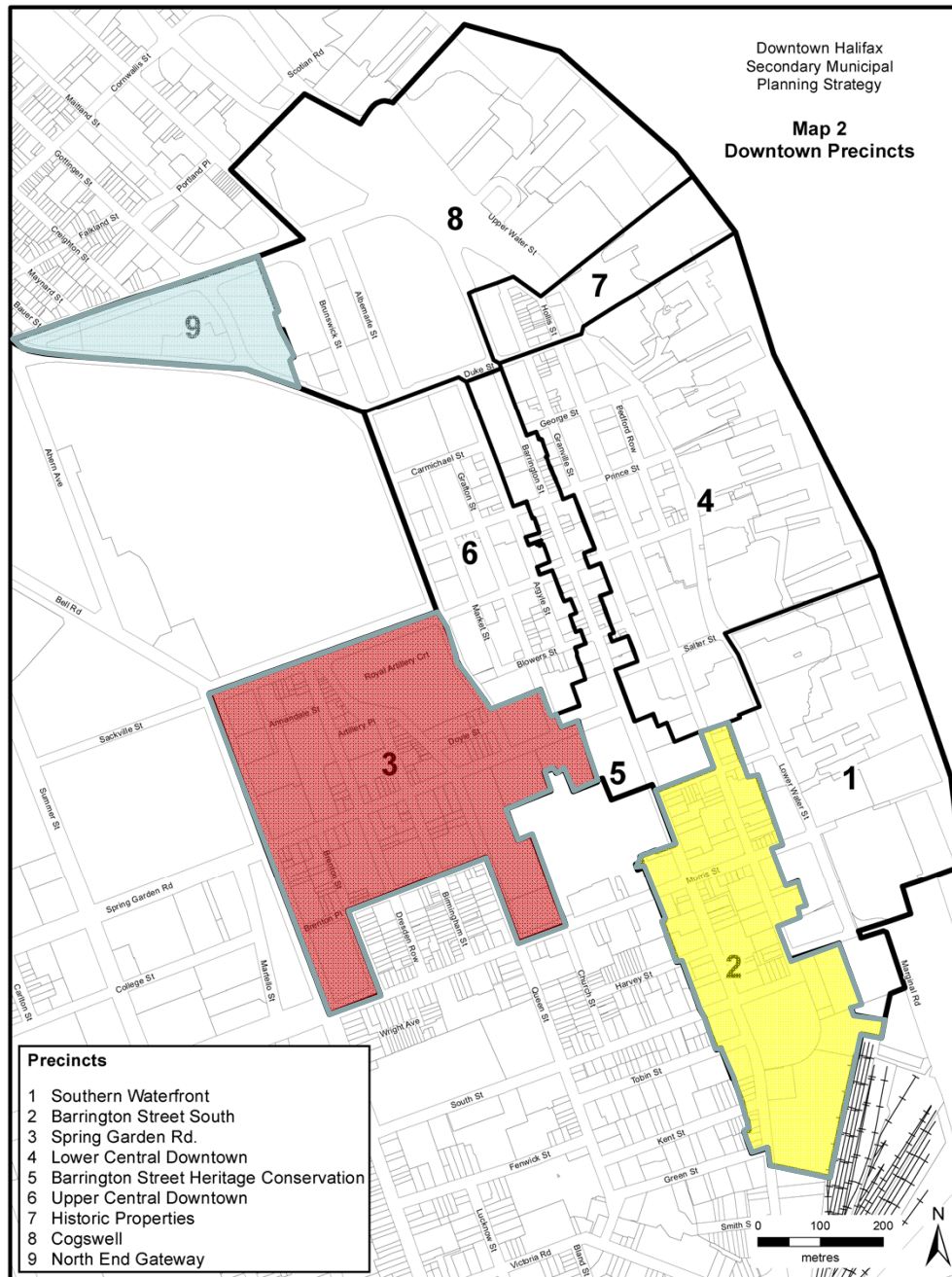
Existing LOS Requirement

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- only required in Precincts 2, 3 and 9
- Applies when more than 50% of the GFA of a building is for residential use
- 11.25 sq. m per dwelling unit
- 40% must be provided at ground level

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Precincts Requiring LOS



Issues with Existing LOS Requirement

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- requiring along Spring Garden Road would lead to incompatible built form as compared to the existing character of the area
- LOS at ground level would prevent internal conversion of existing commercial buildings into residential space
- overall disincentive to increasing residential densities in Downtown Halifax

Precinct 3 – Spring Garden Road

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Precinct 9 – North End Gateway

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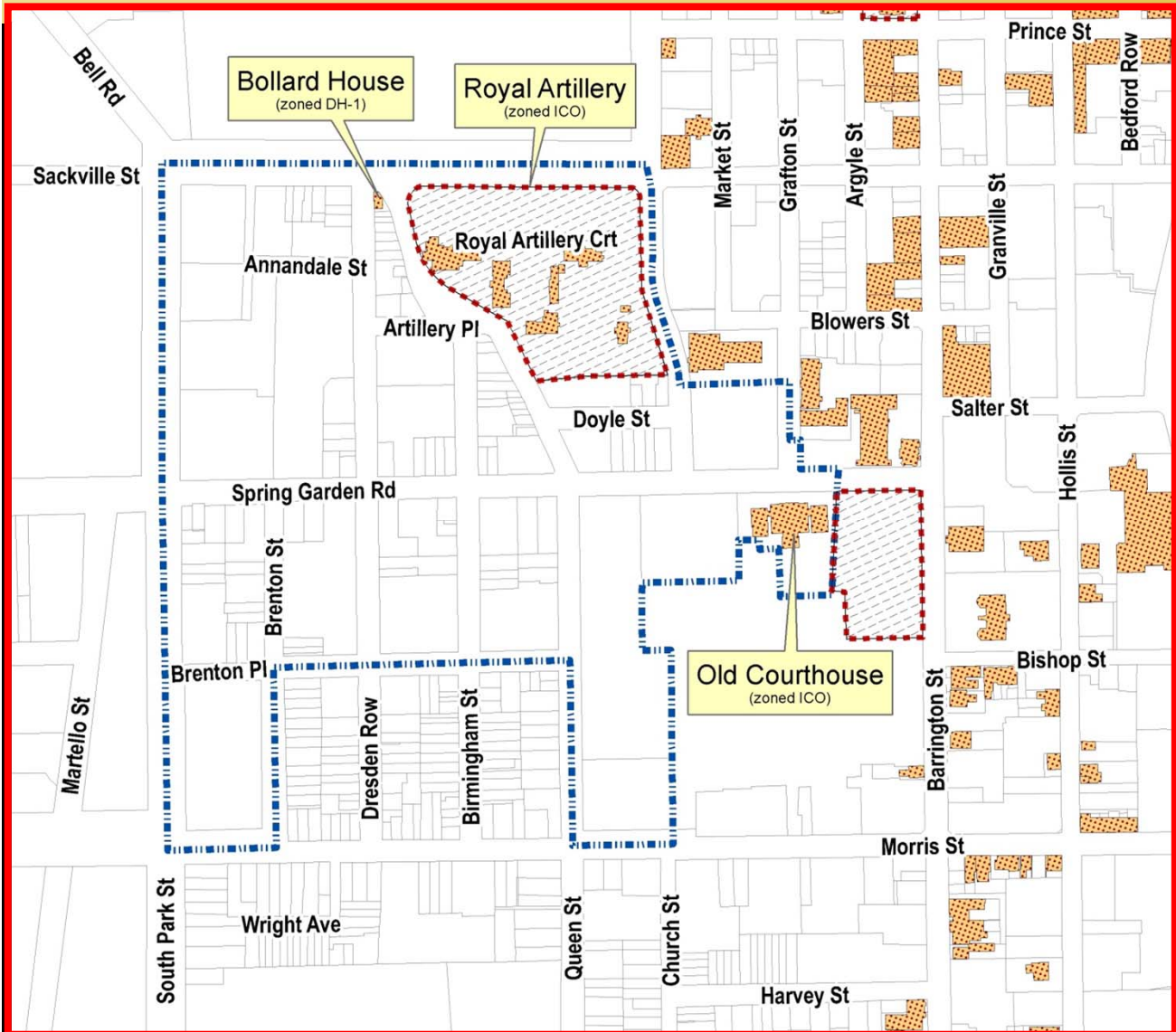
Proposed LOS Amendments

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- reduction of required amount of LOS in Precincts 3 and 9
 - from 11.25 sq. m to 5 sq. m per unit.
- allow for a full transfer to rooftops

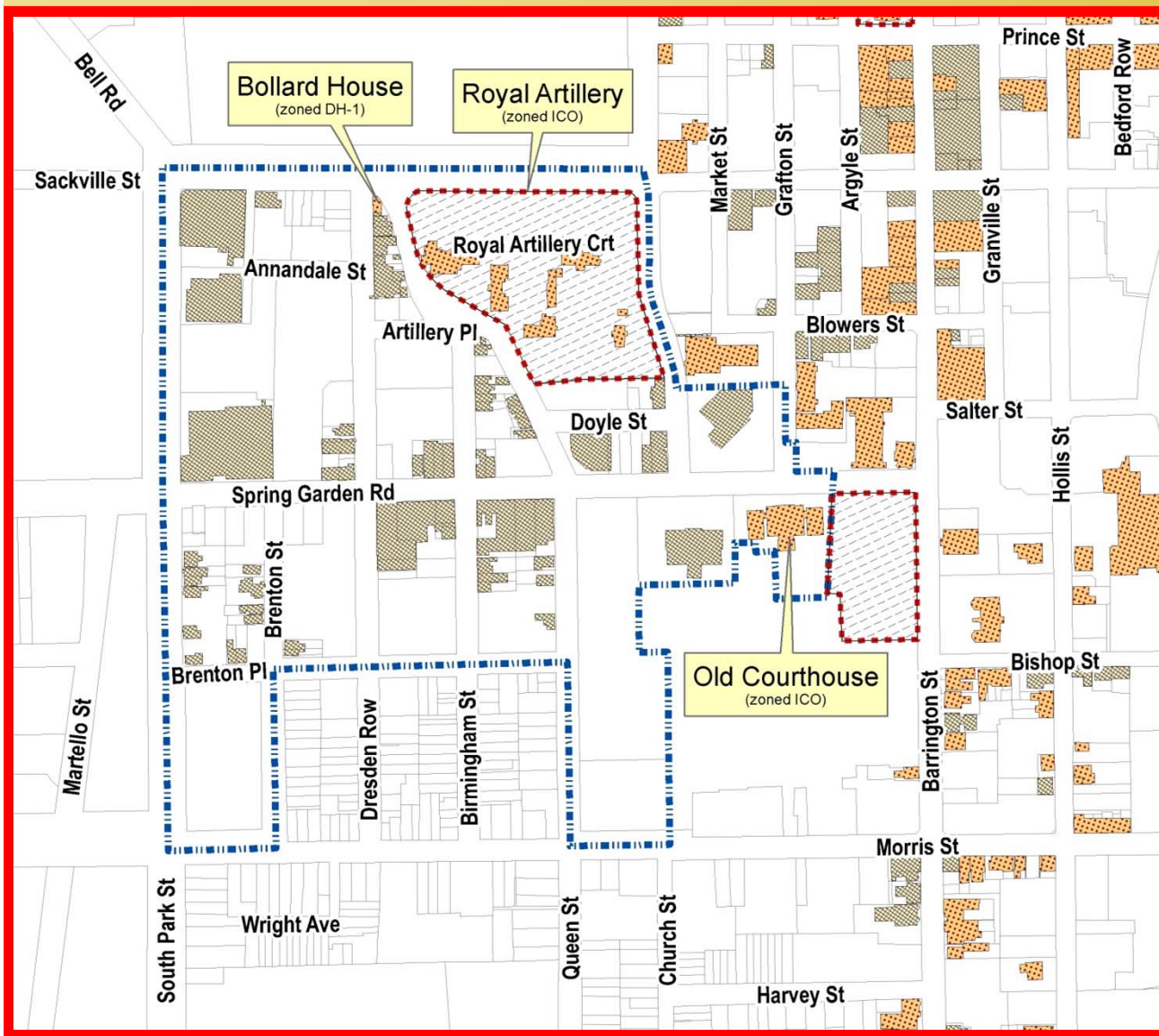
Registered Heritage Properties

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Potential Heritage Properties

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Recommendation

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It is recommended that Regional Council:

Approve the proposed amendments to the Downtown Halifax Secondary Municipal Planning Strategy and the Downtown Halifax Land Use By-law, as contained in Attachments A-1 and B-1 of the supplementary staff report.