

## **Case 16466**

*Planning Services*

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

Supplementary Report  
Regional Council – December 13, 2011

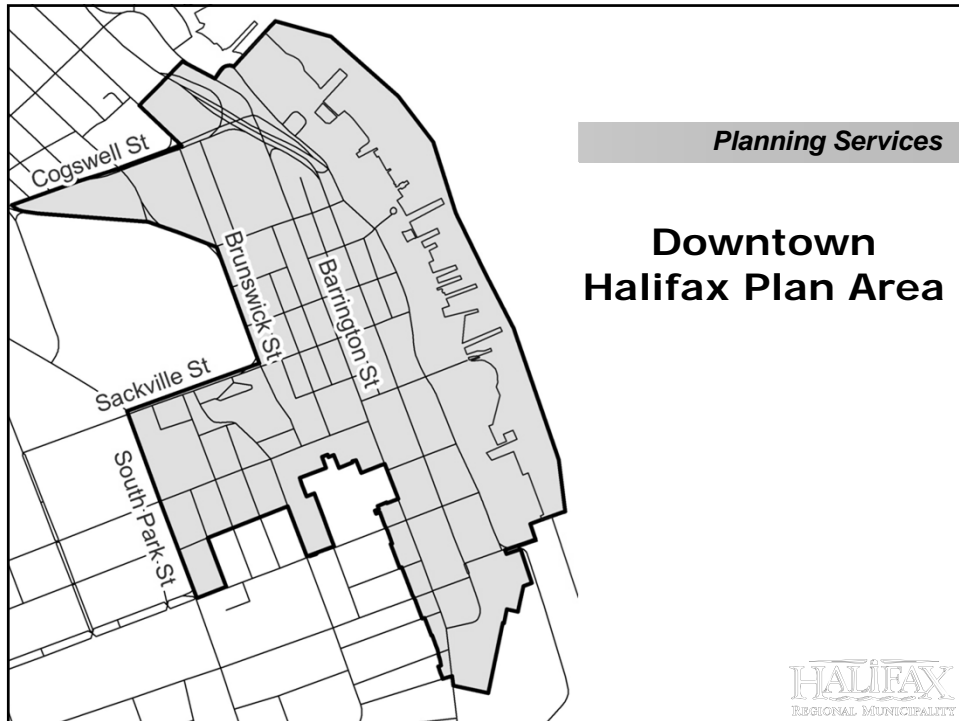


## **Background**

*Planning Services*

- October 18<sup>th</sup> public hearing
- Report on additional amendments
- Re-cap of proposed amendments





## Regional Council Direction

*Planning Services*

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

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## Proposed Amendments to DHSMPS

*Planning Services*

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



## Proposed Amendments to DHLUB

*Planning Services*

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)**

*Planning Services*

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



## **Additional Amendments**

*Planning Services*

1. Removal of flexibility re: replacement of parking on the Clyde Street parking lots

Staff support this amendment

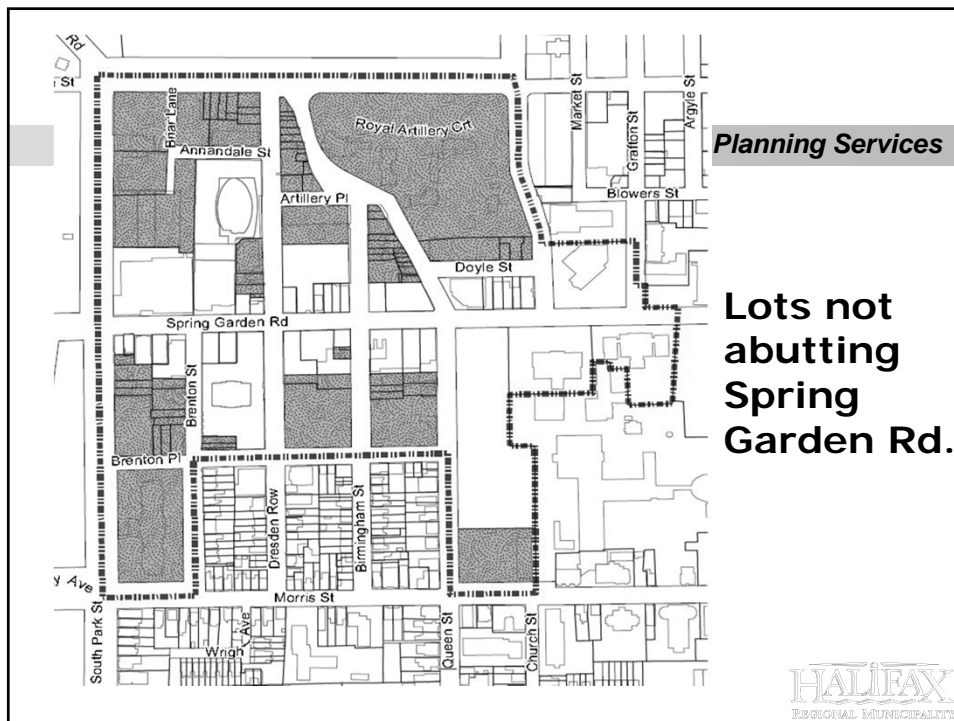


# Additional Amendments

*Planning Services*

2 & 3. Retain landscaped open space requirement for Spring Garden Road precinct for properties on side streets

Staff **do not** support this amendment



## Additional Amendments

*Planning Services*

4. Limit expansion of non-conforming structures to current requirements; and prohibit expansion if complete or partial demolition of a heritage building is proposed

Amendments would require another hearing

Could be considered in Phase 2



## Recommendation

*Planning Services*

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-2 and B-2 of the Nov. 15<sup>th</sup> supplementary staff report.

