

Planning Services

Case 16655
YMCA – CBC Height Amendment

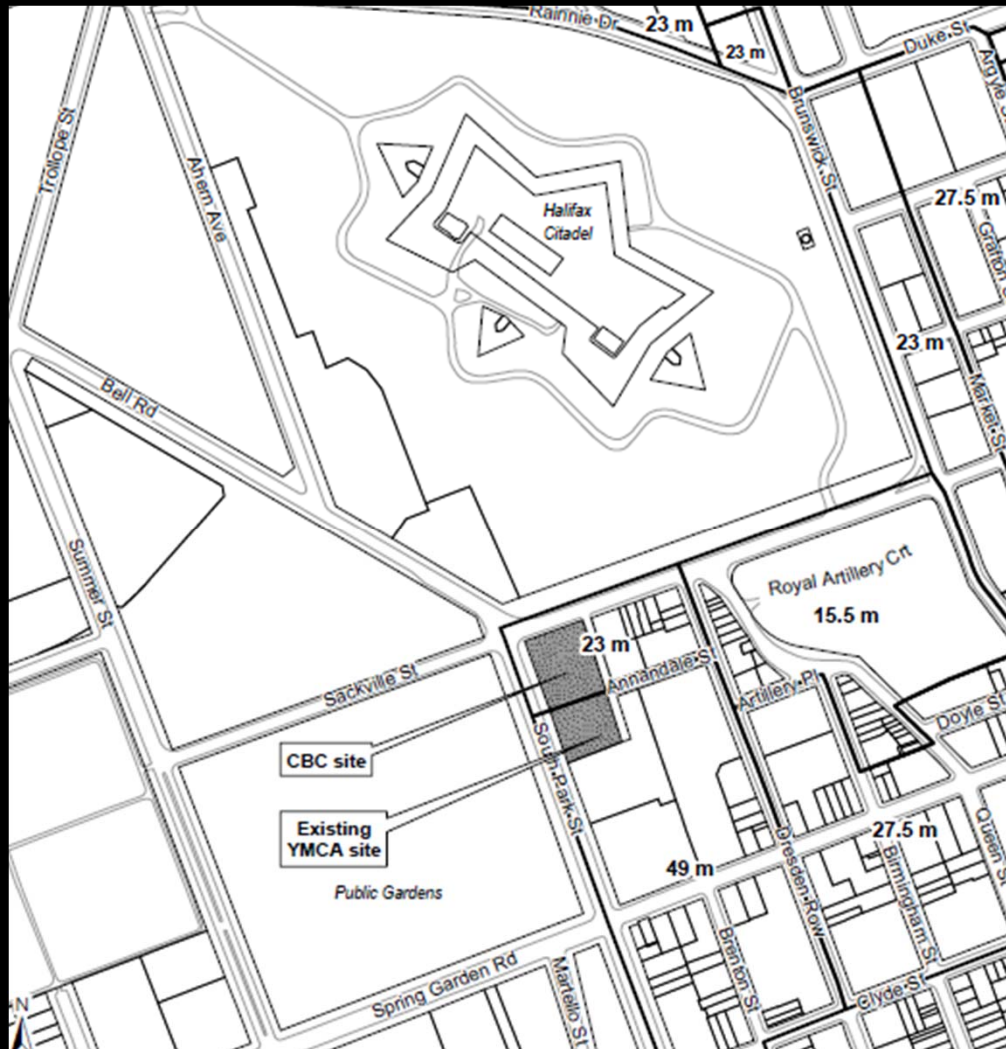
Regional Council - Public Hearing

March 20, 2012

Richard Harvey, Senior Planner

Proposal

Planning Services



HALIFAX
REGIONAL MUNICIPALITY

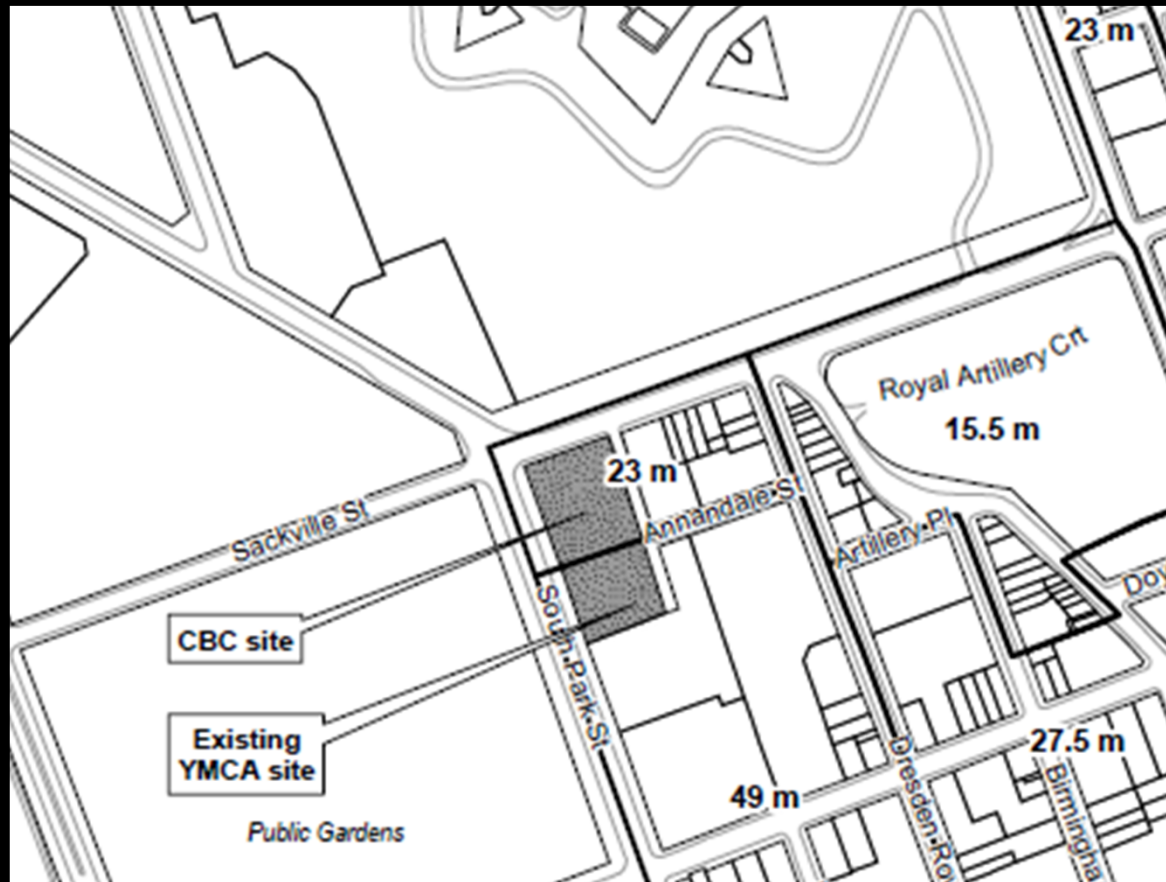
Proposal

Planning Services



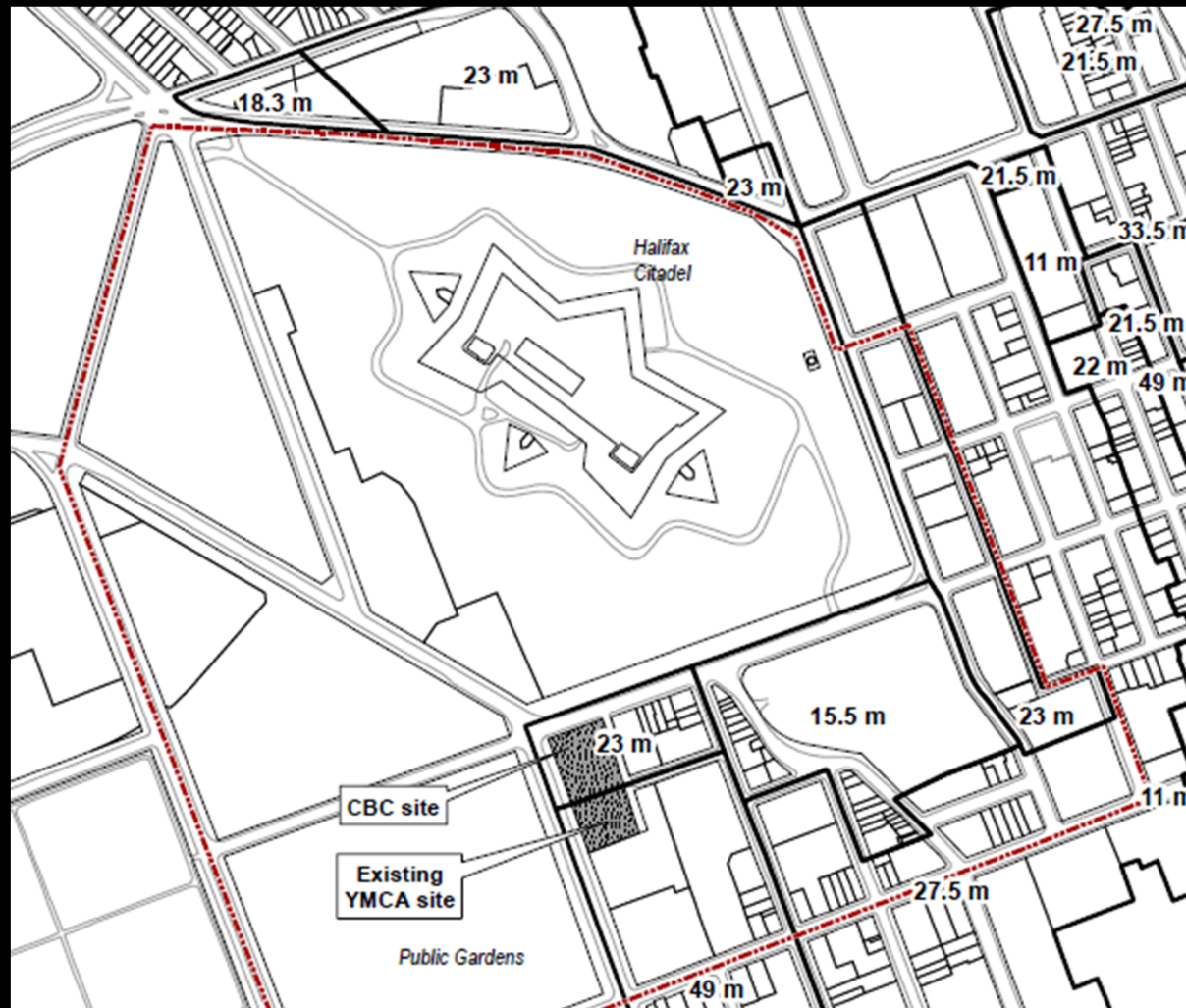
Proposal

Planning Services



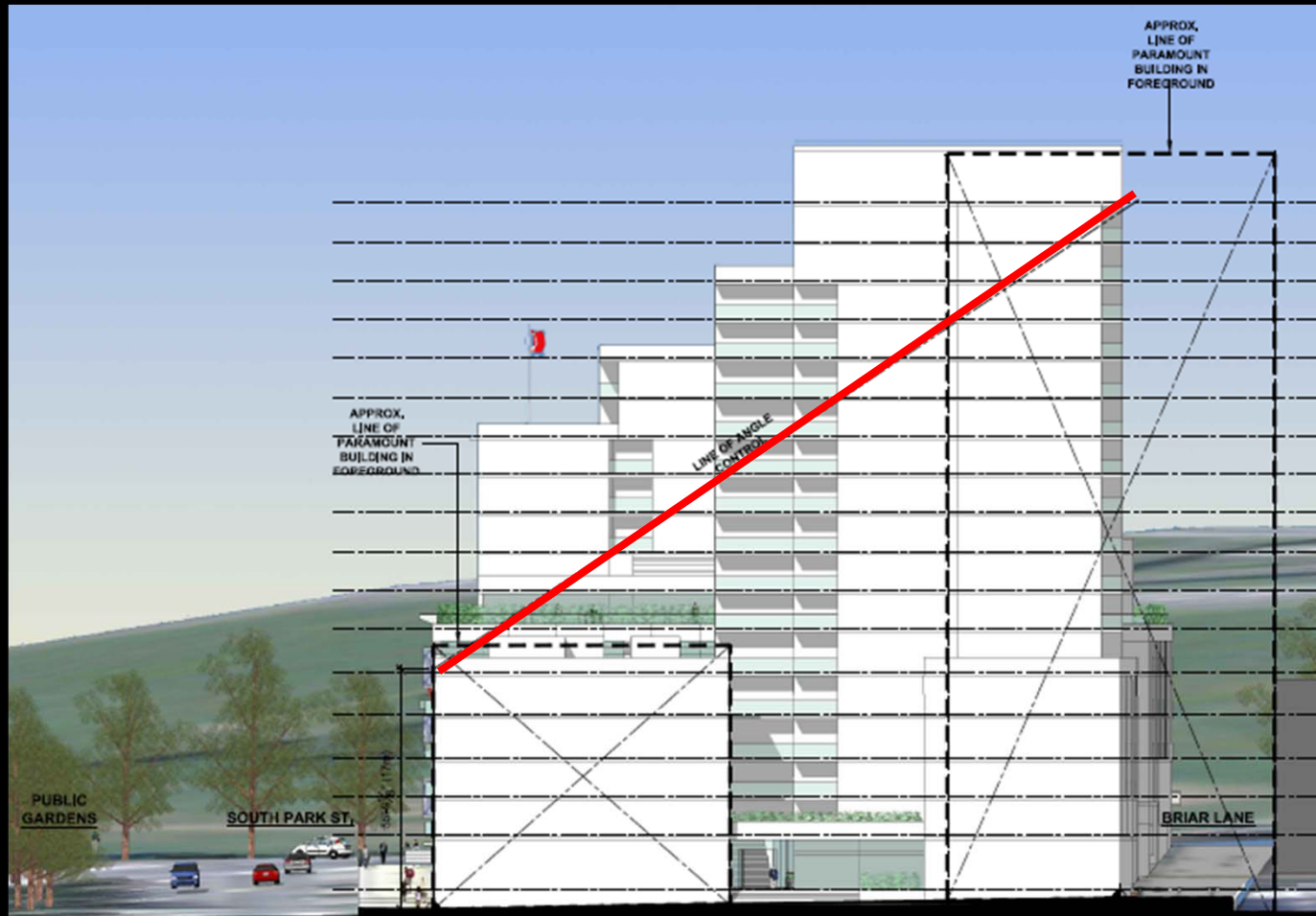
Proposal

Planning Services



Proposal

Planning Services



Review

Planning Services

Notwithstanding the foregoing policies, where a proposed amendment addresses unforeseen circumstances, or is deemed by Council to confer significant economic, or social, or cultural benefits to HRM beyond the bonus zoning provisions of this Plan, such amendments shall be considered by Council at any time regardless of the schedule for reviews.

Review

Planning Services

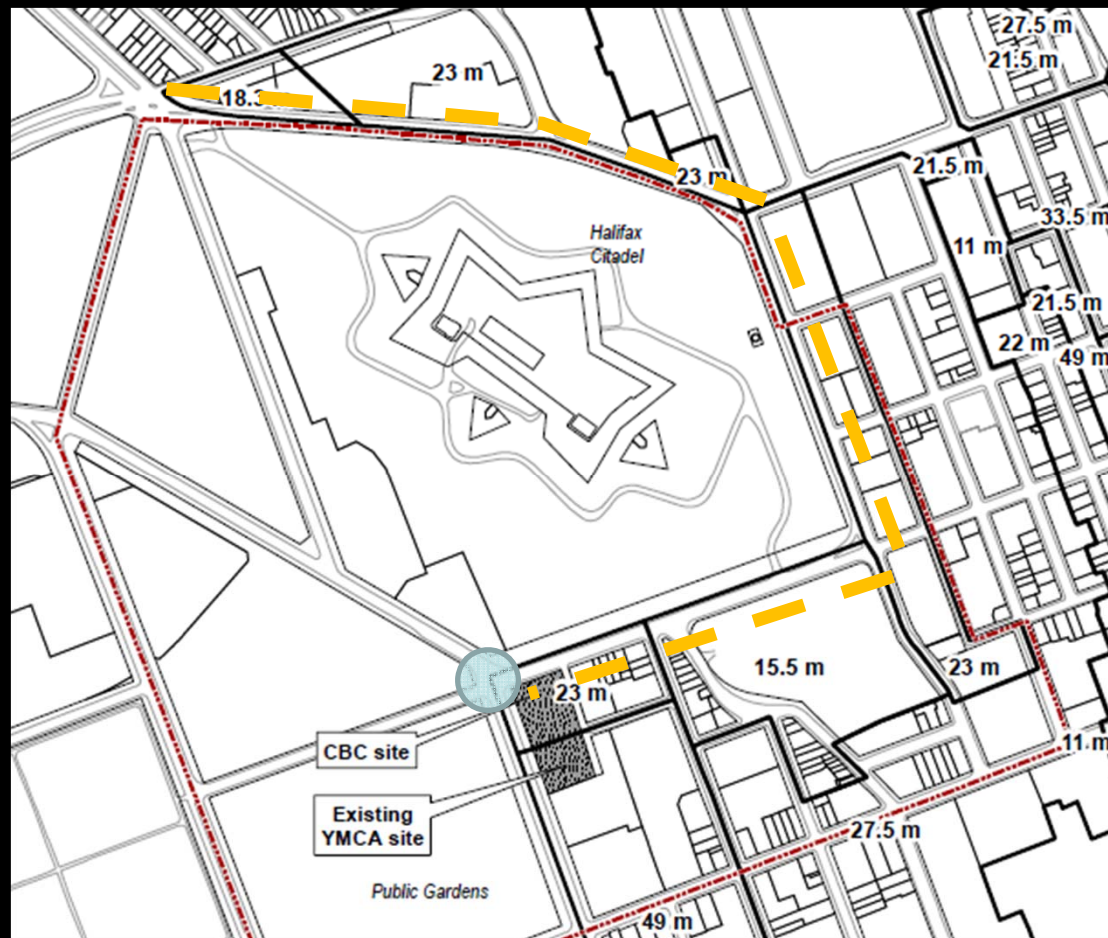
Major Considerations

1. The impact of amending the height requirements
2. The public benefit of a new recreational facility

Review

Planning Services

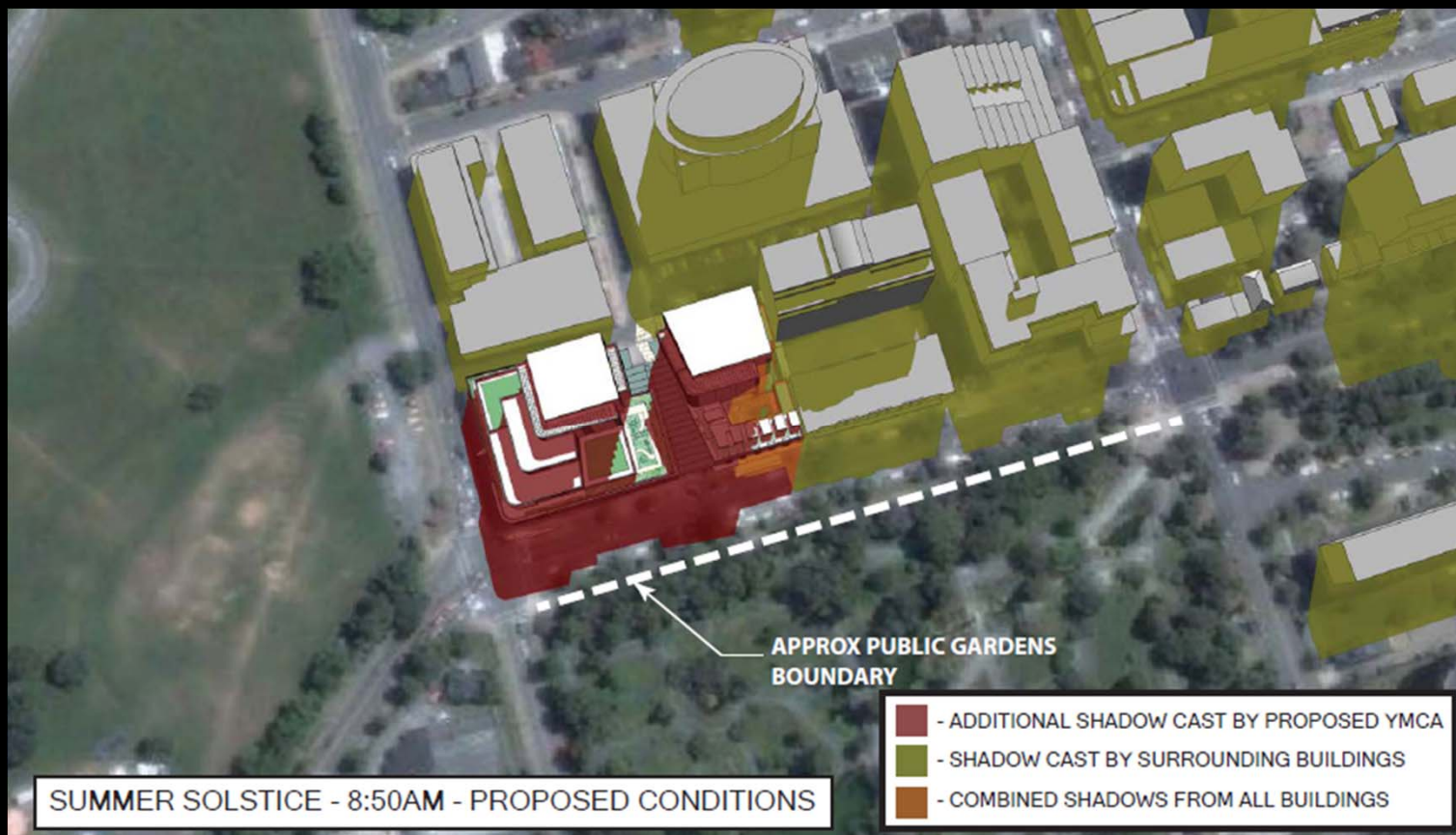
Amending the Height Requirements



Review

Planning Services

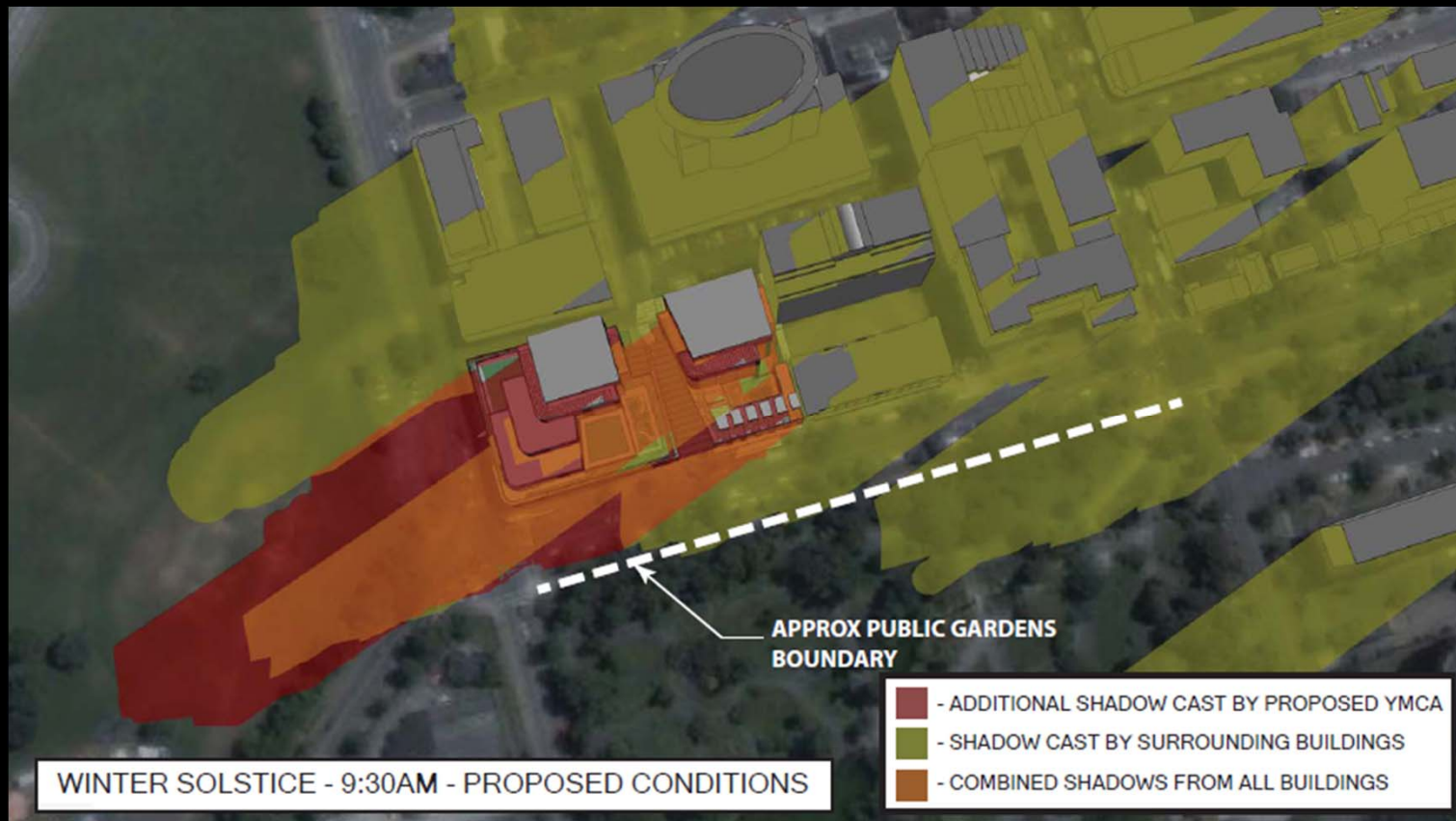
Amending the Height Requirements



Review

Planning Services

Amending the Height Requirements



Review

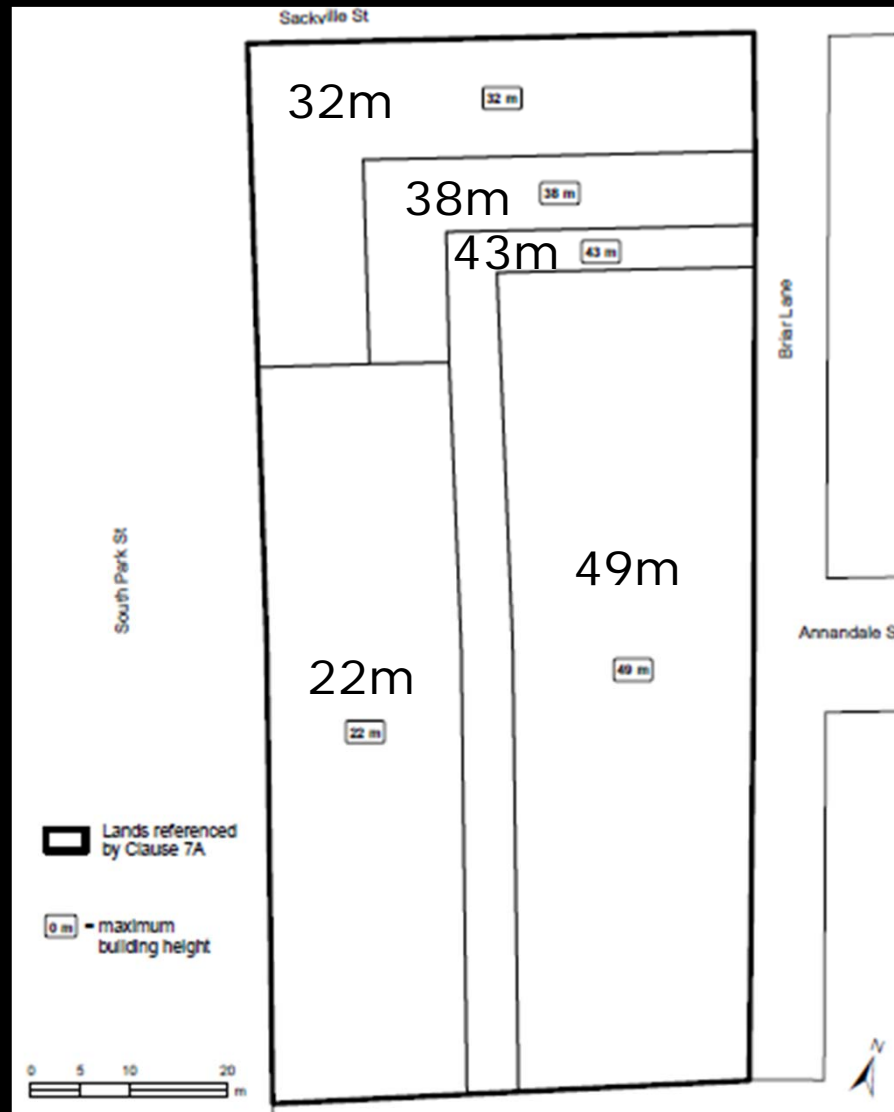
Planning Services

Public Benefit

There is a benefit in a new recreation facility

Amendments

Planning Services



Recommendation

Planning Services

It is recommended that Regional Council approve the proposed amendments to HRM's planning documents