

Case 16773

Planning Services

Second Annual Review of Downtown Halifax Secondary Municipal Planning Strategy and Land Use By-law

Public Hearing
Regional Council – March 26, 2013

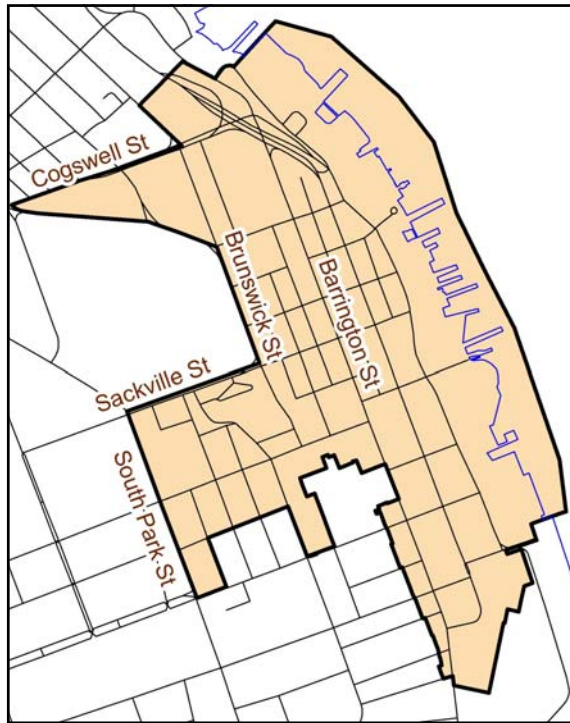


Background

Planning Services

- Plan and By-law have been in effect since October of 2009.
- Living documents and amendments are expected from time to time.
- First set of amendments approved by Council in December of 2011.





Planning Services

Downtown Halifax Plan Area

Reasons for Review

Planning Services

- To correct identified errors and omissions;
- To clarify certain policies and land use provisions; and
- To introduce additional flexibility.

Proposed DHSMPS Amendments

Planning Services

- Amendments to correct mapping errors on 5 maps of Plan.
- Amendments are limited to the removal of Harvey St. parking lot.
- Amendments are required to bring Plan into conformity with HRM Charter.



Harvey Street Parking Lot

Planning Services



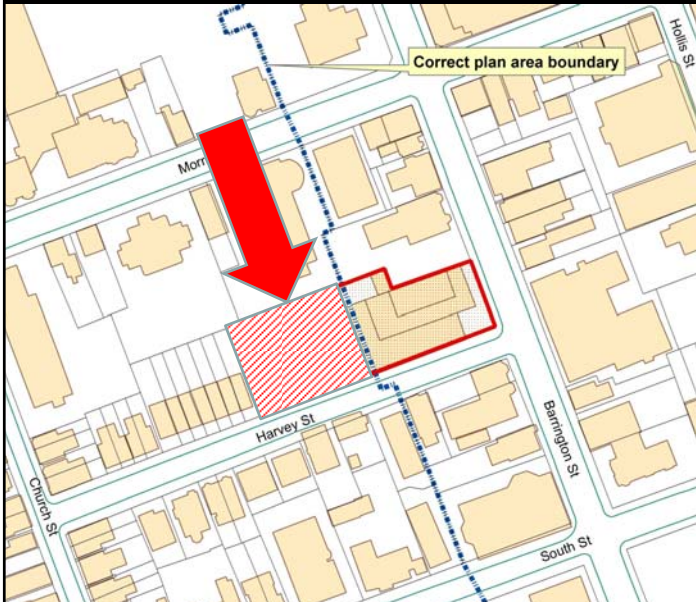
Harvey Street Parking Lot

Planning Services



Harvey Street Parking Lot

Planning Services



Proposed Halifax MPS Amendments

Planning Services

- Consist of 3 map amendments.
- Amendments are needed to reintroduce Harvey Street parking lot into South End Area Plan (Halifax MPS).
- Proposed amendments would also restore Plan designation and height precinct.



Proposed DHLUB Amendments

Planning Services

There are two types of LUB amendments being proposed:

1. Housekeeping amendments
2. Minor amendments



Housekeeping Amendments

Planning Services

1. Amendments to clarify the definitions for:
 - (a) accessory surface parking lot
 - (b) cultural use
 - (c) retail use
2. Amendments to clarify the dwelling unit mix requirement; and
3. Amendments to clarify tower separation distances.



Minor Amendments

Planning Services

- Amendments to allow movie theatres and commercial recreation uses to occupy the ground floor of buildings immediately abutting the streetline of Pedestrian-Oriented Commercial Streets and along waterfront view corridors;



Minor Amendments

Planning Services

- New definitions for “movie theatre” and “adult theatre”, and an amendment to the definition for “adult entertainment use”;



Minor Amendments

Planning Services

- Amendments to exempt change of use, change of tenancy, interior renovations, and commemorative structures, plaques and monuments from site plan approval;



Minor Amendments

Planning Services

- Amendments to change the elevation reference system for residential uses along the Halifax Waterfront from Ordinary High Water Mark to a Canadian Geodetic Vertical Datum standard;



Minor Amendments

Planning Services

- Amendments to allow mezzanine spaces within the minimum ground floor height for those portions of ground floors being occupied by residential uses;



Mezzanine Space



Planning Services

Minor Amendments

Planning Services

- Amendments to introduce the ability to vary the required 4.5-metre minimum ground floor height of buildings; and

Minor Amendments

Planning Services

- Amendments to clarify the Wind Assessment Performance Standards (Schedule S-2).



Recommendation

Planning Services

It is recommended that Regional Council:

Approve the proposed amendments to the Downtown Halifax Secondary MPS, the Halifax MPS and the Downtown Halifax LUB, as contained in Attachments A, B and C of the December 19, 2012 staff report.

