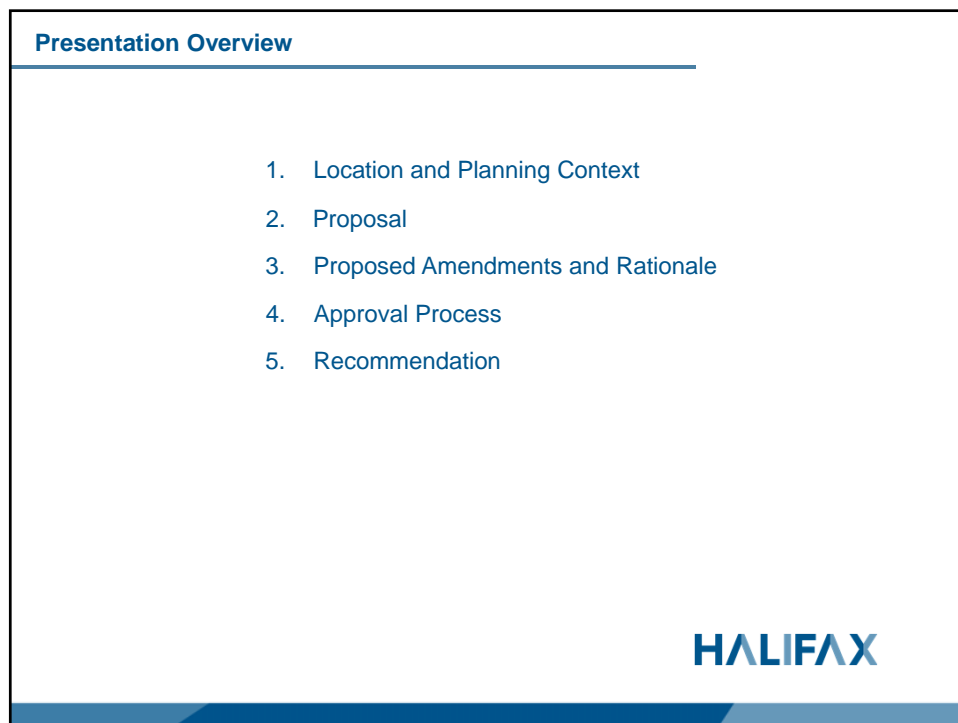
The slide features a blue and white geometric background. The word "HALIFAX" is written in white capital letters on a dark blue background in the top right corner. The main title is centered in blue text: "Case 19353 – Public Hearing", "MPS / LUB Amendments", and "2470 and 2480 Maynard Street". In the bottom left corner, the presenter's name and date are listed: "Richard Harvey, HRM" and "September 20, 2016".

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**Case 19353 – Public Hearing
MPS / LUB Amendments
2470 and 2480 Maynard Street**

Richard Harvey, HRM
September 20, 2016

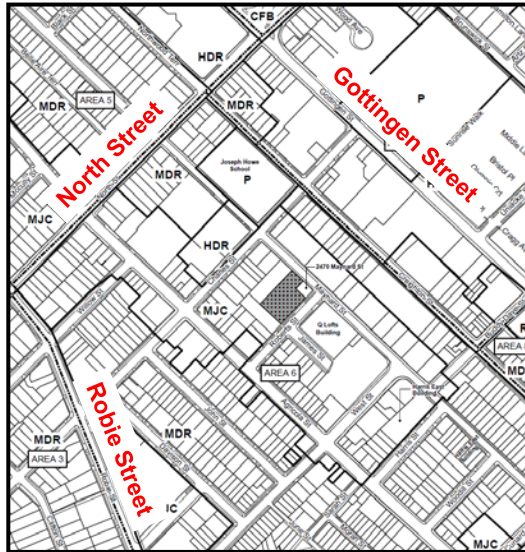
The slide has a white background with a blue header and footer. The header "Presentation Overview" is underlined. A numbered list of five items is centered on the slide. The "HALIFAX" logo is in the bottom right corner.

Presentation Overview

1. Location and Planning Context
2. Proposal
3. Proposed Amendments and Rationale
4. Approval Process
5. Recommendation

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Location and Planning Context



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Location and Planning Context



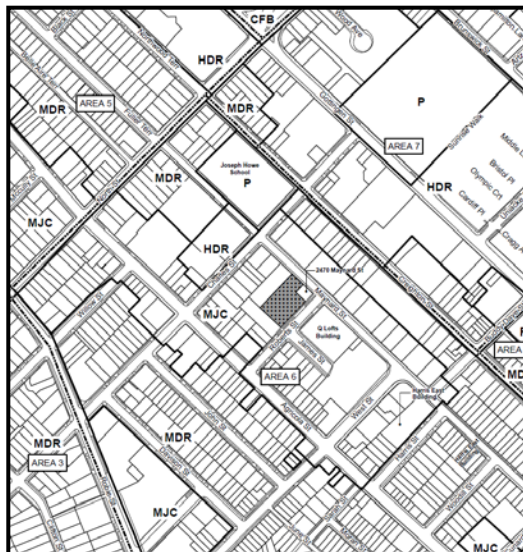
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Location and Planning Context



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Location and Planning Context



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Location and Planning Context



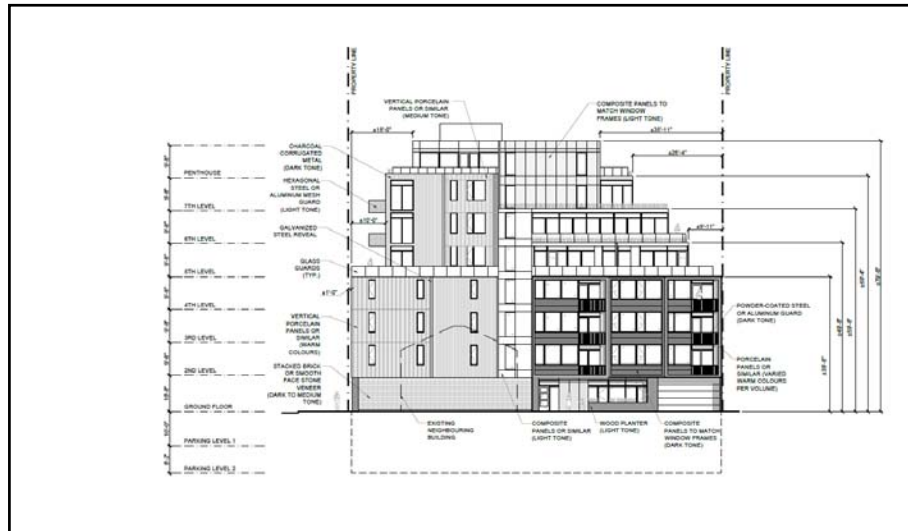
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Proposal



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Proposal

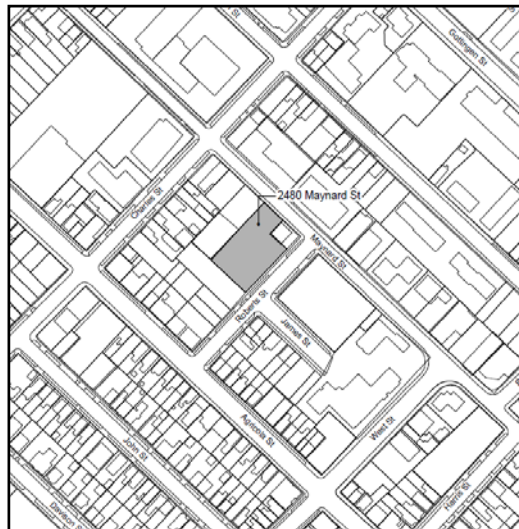


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Proposed Amendments and Rationale

MPS amendments create a policy allowance that allow for the subject site and the corner site to be included in Schedule Q and for such development to be a maximum height of 80

The proposed LUB amendments solely include the subject site (2480) within Schedule Q



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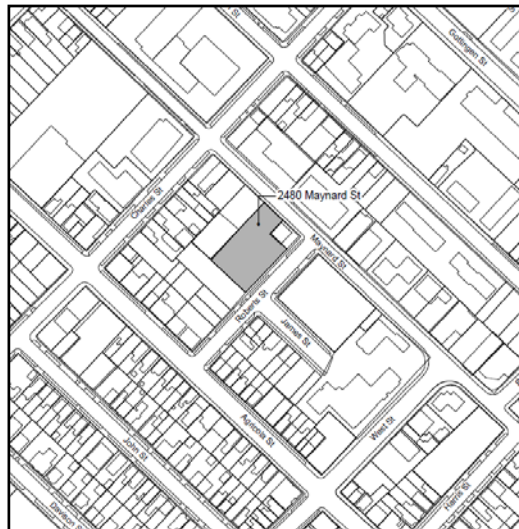
Proposed Amendments and Rationale

The size of the site can accommodate additional height and achieve appropriate setbacks

Surrounded by C-2 uses, no adjoining low density residential uses

Development agreement allows for a higher degree of control

Reasonably consistent with the character of the area



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Approval Process

1. Regional Council is to consider proposed amendments to the Halifax Municipal Planning Strategy and Halifax Peninsula Land Use By-law
2. If approved, Halifax and West Community Council will hold a separate public hearing and then consider the proposed development agreement

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Recommendation

That Halifax Regional Council approve the proposed amendments to the Halifax Municipal Planning Strategy and the Halifax Peninsula Land Use By-law, as contained in Attachments A and B of the staff report dated April 20, 2016

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