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OFFICE OF THE MUNICIPAL CLERK

**For Halifax and West Community Council Consideration on December 3, 2019
Case 21730: Request to amend the Halifax Municipal Planning Strategy and Land Use By-law for
205 Bedford Highway, Halifax**

Item 4	Recommendation Report	
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Community Council Action Required: On November 13th, 2019, Halifax and West Community Council (HWCC) considered a staff report on Case 21730, a proposal to build an eight-storey building at 205 Bedford Highway, Halifax. The staff report HWCC considered on November 13th is provided as an attachment to this memorandum.

On November 13th HWCC passed the following motion:

13.1.3 Case 21730: Request to amend the Halifax Municipal Planning Strategy and Land Use By-law for 205 Bedford Highway, Halifax

MOVED by Councillor Walker, seconded by Councillor Cleary

THAT Halifax and West Community Council recommend that Regional Council:

1. Give First Reading to consider amendments to the Halifax MPS and the Halifax Mainland LUB, to permit an eight-storey mixed-use building at 205 Bedford Highway, by development agreement, subject to a minimum of 18 units of affordable housing dwelling units being provided via incentive or bonus zoning, as set out in Attachments A and B of this report, remove sections 2.3.6.3. and 2.3.6.4 (e), (f) and (g) from Attachment A, and schedule a public hearing.

MOTION PUT AND PASSED.

When considering amendments to Municipal Planning Strategies, Community Councils also provide Regional Council with a recommendation on whether to adopt the proposed Municipal Planning Strategy amendments following a public hearing. It has come to the attention of staff that HWCC did not provide this second recommendation on November 13th.

In addition, it has come to the attention of staff that HWCC’s November 13th motion recommended removing sections 2.3.6.3 and 2.3.6.4 (e), (f) and (g) from Attachment A, but not section 2.3.6.4 (l)(iii). Given these sections relate to railway mitigation (except for section 2.3.6.4 (e)), HWCC should also consider removing section 2.3.6.4(l)(iii) from Attachment A.

The following amended motion and additional motion are provided below for HWCC’s consideration (new text in bold):

Motion: That Halifax and West Community Council recommend that Regional Council:

1. Give First Reading to consider amendments to the Halifax MPS and the Halifax Mainland LUB, to permit an eight-storey mixed-use building at 205 Bedford Highway, by development agreement, subject to a minimum of 18 units of affordable housing dwelling units being provided via incentive or bonus zoning, as set out in Attachments A and B of this report, remove sections 2.3.6.3. and 2.3.6.4 (e), (f), (g) **and (I) (iii)** from Attachment A, and schedule a public hearing. **and**

2. Adopt the proposed amendments to the Halifax Municipal Planning Strategy and the Halifax Mainland Land Use By-law, as set out in Attachment A (as amended by motion of Halifax and West Community Council) and Attachment B of the staff report dated October 25, 2019.