

Item No. 15.4.5

Request for Council's Consideration		
<input checked="" type="checkbox"/> Included on Agenda (Submitted to Municipal Clerk's Office by Noon Thursday)	<input type="checkbox"/> Added Item (Submitted to Municipal Clerk's Office by Noon Monday)	<input type="checkbox"/> Request from the Floor
Date of Council Meeting: August 5th, 2025		
Subject: Mass Timber and Land Use By-law Changes		
Motion for Council to Consider:		
That Halifax Regional Council direct the Chief Administrative Officer to prepare a staff report that:		
<ol style="list-style-type: none">1. Considers amendments to the Regional Centre Secondary Municipal Planning Strategy and Land Use By-Law to further reduce built form barriers to mass timber construction to expedite innovative construction methods for housing including the potential to increase the height of the tall mid-rise built form requirements from 10 storeys to 12 storeys for mass timber construction; and2. Return to Regional Council with an initiation report in the Fall of 2025.		
Reason:		
Regional Plan Phase 4 Policy H-1 as approved by Council supports enabling and expediting innovative construction methods such as mass timber constructed housing. Several barriers to mass timber construction were removed during the Urgent Changes to Housing process, and during the recent provincial Minimum Planning Regulations as part of Regional Plan Phase 4.		
However, additional changes can be made to the Regional Centre Secondary Municipal Planning Strategy and Land Use By-Law to further support mass timber construction, specifically increasing the height of the tall mid-rise built form from 10 storeys to 12 storeys for mass timber construction.		
The proposed motion would direct staff to consider this request within the overall Centre Plan framework and this change is supported by industry.		
Outcome Sought: Staff report to consider built form changes that can further support mass timber and align with Centre Plan goals and objectives.		
<i>Mayor Andy Fillmore</i>	<i>District</i>	