Re: Item No. 12.2

HALIFAX

Case H00520

Amendment to the Bonus Zoning Provisions for Heritage Buildings within the Downtown Halifax Land Use By-law

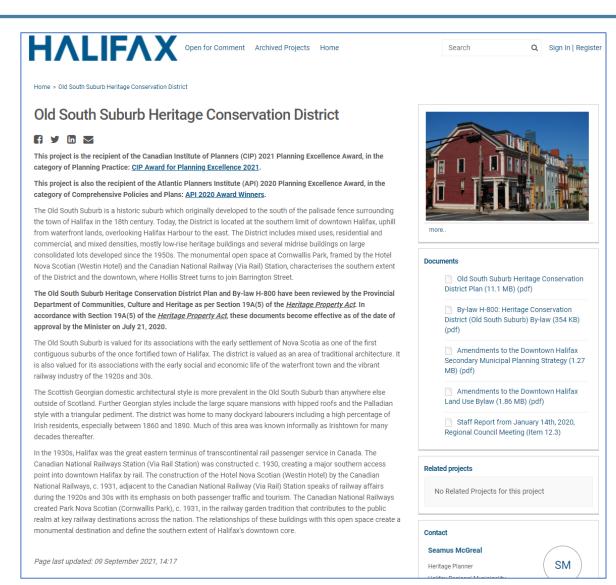
Public Hearing Tuesday, January 25, 2022

Origin

A staff-initiated application to address a discrepancy within the Downtown Halifax Land Use By-law.



Old South Suburb HCD Plan



Supplementary report (Case H00446), dated December 3, 2019, included an unintentional omission of text in the original amendments proposed for the Downtown Halifax LUB.



Existing Downtown Halifax SMPS Policy 18A

Within the Old South Suburb Heritage Conservation District (Precinct 2), HRM may consider a FAR bonus in exchange for the provision of a public benefit, in accordance with the bonus zoning provisions of the Halifax Regional Municipality Charter. HRM shall establish provisions in the Land Use By-law to guide negotiations of appropriate public benefits, which shall be <u>limited to</u>:

- a) <u>conservation of an Old South Suburb heritage property or</u> <u>registered municipal heritage property</u> as shown on Map 7.5; and
- b) <u>cash-in-lieu</u>

Note: This approach is consistent with policy contained in the Old South Suburb HCD Plan, Adopted in 2020.



Proposed Amendment to DHLUB

- (c) Notwithstanding subsection 12(7), the public benefit the developer shall provide under Clause 6.1(b) shall be in the form of one or a combination of the following:
 - i. conservation of an Old South Suburb Heritage Property or registered municipal heritage property as shown on Map 11; or
 - ii. cash-in-lieu,

as may be agreed between the Municipality and the applicant.



Recommendation

The Heritage Advisory Committee and the Design Review Committee recommend that Halifax Regional Council:

Adopt the amendment to the Land Use By-law for Downtown Halifax, as set out in Attachment A.

