

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

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

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# Old South Suburb HCD Plan

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This project is the recipient of the Canadian Institute of Planners (CIP) 2021 Planning Excellence Award, in the category of Planning Practice: [CIP Award for Planning Excellence 2021](#).

This project is also the recipient of the Atlantic Planners Institute (API) 2020 Planning Excellence Award, in the category of Comprehensive Policies and Plans: [API 2020 Award Winners](#).

The Old South Suburb is a historic suburb which originally developed to the south of the palisade fence surrounding the town of Halifax in the 18th century. Today, the District is located at the southern limit of downtown Halifax, uphill from waterfront lands, overlooking Halifax Harbour to the east. The District includes mixed uses, residential and commercial, and mixed densities, mostly low-rise heritage buildings and several midrise buildings on large consolidated lots developed since the 1950s. The monumental open space at Cornwallis Park, framed by the Hotel Nova Scotian (Westin Hotel) and the Canadian National Railway (Via Rail) Station, characterises the southern extent of the District and the downtown, where Hollis Street turns to join Barrington Street.

**The Old South Suburb Heritage Conservation District Plan and By-law H-800 have been reviewed by the Provincial Department of Communities, Culture and Heritage as per Section 19A(5) of the *Heritage Property Act*. In accordance with Section 19A(5) of the *Heritage Property Act*, these documents become effective as of the date of approval by the Minister on July 21, 2020.**

The Old South Suburb is valued for its associations with the early settlement of Nova Scotia as one of the first contiguous suburbs of the once fortified town of Halifax. The district is valued as an area of traditional architecture. It is also valued for its associations with the early social and economic life of the waterfront town and the vibrant railway industry of the 1920s and 30s.

The Scottish Georgian domestic architectural style is more prevalent in the Old South Suburb than anywhere else outside of Scotland. Further Georgian styles include the large square mansions with hipped roofs and the Palladian style with a triangular pediment. The district was home to many dockyard labourers including a high percentage of Irish residents, especially between 1860 and 1890. Much of this area was known informally as Irishtown for many decades thereafter.

In the 1930s, Halifax was the great eastern terminus of transcontinental rail passenger service in Canada. The Canadian National Railways Station (Via Rail Station) was constructed c. 1930, creating a major southern access point into downtown Halifax by rail. The construction of the Hotel Nova Scotian (Westin Hotel) by the Canadian National Railways, c. 1931, adjacent to the Canadian National Railway (Via Rail) Station speaks of railway affairs during the 1920s and 30s with its emphasis on both passenger traffic and tourism. The Canadian National Railways created Park Nova Scotian (Cornwallis Park), c. 1931, in the railway garden tradition that contributes to the public realm at key railway destinations across the nation. The relationships of these buildings with this open space create a monumental destination and define the southern extent of Halifax's downtown core.

Page last updated: 09 September 2021, 14:17

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

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# Existing Downtown Halifax SMPS Policy 18A

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*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 limited to:*

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

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

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# Proposed Amendment to DHLUB

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**(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

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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.