

TO: Mayor Savage and Members of Halifax Regional Council

SUBMITTED BY:

Original Signed by 

Jacques Dubé, Chief Administrative Officer

DATE: May 18, 2022

SUBJECT: **Regional Centre SMPS and LUB, and Downtown Halifax SMPS and LUB Housekeeping Amendments**

ORIGIN

February 8, 2022 Regional Council motion (Item 15.1.4):

THAT Halifax Regional Council direct the Chief Administrative Officer to:

1. Initiate a process to consider amendments to the Regional Centre Secondary Municipal Planning Strategy and Land Use By-law, and Downtown Halifax Secondary Municipal Planning Strategy (SMPS) and Land Use By-law (LUB) to address the housekeeping matters identified in the Discussion section of the staff report dated January 14, 2022; and
2. Follow the public participation program for the SMPS and related LUB amendment (planning documents) as set out in the Community Engagement section of the staff report dated January 14, 2022."

MOTION PUT AND PASSED

LEGISLATIVE AUTHORITY

Halifax Regional Municipality Charter (HRM Charter), Part VIII, Planning & Development

An Act to Amend Chapter 39 of the Acts of 2008, the Halifax Regional Municipality Charter, Respecting Housing, S.N.S. 2022, c. 13, ss. 13-14, as follows:

13 (1) Notwithstanding the *Halifax Regional Municipality Charter*, an applicable municipal planning strategy or any by-law, policy or practice of the Halifax Regional Municipality, where the Halifax Regional Municipality Council is considering adopting or amending a planning document, the Council may not refer the matter to a community council for a recommendation prior to the council's decision on the matter.

(2) Subsection (1) ceases to have effect three years from the date it comes into force.

14 (1) Notwithstanding the *Halifax Regional Municipality Charter*, an applicable municipal planning strategy or any by-law, policy or practice of the Halifax Regional Municipality, where the Halifax Regional Municipality Council is considering any planning decision under Part VIII of the Act or a community council is considering any planning decision it is empowered to make under the policy establishing the community council, the Council or community council may not refer the matter to a planning advisory

committee or any other advisory committee of the Council for a recommendation prior to the Council's or the community council's decision on the matter.

- (2) Subsection (1) ceases to have effect three years from the date it comes into force.

RECOMMENDATION

It is recommended that Regional Council:

1. Give First Reading and schedule a Public Hearing to consider the proposed amendments to the Regional Centre Secondary Municipal Planning Strategy and Land Use By-law, and amendments to the Downtown Halifax Secondary Municipal Planning Strategy and Land Use By-law, as contained in Attachments A-D of this report; and
2. Adopt the proposed amendments to the Regional Centre Secondary Municipal Planning Strategy and Land Use By-law, and amendments to the Downtown Halifax Secondary Municipal Planning Strategy and Land Use By-law, as contained in Attachments A-D of this report.

BACKGROUND

On October 26, 2021, Regional Council approved the Regional Centre Secondary Municipal Planning Strategy (Regional Centre SMPS/Centre Plan) and Regional Centre Land Use By-law (LUB) to guide development and growth within the Regional Centre.

At the October 26, 2021 meeting, Council also requested a supplementary report on five items identified by members of the public at the public hearing. These items along with a small number of other housekeeping amendments were discussed in the [January 14, 2022 staff report¹](#) considered by Regional Council at its February 8, 2022 meeting. Housekeeping amendments limited to the Regional Centre LUB will be presented in a separate staff report to Regional Centre Community Council. This report focuses on proposed housekeeping amendments to the Regional Centre SMPS and Downtown Halifax SMPS and associated LUB amendments for Regional Council's consideration.

The January 14th, 2022 Council report identified the following SMPS and associated LUB housekeeping amendments:

- Adjustment to Map 4, Maximum Building Height Precincts to change the permitted height at 6022 North Street from 14 metres to 17 metres to implement Regional Council direction provided on August 17, 2021 as set out in the Committee of the Whole report dated July 28, 2021 (Attachment A, item 56). The site is zoned HR-1;
- Adjustment to Map 1 and Schedule 2 to re-designate 2253 Brunswick Street (parking lot adjacent to Saint Patrick's Catholic Church) from Established Residential to Institutional, and to re-zone the property from ER-1 to INS while maintaining a maximum height of 11 m (see May 7, 2021 staff report, Attachment K, item 79);
- Adjustment to all applicable SMPS Maps and LUB schedules to clarify that the entire development site for Case 23050, substantive site plan approval for property located at 1740, 1730, and 1724 Granville Street, is maintained under the Downtown Halifax SMPS and LUB. A portion of this site is currently under the Centre Plan planning documents, which has differing bonus zoning requirements. Maintaining the entire development site under the Downtown Halifax SMPS and LUB is consistent with previous Council direction to support a smooth transition for site plan approval applications located in the Downtown Halifax Plan area;
- Revisions to SMPS Policy F-1 and related LUB provisions concerning uses permitted in the CDD-2 Zone without a development agreement to clarify that institutional uses permitted in the CEN-2 Zone are also permitted, instead of only commercial uses; and

¹ See report online at: [Centre Plan Package B – Supplementary Report - Feb 8/22 Regional Council | Halifax.ca](#)

- Adjustments to applicable SMPS Maps and LUB schedules to address inconsistent alignment between designation, zone, maximum height, and floor area ratio (FAR) boundaries for the Halifax Forum site and other areas that may be discovered prior to bringing forward the housekeeping items for Council's consideration.

DISCUSSION

The proposed amendments to the SMPS and LUB documents identified above are contained in Attachments A-D. They represent a number of housekeeping items that are intended to correct minor errors and omissions. In addition, the following minor wording changes are identified by staff to more accurately carry out previous Council direction and correct cross referencing:

- Revise SMPS section 2.9.1.4, Dartmouth Cove Site Specific CDD policies, to remove all remaining references to the 'multi-modal greenway' along Canal Street for consistency with Map 13 and to implement previous Council direction; and
- Revise Policy E-1 to remove an outdated reference to four zones established under the Established Residential Designation and maintain a reference to five zones; and
- Repeal Policy F-6 (2) which states that matters respecting the subdivision of land use in development agreements for Comprehensive Development Districts are subject to and subordinate to the Regional Subdivision By-law. This is to allow HRM to exercise its new power under recent amendments to the HRM Charter (Bill 137), which allow development agreements to contain matters that a subdivision by-law may contain, if required.
- Amending Policy IM-12 to clarify that an incentive or bonus zoning agreement may be required but is not mandatory in developments subject to development agreements and where only cash-in-lieu is provided;
- Clarifying minimum separation distances above a streetwall height for any portions of a main building based on building typologies with separation distances ranging from 6 metres between mid-rise building typologies, 12.5 metres between tall mid-rise typologies, and 25 metres for high-rise building typologies along with new definitions in the Land Use by-law for mid-rise typology, tall mid-rise typology, and high-rise typology and associated LUB amendments;
- Amending Policy IM-35 and adding Policy IM-35.5 to provide for site specific provisions for three in-progress applications for required separation distances for portions of buildings above a streetwall consistent with previous Package A provisions. These include the Quingate Special Area, PID 00136341, and PID 00092932.
- Amending Map 1 and Map 4 to apply a COR Zone and a maximum height of 20 metres at 276 Windmill Road (PID 41491200), which is a remnant parcel attached to PID 00091207 with the same civic address.

The above amendments are aligned with existing policies and will help facilitate the clearer administration of the SMPS.

FINANCIAL IMPLICATIONS

The HRM costs associated with carrying out the recommendations contained in this can be accommodated within the approved 2022-23 operating budget.

RISK CONSIDERATION

There are no significant risks associated with the recommendations contained within this report. The proposed amendments to the LUB may be considered under existing SMPS policies. Regional Council has the discretion to make decisions that are consistent with the SMPS, and such decisions may be appealed to the N.S. Utility and Review Board. Amendments to the SMPS and amendments to the LUB required to

carry out concurrent amendments to the SMPS may not be appealed. Information concerning risks and other implications of adopting the proposed LUB amendments are contained within the Discussion section of this report.

COMMUNITY ENGAGEMENT

The community engagement process is consistent with the intent of the HRM Community Engagement Strategy and the January 14, 2022 staff report. The level of community engagement was consultation, achieved through providing information and seeking comments through the HRM website, and outreach to affected property owners. Extensive public feedback was received as part of the Centre Plan process, but no additional comments were received through the website for this process.

A public hearing must be held by Regional Centre Community Council before they can consider approval of the proposed amendments. Should Regional Council decide to proceed with a public hearing on amendments, a notice of the public hearing will be published on the municipal website. The proposed amendments will potentially impact local residents and property owners.

ENVIRONMENTAL IMPLICATIONS

No environmental implications were identified.

ALTERNATIVES

1. Regional Council may choose to approve the proposed amendments to the RCSMPS, RCLUB, DHSMPS and DHLUB with modifications; this may require a supplementary report. A decision of Council to not approve the proposed SMPS amendments is not appealable to the N.S. Utility & Review Board as per Section 262 of the *HRM Charter*.
2. Regional Council may choose to refuse the proposed amendments to the RCSMPS, RCLUB, DHSMPS and DHLUB. A decision to not approve the proposed amendments may result in errors, omissions, and may impact the development of certain properties.

ATTACHMENTS

Attachment A: Proposed Amendments to the Regional Centre Secondary Municipal Planning Strategy

Attachment B: Proposed Amendments to the Regional Centre Land Use By-law

Attachment C: Proposed Amendments to the Downtown Halifax Secondary Municipal Planning Strategy

Attachment D: Proposed Amendments to the Downtown Halifax Land Use By-law

A copy of this report can be obtained online at halifax.ca or by contacting the Office of the Municipal Clerk at 902.490.4210.

Report Prepared by: Kasia Tota, Principal Planner, P&D Community Policy, 902-292-2934

ATTACHMENT A

PROPOSED AMENDMENTS TO THE REGIONAL CENTRE SECONDARY MUNICIPAL PLANNING STRATEGY

BE IT ENACTED by the Council of the Halifax Regional Municipality that the *Regional Centre Secondary Municipal Planning Strategy* is hereby amended as follows:

1. Amend Policy F-1 a), as shown below in **bold**, by adding the words “and institutional uses” immediately after the words “commercial uses”.

Policy F-1

The Land Use By-law shall establish two zones that permit new large-scale developments only by development agreement, in accordance Policy F-6. The zones shall permit limited land uses and development opportunities without a development agreement and through the as-of-right process, as follows:

- a) The Comprehensive Development District 2 (CDD-2) Zone shall be applied to sites that are intended to be developed into large-scale mixed-use communities. In this zone, the only developments permitted without a development agreement shall be limited to commercial uses **and institutional uses** permitted in the CEN-2 Zone, and any new building or an addition to an existing building shall be:

2. Repeal Policy F-6 (2) in its entirety, as shown below in ~~strikeout~~.

Policy F-6

~~(2) A development agreement for any lands zoned CDD-2 and CDD-1 requires a provision that matters respecting the subdivision of land, including parkland dedication and the location of roads, are subject and subordinate to the Regional Subdivision By-law and the provisions of the HRM Charter.~~

3. Amend Policy F-11 d), as shown below in ~~strikeout~~, by repealing sub-clause ii) in its entirety.

Policy F-11

- d) Site and building design support a compact, mixed-use neighbourhood, generally consistent with built forms illustrated on Map 13, and by:
 - i) generally meeting the built form regulations as set out in the Land Use By-law,
 - ii) ~~providing wider setbacks along the length of Canal Street to create a Canal Street Greenway,~~

4. Amend Policy F-11 g), as shown below in ~~strikeout~~, by removing the words “animate the

greenway and” immediately after the words “Canal Street to” and before the word “stimulate”.

Policy F-11 g)

- i) supports continuous pedestrian-oriented commercial uses such as retail and restaurants with patios along the ground floors facing Canal Street to ~~animate the greenway and~~ stimulate pedestrian movement between the waterfront and Portland Street;

5. Amend Policy F-11 i) iv), as shown below in ~~strikeout~~, by removing the words “shared with the Greenway” immediately after the words “precinct border” and before the comma and words “, as shown on Map 13”.

Policy F-11 i)

iv) creates a pedestrian pathway along the precinct border ~~shared with the Greenway~~, as shown on Map 13,

6. Amend Policy E-1, as shown below in ~~strikeout~~, by deleting the words “four (4)” immediately after the word “establish” and before the words “five (5) zones”.

Policy E-1

The Land Use By-law shall establish ~~four (4)~~five (5) zones within the Established Residential Designation as follows:

7. Amend Policy IM-35, as shown below in **bold**, by adding the words “and required separation distances above the streetwall height for any portions of the same main building,” immediately after the words “ up to 30 metres in height” and immediately before the words “consistent with the applicable built form requirements under Centre Plan Package A”.

Policy IM-35

To support the transition to this Plan concerning the development of the former St. Patrick’s High School Site fronting on Quinpool Road, the Land Use By-law shall establish the Quingate (Q) Special Area to enable two tall mid-rise buildings facing Windsor Street to rise up to 30 metres in height **and site specific required separation distances above the streetwall height for any portions of the same main building**, consistent with the applicable built form requirements under Centre Plan Package A.

8. Insert Policy IM-35.5 immediately after Policy IM-35 and immediately before Policy IM-36, as shown below in **bold**, as follows:

Policy IM-35.5

To support the transition to this Plan concerning the development of certain sites in advanced stages of planning, the Land Use By-law shall permit reduced required separation distances above the streetwall height for any portions of the same main building for the following properties and identified building typologies:

- a) PID 00136341: between mid-rise and tall mid-rise; and
- b) PID 00092932: between tall mid-rise and another tall mid-rise.

9. Amend preamble of Section 9.6 Site Plan Approval, as shown in **bold** by inserting a space and the word “By” immediately following the words “Land Use” and before the hyphen and the word “law”:

Site plan approval is a planning tool enabled by the HRM Charter that can vary Land Use By-law requirements, subject to identified criteria, and require public consultations prior to an application for site plan approval being submitted to the Municipality. Under this Plan, site plan approval requirements are established for requests to vary certain Land Use **By-law** requirements to:

10. Amend Policy IM-12, as shown below in ~~strikeout~~, by deleting the word “shall” immediately after the word “require” and before the word “incentive” and by replacing the word “may” as shown in **bold**;

The Land Use By-law ~~shall~~**may** require incentive or bonus zoning agreements, or money-in-lieu for any development that exceeds a floor area of 2,000 square metres in:

- a) the DD, DH, CEN-2, CEN-1, COR, HR-2, and HR-1 Zones, up to the maximum FAR and maximum building height, as shown on Map 3 and Map 4; and
- b) applicable development agreements.

11. Amend “Map 1: Urban Structure Designations” to redesignate 2253 Brunswick Street (PID 00148528) from the Established Residential Designation to the Institutional Employment Designation.
12. Amend “Map 1: Urban Structure Designations” to redesignate 276 Windmill Road (PID 41491200) from Established Residential Designation to Corridor Designation.
13. Amend “Map 3: Maximum Floor Area Ratio Precincts” to apply the Maximum Floor Area Precinct of 8 to the portion of for PID 00004010 (Halifax Forum Site) which is designated as CEN, as shown on Map 1.
14. Amend “Map 4: Maximum Building Height Precincts” to change the permitted height at 6022 North Street (PID 00147579) from 14 metres to 17 metres.
15. Amend “Map 4: maximum Building Height Precincts to change the permitted height at 276 Windmill Road (PID 41491200) from 11 metres to 20 metres.

16. Amend the text in the legend of “Map 22: Converted Multi-Unit Buildings – Schmitdville Heritage Conservation District“, as shown below in **bold** and ~~strikeout~~, by deleting the words “Converted Multiple Dwelling Houses Permitted”, that are located between the words to “Schmitdville Heritage Buildings” and “Commercial Use Properties”, and replacing them with the words “Properties where a Multi-Unit Dwelling Use Containing 5 to 10 Units is Permitted”.

Schmitdville Heritage Building

~~Converted Multiple Dwelling Houses Permitted~~ **Properties where a Multi-Unit Dwelling Use Containing 5 to 10 Dwelling Units is Permitted**

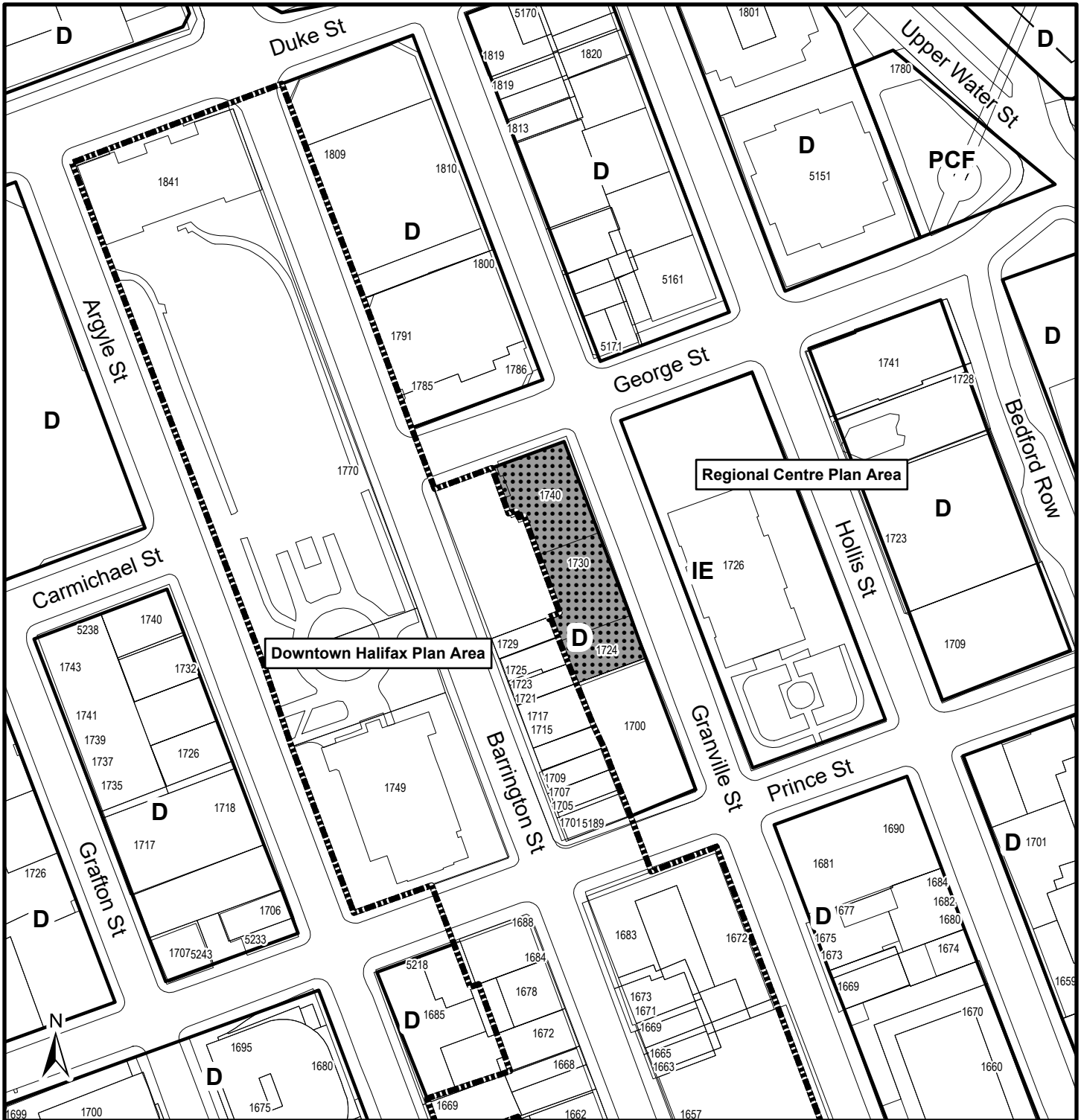
Commercial Use Properties

17. Amend the following Maps to remove that portion of PID 00002626 (1740 – 1744 Granville Street), as shown on Attachment A-1, from the plan area of the *Regional Centre Secondary Municipal Planning Strategy*:
- a) Map 1: Urban Structure Designations
 - b) Map 2: Downtown Dartmouth and Downtown Halifax Precincts
 - c) Map 3: Maximum Floor Area Ratio Precincts
 - d) Map 4: Maximum Building Height Precincts
 - e) Map 8: Central Blocks within Downtown Halifax
 - f) Map 9: Established Residential Precincts
 - g) Map 16: Regional Centre Waterfront View Corridors
 - h) Map 17: Shadow Impact Assessment Protocol – Identified Areas
 - i) Map 19: Pedestrian-Oriented Commercial Streets; and
 - j) Map 20: Proposed Heritage Conservation District Study Areas.

THIS IS TO CERTIFY that the by-law of which this is a true copy was duly passed at a duly called meeting of the Council of Halifax Regional Municipality held on the ____ day of _____, A.D., 20_____.


GIVEN under the hand of the Municipal Clerk and under the Corporate Seal of the said Municipality this ____ day of _____, A.D., 20_____.

Municipal Clerk



**Attachment A-1
Proposed Amendments to the Regional Centre SMPS**

PID 00002626
(1740-1724 Granville Street, Halifax)

 Area proposed to be removed from Regional Centre SMPS removing D (Downtown) designation and added to Downtown Halifax SMPS

Designation - Regional Centre

- D Downtown
- PCF Park and Community Facility



Regional Centre
Plan Area

This map is an unofficial reproduction of a portion of the Generalized Future Land Use Map for the plan area indicated.

The accuracy of any representation on this plan is not guaranteed.

ATTACHMENT B

PROPOSED AMENDMENTS TO THE REGIONAL CENTRE LAND USE BY-LAW

BE IT ENACTED by the Council of the Halifax Regional Municipality that the *Regional Centre Land Use By-law* is hereby amended as follows:

1. Amend "Schedule 2: Zone Boundaries" to change the zone at 2253 Brunswick Street (PID 00148528) from the ER-2 zone to the INS zone.
2. Amend "Schedule 2: Zone Boundaries" to change the zone at 276 Windmill Road (PID 41491200) from ER-3 zone to COR zone.
3. Amend "Schedule 15: Maximum Building Height Precincts" to change the maximum permitted height at 276 Windmill Road (PID 41491200) from 11 metres to 20 metres.
4. Amend "Schedule 15: Maximum Building Height Precincts" to change the maximum permitted height at 6022 North Street (PID 00147579) from 14 metres to 17 metres.
5. Amend "Schedule 17: Maximum Floor Area Ratio Precincts" to extend the Maximum Floor Area Precinct of 8.0 FAR to the same portion of the lot identified by PID 00004010 over which the CEN-2 zone is applied to, as shown on Schedule 2: Zone Boundaries.
6. Amend the text in the legend of "Schedule 23: Schmidville Heritage Buildings", as shown below in **bold** and ~~strikeout~~, by deleting the words "Converted Multiple Dwelling Houses Permitted", that are located between the words "Schmidville Heritage Buildings" and "Commercial Use Properties", and replacing them with the words "Properties where a Multi-Unit Dwelling Use Containing 5 to 10 Dwelling Units is Permitted".

Schmidville Heritage Building

~~Converted Multiple Dwelling Houses Permitted~~ **Properties where a Multi-Unit Dwelling Use Containing 5 to 10 Dwelling Units is Permitted**

Commercial Use Properties

7. Amend the following Schedules to remove that portion of PID 00002626 (1740-1724 Granville Street), as shown on Attachment B-1 Proposed Amendments to the Regional Centre LUB, from the area of the *Regional Centre Land Use By-law*:
 - (a) Schedule 1: Regional Centre Land Use By-law Boundary;
 - (b) Schedule 2: Zone Boundaries;
 - (c) Schedule 3A: Downtown Dartmouth Special Areas;
 - (d) Schedule 3B: Downtown Halifax Special Areas;
 - (e) Schedule 3C: Established Residential Special Areas and Sub-Areas;
 - (f) Schedule 3D: University and College Special Areas;
 - (g) Schedule 3E: Watercourse Special Areas;

- (h) Schedule 3F: Other Special Areas;
- (i) Schedule 9: Landmark Buildings;
- (j) Schedule 15: Maximum Building Height Precincts;
- (k) Schedule 17: Maximum Floor Area Ratio Precincts;
- (l) Schedule 18: Minimum Front & Flanking Setback;
- (m) Schedule 19: Maximum Front and Flanking Setbacks;
- (n) Schedule 20: Maximum Streetwall Heights – Downtown Halifax Zone;
- (o) Schedule 25: View Terminus Sites;
- (p) Schedule 49: Accessory Parking Prohibition – Downtown Halifax Zone;
- (q) Schedule 50: Incentive or Bonus Zoning Rate Districts; and
- (r) Schedule 51: Shadow Impact Assessment Protocol – Identified Areas.

8. Amend Section 34, as shown below in **bold**, by adding the words “or institutional uses” immediately after the words “commercial uses” in both Subsections 34(1) and 34(2).

- 34 (1) Subject to Section 490, the only uses that are permitted in the CDD-2 zone, without a development agreement, shall be commercial uses **or institutional uses** permitted in the CEN-2 zone.
- 2) Subject to Subsection 34(3) and Section 490, the only additions or new buildings, containing commercial uses **or institutional uses** that are permitted in the CDD-2 zone, without a development agreement, shall be:

9. Amend Part V, Chapter 1, as shown below in ~~strikeout~~, by repealing Section 90.

- 90 ~~In Part V, a main building’s typology is determined by its height, and the height of each building typology is included in the applicable definition contained in Part XVII for:~~
- ~~(a) a low-rise building;~~
 - ~~(b) a mid-rise building;~~
 - ~~(c) a tall mid-rise building; and~~
 - ~~(d) a high-rise building.~~

10. Amend Subsection 103(3), as shown below in **bold** and ~~strikeout~~, by:

- (a) adding the words “determination of” in Clause 103(3)(b) immediately after the word “the” and immediately before the words “building typology classification”;
- (b) deleting the words and number “typology classification listed in Section 90” in Clause 103(3)(b) and replacing them with the words, numbers, brackets, and commas “height for a low-rise building, a mid-rise building, a tall mid-rise building, or a high-rise building, as defined in Subsections 499(145), 499(160), 499(252), or 499(115)”;
- (c) deleting the word “or” at the end of Clause 103(3)(b); and
- (d) adding a new Clause 103(3)(b.5) immediately below Clause 103(3)(b) and immediately above Clause 103(3)(c).

103 (3) Features listed in Table 8 shall not count towards:

- (a) the overall building height;
- (b) the ~~determination of building typology classification listed in Section 90~~ **height for a low-rise building, a mid-rise building, a tall mid-rise building, or a high-rise building, as defined in Subsections 499(145), 499(160), 499(252), or 499(115); or**
- (b.5) the determination of a mid-rise typology, a tall mid-rise typology, or a high-rise typology, as defined in Subsections 499(160.5), 499(252.5), or 499(115.5); or**
- (c) the height determination for a pedestrian wind impact assessment report under Clause 10(j).

11. Amend Subsection 103(9), as shown below in **bold** and ~~strikeout~~, by:

- (a) deleting the word “or” from Clause 103(9)(a);
- (b) adding the words “determination of” in Clause 103(9)(b) immediately after the word “the” and immediately before the words “building typology classification”;
- (c) deleting the words, number, and period “typology classification listed in Section 90.” in Clause 103(9)(b) and replacing them with the words, numbers, brackets, commas, and semi-colon “height for a low-rise building, a mid-rise building, a tall mid-rise building, or a high-rise building, as defined in Subsections 499(145), 499(160), 499(252), or 499(115); or”; and
- (d) adding a new Clause 103(9)(c) immediately below Clause 103(9)(b) and before Section 104.

103 (9) Features contained in Subsections 103(7) and 103(8) shall not count towards:

- (a) the overall building height; ~~or~~
- (b) the ~~determination of building typology classification listed in Section 90.~~ **height for a low-rise building, a mid-rise building, a tall mid-rise building, or a high-rise building, as defined in Subsections 499(145), 499(160), 499(252), or 499(115); or**
- (c) the determination of a mid-rise typology, a tall mid-rise typology, or a high-rise typology, as defined in Subsections 499(160.5), 499(252.5), or 499(115.5).**

12. Amend Subsection 104(2), as shown below in **bold** and ~~strikeout~~, by:

- (a) deleting the word “or” at the end of Clause 104(2)(a);
- (b) adding the words “determination of” in Clause 104(2)(b) immediately after the word “the” and immediately before the words “building typology classification”;
- (c) deleting the words, number, and period “typology classification listed in Section 90.” in Clause 104(2)(b) and replacing them with the words, numbers, brackets, commas, and semi-colon “height for a low-rise building, a mid-rise building, a tall mid-rise building, or a high-rise building, as defined in Subsections 499(145), 499(160), 499(252), or 499(115); or”; and
- (d) adding a new Clause 104(2)(c) immediately below Clause 104(2)(b) and immediately above Section 105.

- 104 (2) A sloped roof under Subsection 104(1) shall not count towards:
- (a) the overall building height, as shown on Schedule 15; or
 - (b) the **determination of building typology classification listed in Section 90. height for a low-rise building, a mid-rise building, a tall mid-rise building, or a high-rise building, as defined in Subsections 499(145), 499(160), 499(252), or 499(115);** or
 - (c) **the determination of a mid-rise typology, a tall mid-rise typology, or a high-rise typology, as defined in Subsections 499(160.5), 499(252.5), or 499(115.5).**

13. Amend Section 126, as shown below in **bold** and ~~strikeout~~, by:

- (a) adding a new Subsection 126(2.5) immediately below Subsection 126(2); and
- (b) deleting the words “of the same main building or tower portions” in Subsection 126(3).

- 126 (1) Excluding pedways or tunnels, where more than one main building is permitted on a lot in Subsection 89(3), a minimum required separation distance of 4.0 metres shall be provided between main buildings.
- (2) Where more than one portion of any main building protrudes above grade, a minimum required separation distance of 4.0 metres shall be provided between the above grade portions.
- (2.5) Above the streetwall height, any portions of the same main building shall be separated by a minimum required distance of:**
- (a) 6.0 metres between a mid-rise typology and another mid-rise typology;**
 - (b) 6.0 metres between a mid-rise typology and a tall mid-rise typology;**
 - (c) 12.5 metres between a mid-rise typology and a high-rise typology;**
 - (d) 12.5 metres between a tall mid-rise typology and another tall mid-rise typology;**
 - (e) 12.5 metres between a tall mid-rise typology and a high-rise typology;**
or
 - (f) 25.0 metres between a high-rise typology and another high-rise typology.**
- (3) ~~Tower portions of the same main building or tower portions~~ of two or more main buildings on the same lot shall be separated by a minimum required distance of 25.0 metres.

14. Amend Section 173, as shown below in **bold** and ~~strikeout~~, by:

- (a) adding a new Subsection 173(2.5) immediately below Subsection 173(2);
- (b) deleting the words “of the same main building or tower portions” in Subsection 173(3); and

- (c) adding two new Subsections immediately below the repealed Subsection 173(3).
- 173
- (1) Excluding pedways or tunnels, where more than one main building is permitted on a lot in Subsection 89(3), a minimum required separation distance of 4.0 metres shall be provided between main buildings.
 - (2) Where more than one portion of any main building protrudes above grade, a minimum required separation distance of 4.0 metres shall be provided between the above grade portions.
 - (2.5) Subject to Subsections 173(4) and 173(5), above the streetwall height, any portions of the same main building shall be separated by a minimum required distance of:**
 - (a) 6.0 metres between a mid-rise typology and another mid-rise typology;**
 - (b) 6.0 metres between a mid-rise typology and a tall mid-rise typology;**
 - (c) 12.5 metres between a mid-rise typology and a high-rise typology;**
 - (d) 12.5 metres between a tall mid-rise typology and another tall mid-rise typology;**
 - (e) 12.5 metres between a tall mid-rise typology and a high-rise typology;**
or
 - (f) 25.0 metres between a high-rise typology and another high-rise typology.**
 - (3) ~~Tower portions of the same main building or tower portions of two or more main buildings on the same lot shall be separated by a minimum required distance of 25.0 metres.~~
 - (4) For the property identified by PID 00136341, the minimum required separation distance between a mid-rise typology and a high-rise typology shall be 4.0 metres.**
 - (5) For the Quingate Special Area, above the streetwall height, any portions of the same main building shall be separated by a minimum required distance of:**
 - (a) 12.0 metres between portions of the main building up to 30.0 metres in height; and**
 - (b) 25.0 metres between portions of the main building greater than 30.0 metres in height.**
15. Amend Section 192, as shown below in **bold**, by adding a new Subsection 192(3) immediately below Subsection 192(2) and immediately above Section 193.
- 192
- (1) Excluding pedways or tunnels, where more than one main building is permitted on a lot in Subsection 89(3), a minimum required separation distance of 4.0 metres shall be provided between main buildings.

- (2) Where more than one portion of any main building protrudes above grade, a minimum required separation distance of 4.0 metres shall be provided between the above grade portions.
- (3) **Above the streetwall height, any portions of the same main building shall be separated by a minimum required distance of:**
 - (a) **6.0 metres between a mid-rise typology and another mid-rise typology;**
 - (b) **6.0 metres between a mid-rise typology and a tall mid-rise typology;**
or
 - (c) **12.5 metres between a tall mid-rise typology and another tall mid-rise typology.**

16. Amend Section 209, as shown below in **bold** and ~~strikeout~~, by:

- (a) adding a new Subsection 209(2.5) immediately below Subsection 209(2);
- (b) deleting the words “of the same main building or tower portions” in Subsection 209(3);
and
- (c) adding a new Subsection 209(4) immediately below the repealed Subsection 209(3).

- 209
- (1) Excluding pedways or tunnels, where more than one main building is permitted on a lot in Subsection 89(3), a minimum required separation distance of 4.0 metres shall be provided between main buildings.
 - (2) Where more than one portion of any main building protrudes above grade, a minimum required separation distance of 4.0 metres shall be provided between the above grade portions.
 - (2.5) **Subject to Subsection 209(4), above the streetwall height, any portions of the same main building shall be separated by a minimum required distance of:**
 - (a) **6.0 metres between a mid-rise typology and another mid-rise typology;**
 - (b) **6.0 metres between a mid-rise typology and a tall mid-rise typology;**
 - (c) **12.5 metres between a mid-rise typology and a high-rise typology;**
 - (d) **12.5 metres between a tall mid-rise typology and another tall mid-rise typology;**
 - (e) **12.5 metres between a tall mid-rise typology and a high-rise typology;**
or
 - (f) **25.0 metres between a high-rise typology and another high-rise typology.**
 - (3) Tower portions ~~of the same main building or tower portions~~ of two or more main buildings on the same lot shall be separated by a minimum required distance of 25.0 metres.

- (4) For the property identified by PID 00092932, the minimum required separation distance between a tall mid-rise typology and another tall mid-rise typology shall be 10.0 metres.

17. Amend Section 265, as shown below in **bold** and ~~strikeout~~, by:

- (a) adding a new Subsection 265(2.5) immediately below Subsection 265(2); and
(b) deleting the words “of the same main building or tower portions” in Subsection 265(3).

265 (1) Excluding pedways or tunnels, where more than one main building is permitted on a lot in Subsection 89(3), a minimum required separation distance of 4.0 metres shall be provided between main buildings.

- (2) Where more than one portion of any main building protrudes above grade, a minimum required separation distance of 4.0 metres shall be provided between the above grade portions.

(2.5) Above the streetwall height, any portions of the same main building shall be separated by a minimum required distance of:

- (a) **6.0 metres between a mid-rise typology and another mid-rise typology;**
(b) **6.0 metres between a mid-rise typology and a tall mid-rise typology;**
(c) **12.5 metres between a mid-rise typology and a high-rise typology;**
(d) **12.5 metres between a tall mid-rise typology and another tall mid-rise typology;**
(e) **12.5 metres between a tall mid-rise typology and a high-rise typology;**
or
(f) **25.0 metres between a high-rise typology and another high-rise typology.**

- (3) Tower portions ~~of the same main building or tower portions~~ of two or more main buildings on the same lot shall be separated by a minimum required distance of 25.0 metres.

18. Amend Section 280, as shown below in **bold** and ~~strikeout~~, by:

- (a) deleting the words “of the same main building or tower portions” in Subsection 280(2); and
(b) adding a new Subsection 280(3) immediately below the repealed Subsection 280(2).

280 (1) Excluding pedways or tunnels, where more than one main building is permitted on a lot in Subsection 89(3), a minimum required separation distance of 0.0 metre shall be provided between main buildings.

- (2) Tower portions ~~of the same main building or tower portions~~ of two or more main buildings on the same lot shall be separated by a minimum required distance of 25.0 metres.

- (3) **Above the streetwall height, any portions of the same main building shall be separated by a minimum required distance of:**
 - (a) **12.5 metres between a mid-rise typology and a high-rise typology;**
 - (b) **12.5 metres between a tall mid-rise typology and a high-rise typology;**
or
 - (c) **25.0 metres between a high-rise typology and another high-rise typology.**

19. Amend Section 295, as shown below in **bold** and ~~strikeout~~, by:

- (a) adding a new Subsection 295(2.5) immediately below Subsection 295(2); and
- (b) deleting the words “of the same main building or tower portions” in Subsection 295(3).

- 295 (1) Excluding pedways or tunnels, where more than one main building is permitted on a lot in Subsection 89(3), a minimum required separation distance of 4.0 metres shall be provided between main buildings.
- (2) Where more than one portion of any main building protrudes above grade, a minimum required separation distance of 4.0 metres shall be provided between the above grade portions.

(2.5) Above the streetwall height, any portions of the same main building shall be separated by a minimum required distance of:

- (a) **6.0 metres between a mid-rise typology and another mid-rise typology;**
- (b) **6.0 metres between a mid-rise typology and a tall mid-rise typology;**
- (c) **12.5 metres between a mid-rise typology and a high-rise typology;**
- (d) **12.5 metres between a tall mid-rise typology and another tall mid-rise typology;**
- (e) **12.5 metres between a tall mid-rise typology and a high-rise typology;**
or
- (f) **25.0 metres between a high-rise typology and another high-rise typology.**

- (3) Tower portions ~~of the same main building or tower portions~~ of two or more main buildings on the same lot shall be separated by a minimum required distance of 25.0 metres.

20. Amend Section 394, as shown below in **bold** and ~~strikeout~~, by:

- (a) deleting the word “or” immediately after the semi-colon in Clause 394(1)(k);
- (b) deleting the period at the end of Clause 394(1)(l) and replacing it with a semi-colon; and
- (c) adding three new Subclauses immediately below Subclause 394(1)(l) and immediately before Subsection 394(2).

- 394 (1) The following requirements may be varied by site plan approval to support the unique functional needs of the land uses listed under Clause 394(2)(b):
- (a) maximum front or flanking setbacks (Sections 113, 134, 160, or 179);
 - (b) maximum side setbacks (Subsection 135(6));
 - (c) maximum streetwall height (Sections 117, 137, 164, 183, 200, 217, 258, 273, or 288);
 - (d) minimum streetwall height (Sections 118, 138, 165, 184, 201, 218, 259, 274, or 289);
 - (e) streetwall stepbacks (Sections 119, 139, 166, 185, 202, 219, 260, 275, or 290);
 - (f) recessed portions and cantilevers within streetwalls (Sections 120, 141, 167, 186, 203, 220, 261, 276, or 291);
 - (g) streetwall articulation for buildings with a streetwall width 64.0 metres or less (Section 359);
 - (h) streetwall articulation for buildings with a streetwall width greater than 64.0 metres (Section 360);
 - (i) grade-oriented premises (Sections 123, 144, 170, 189, or 206);
 - (j) number of pedestrian entrances along streetwalls in an INS, UC-2, UC-1, PCF, or RPK zone (Section 365);
 - (k) side and rear stepbacks (Sections 125, 172, 191, 208, 223, 264, 279, or 294); ~~or~~
 - (l) maximum building dimensions, excluding tower portions (Subsections 174(1), 193(1), or 210(1));
 - (m) minimum separation distance requirement between a mid-rise typology and another mid-rise typology (Clauses 173(2.5)(a), 192(3)(a), 209(2.5)(a), 265(2.5)(a), or 295(2.5)(a));**
 - (n) minimum separation distance between a mid-rise typology and a tall mid-rise typology (Clauses 173(2.5)(b), 192(3)(b), 209(2.5)(b), 265(2.5)(b), or 295(2.5)(b)); or**
 - (o) minimum separation distance requirement between a tall mid-rise typology and another tall mid-rise typology (Clauses 173(2.5)(d), 192(3)(c), 209(2.5)(d), 265(2.5)(d), or 295(2.5)(d)).**
- (2) When considering a site plan approval under Subsection 394(1), the following criteria shall be met:
- (a) the lot that is the subject of the proposed site plan is located within a DD, DH, CEN-2, CEN-1, COR, HR-2, HR-1, CLI, INS, UC-2, UC-1, PCF, or RPK zone;
 - (b) a minimum of 80% of the floor area of the building contains one or more of the following uses:
 - (i) community recreation use,
 - (ii) convention centre use,
 - (iii) cruise ship terminal use,
 - (iv) cultural use,
 - (v) library use,

- (vi) major spectator venue use,
 - (vii) minor spectator venue use,
 - (viii) public building use,
 - (ix) religious institution use,
 - (x) school use, or
 - (xi) university or college use;
- (c) the applicant demonstrates that each variation requested under Subsection 394(1) is needed to address conflicts with the intended use of the building; and
 - (d) there are no blank walls facing a street or a park use.

21. Amend Section 395, as shown below in **bold** and ~~strikeout~~, by:

- (a) deleting the word “or” immediately after the semi-colon in Clause 395(1)(l);
- (b) deleting the period at the end of Clause 395(1)(m) and replacing it with a semi-colon; and
- (c) adding three new Subclauses immediately below Subclause 395(1)(m) and immediately before Subsection 395(2).

- 395 (1) The following requirements may be varied by site plan approval to support unique and innovative building designs for the land uses listed under Clause 395(2)(b):
- (a) maximum front or flanking setbacks (Sections 113, 134, 160, or 179);
 - (b) maximum side setbacks (Subsection 135(6));
 - (c) maximum streetwall height (Sections 117, 137, 164, 183, 200, 217, 258, 273, or 288);
 - (d) minimum streetwall height (Sections 118, 138, 165, 184, 201, 218, 259, 274, or 289);
 - (e) streetwall stepbacks (Sections 119, 139, 166, 185, 202, 219, 260, 275, or 290);
 - (f) recessed portions and cantilevers within streetwalls (Sections 120, 141, 167, 186, 203, 220, 261, 276, or 291);
 - (g) streetwall articulation for buildings with a streetwall width 64.0 metres or less (Section 359);
 - (h) streetwall articulation for buildings with a streetwall width greater than 64.0 metres (Section 360);
 - (i) grade-oriented premises (Sections 123, 144, 170, 189, or 206);
 - (j) number of pedestrian entrances along streetwalls in an INS, UC-2, UC-1, PCF, or RPK zone (Section 365);
 - (k) side and rear stepbacks (Sections 125, 172, 191, 208, 223, 264, 279, or 294);
 - (l) maximum building dimensions, excluding tower portions (Subsections 174(1), 193(1), or 210(1)); ~~or~~
 - (m) projecting signs (Section 464);

- (n) **minimum separation distance requirement between a mid-rise typology and another mid-rise typology (Clauses 173(2.5)(a), 192(3)(a), 209(2.5)(a), 265(2.5)(a), or 295(2.5)(a));**
- (o) **minimum separation distance between a mid-rise typology and a tall mid-rise typology (Clauses 173(2.5)(b), 192(3)(b), 209(2.5)(b), 265(2.5)(b), or 295(2.5)(b)); or**
- (p) **minimum separation distance requirement between a tall mid-rise typology and another tall mid-rise typology (Clauses 173(2.5)(d), 192(3)(c), 209(2.5)(d), 265(2.5)(d), or 295(2.5)(d)).**

(2) When considering a site plan approval under Subsection 395(1), the following criteria shall be met:

- (a) the lot that is the subject of the proposed site plan is located within a DD, DH, CEN-2, CEN-1, COR, HR-2, HR-1, CLI, INS, UC-2, UC-1, PCF, or RPK zone;
- (b) a minimum of 80% of the floor area of the building contains one or more of the following uses:
 - (i) community recreation use,
 - (ii) convention centre use,
 - (iii) cruise ship terminal use,
 - (iv) cultural use,
 - (v) library use,
 - (vi) major spectator venue use,
 - (vii) minor spectator venue use,
 - (viii) public building use,
 - (ix) religious institution use,
 - (x) school use, or
 - (xi) university or college use;
- (c) the applicant demonstrates that each variation requested under Subsection 395(1) is needed to support a unique and innovative building design that emphasizes the site through the submission of information and architectural drawings that compare the building's design:
 - (i) under applicable requirements of this By-law without a variation, and
 - (ii) with the requested variation;
- (d) there are no blank walls facing a street or a park use; and
- (e) an at-grade open space shall be provided along the streetline that is accessible to pedestrians and is a minimum of 5.0% of the total lot size.

22. Amend Subsection 472(5), as shown below in **bold** and ~~strikeout~~, by deleting the words "an incentive or bonus zoning agreement shall be required" and replacing them with the words "the Development Officer may require the applicant to enter into an incentive or bonus zoning agreement".

- 472 (5) Where an applicant provides incentive or bonus zoning in accordance with Subsection 472(2), ~~an incentive or bonus zoning agreement shall be required~~ **the Development Officer may require the applicant to enter into an incentive or bonus zoning agreement.**

23. Amend Section 484(4), as shown below in **bold** and ~~strikeout~~, by:
- a) adding a colon “:” and Subclause “484(4)(a)” immediately after the words “Council delegates the authority to” and immediately before the words “enter into”;
 - b) deleting the period “.” and adding the word “and” and a semicolon “;” immediately after the words “on behalf of the Municipality” in Subclause 484(4)(a); and
 - c) adding Subclause 484(4)(b) immediately after Subclause 484(4)(b).

Incentive or Bonus Zoning Agreement

- 484 (1) An incentive or bonus zoning agreement shall contain terms respecting:
- (a) the identification of the development site;
 - (b) design drawings, provided by the applicant, for any required or provided public benefit;
 - (c) where required by the Development Officer, detailed construction drawings, site plans, specifications, cost estimates, or appraisals prepared by an appraiser for any required or provided public benefit;
 - (d) the identification of any conditions required by the Municipality before the public benefit is accepted;
 - (e) where required, provisions for the auditing and reporting of public benefits; and
 - (f) any other terms or conditions the Development Officer requires.
- (2) An incentive or bonus zoning agreement shall be signed by the owner.
- (3) Subject to Subsections 484(4) and 484(5), and in accordance with Section 31A of the Charter, Council delegates to the Development Officer the authority to:
- (a)** enter into an incentive or bonus zoning agreement, or an amendment to an incentive or bonus zoning agreement, on behalf of the Municipality; **and**
 - (b) the authority to:**
 - (i) discharge an incentive or bonus zoning agreement in whole or in part, in accordance with the terms of the incentive or bonus zoning agreement or with the concurrence of the property owner, and**
 - (ii) sign the discharge, including a discharge agreement, on behalf of the Municipality.**

- (4) In accordance with Subsection 31A(5) of the Charter, where an incentive or bonus zoning agreement entered into by the Development Officer commits the Municipality to any expenditure, the agreement has no force or effect until approved by Council.
- (5) In accordance with Subsection 31A(4) of the Charter, an incentive or bonus zoning agreement entered into by the Development Officer, or an amendment to such an agreement, shall be signed by the Mayor and the Municipal Clerk on behalf of the Municipality.

24. Amend Section 499, as shown below in **bold**, by adding a new Subsection 499(115.5) immediately below Subsection 499(115) and immediately above Subsection 499(116).

(115.5) High-Rise Typology means a portion of a main building, above the height of a streetwall, that:

- (a) **within the DH Zone, exceeds a height of 33.5 metres above the average finished grade to the top of the roof;**
- (b) **within the Quingate (Q) Special Area, as shown on Schedule 3F, exceeds a height of 30.0 metres above the average finished grade to the top of the roof;**
or
- (c) **in all other areas, exceeds a height of 26.0 metres above the average finished grade to the top of the roof.**

25. Amend Section 499, as shown below in **bold**, by adding a new Subsection 499(160.5) immediately below Subsection 499(160) and immediately above Subsection 499(161).

(160.5) Mid-Rise Typology means a portion of a main building, above the height of a streetwall, that is:

- (a) **no more than 20.0 metres in height above the average finished grade to the top of the roof; and**
- (b) **not connected above the height of streetwall to any other portion of the building that would exceed a height of 20.0 metres from average finished grade.**

26. Amend Section 499, as shown below in **bold**, by adding a new Subsection 499(252.5) immediately below Subsection 499(252) and immediately above Subsection 499(253).

(252.5) Tall Mid-Rise Typology means a portion of a main building, above the height of a streetwall, that:

- (a) **within the Quingate (Q) Special Area, as shown on Schedule 3F:**
 - (i) **has an overall height from average finished grade to top of the roof that is greater than 20.0 metres, but not higher than 30.0 metres, and**

(ii) that is not connected above the height of the streetwall to any other portion of the building that would exceed a height of 30.0 metres from average finished grade; or

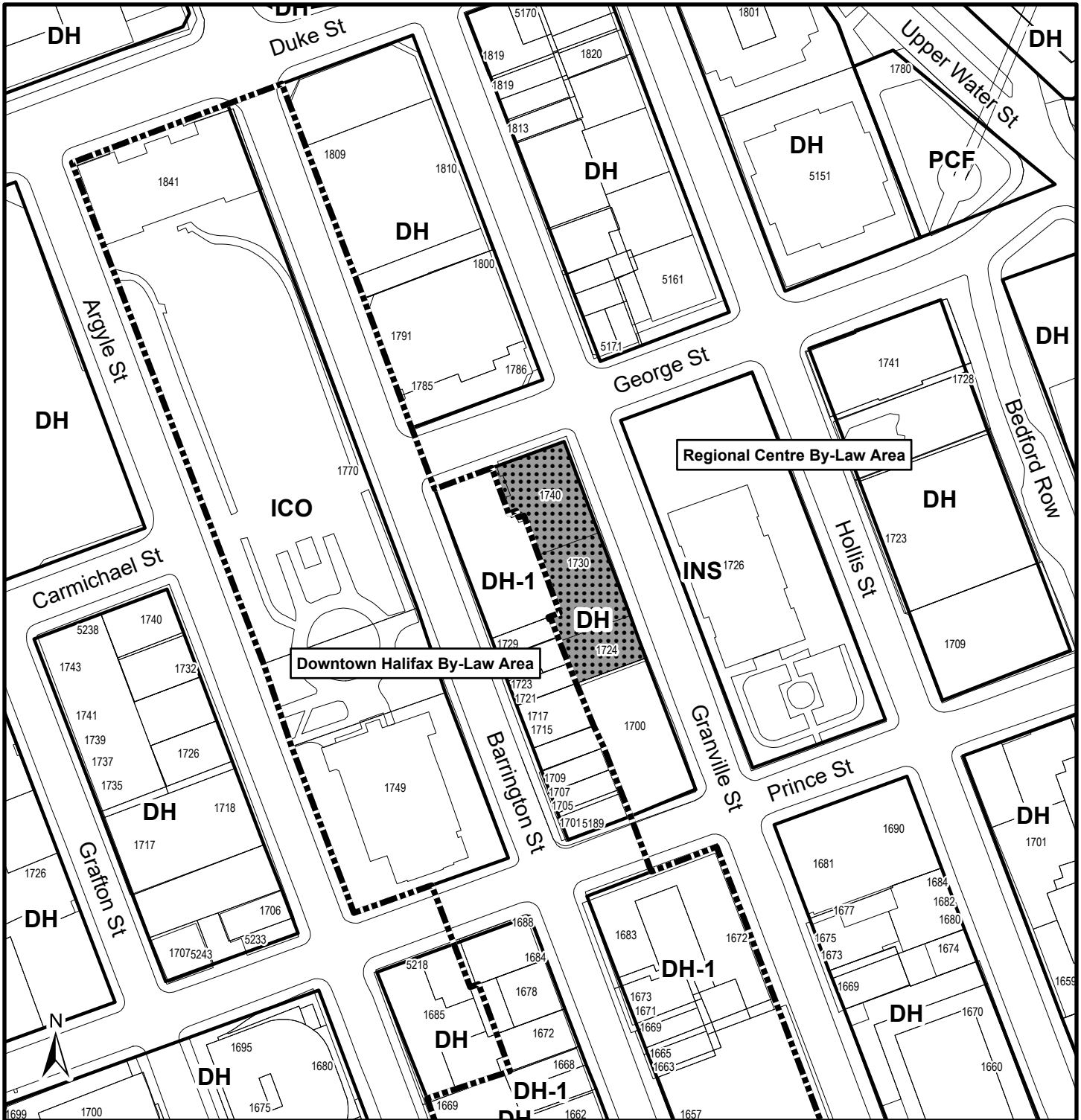
(b) in all other areas:

- (i) has an overall height from average finished grade to top of the roof that is greater than 20.0 metres, but not higher than 26.0 metres, and
- (ii) that is not connected above the height of the streetwall to any other portion of the building that would exceed a height of 26.0 metres from average finished grade.

THIS IS TO CERTIFY that the by-law of which this is a true copy was duly passed at a duly called meeting of the Council of Halifax Regional Municipality held on the ____ day of _____, A.D., 20_____.

GIVEN under the hand of the Municipal Clerk and under the Corporate Seal of the said Municipality this ____ day of _____, A.D., 20_____.

Municipal Clerk




**Attachment B-1
Proposed Amendments to the Regional Centre LUB**

HALIFAX

PID 00002626
(1740-1724 Granville Street, Halifax)

Zone - Regional Centre
 DH Downtown
 INS Institutional
 PCF Parks and Community Facilities



 Area proposed to be removed from Regional Centre LUB removing DH (Downtown Halifax) zone and added to Downtown Halifax LUB and zoned DH-1 (Downtown Halifax) zone.

Zone - Downtown Halifax
 DH-1 Downtown Halifax
 ICO Institutional, Cultural and Open Space

This map is an unofficial reproduction of a portion of the Zoning Map for the plan area indicated.

Regional Centre
Land Use By-Law Area

The accuracy of any representation on this plan is not guaranteed.

ATTACHMENT C

PROPOSED AMENDMENTS TO THE DOWNTOWN HALIFAX SECONDARY MUNICIPAL PLANNING STRATEGY

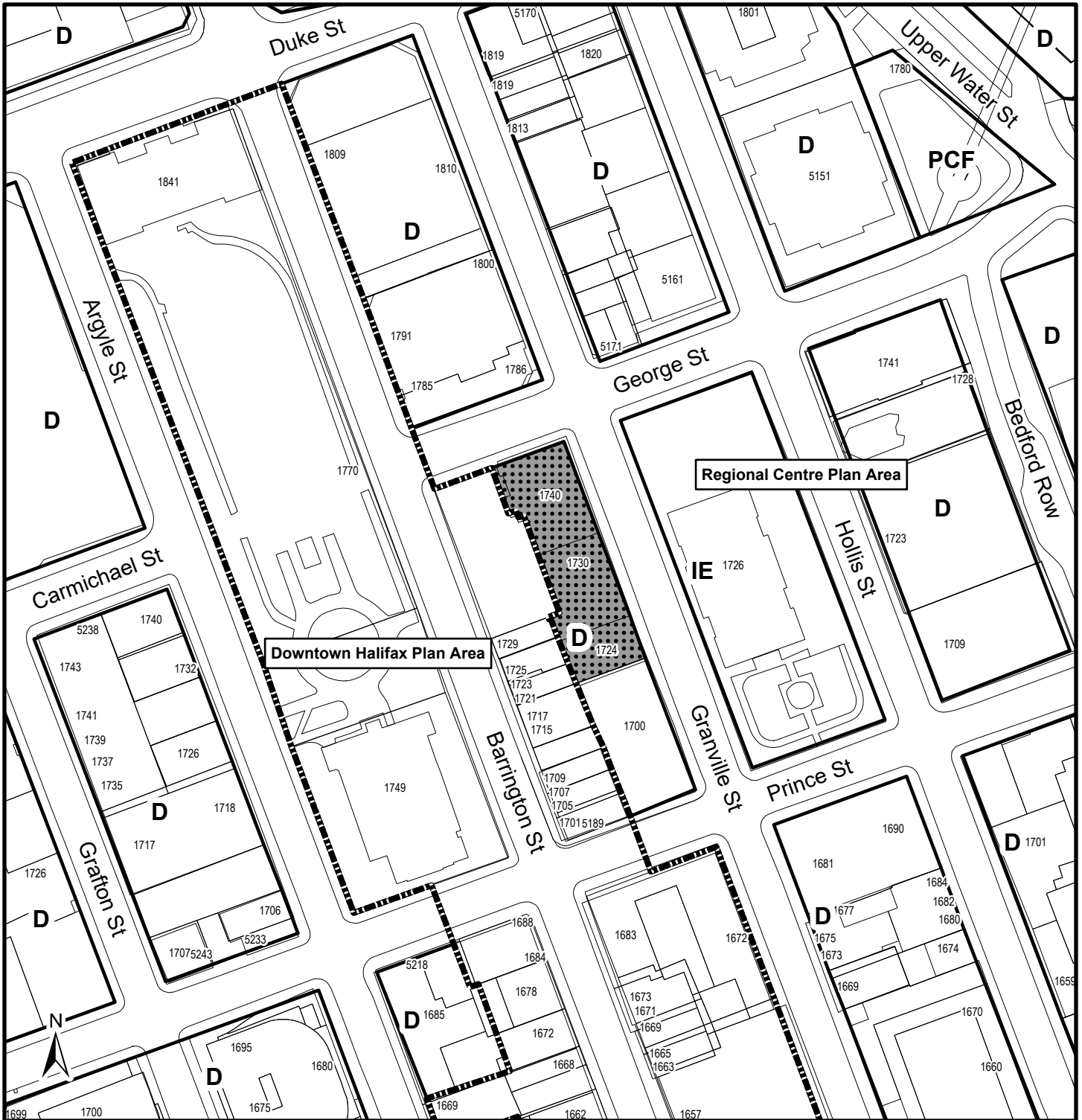
BE IT ENACTED by the Council of the Halifax Regional Municipality that the *Downtown Halifax Secondary Municipal Planning Strategy* is hereby amended as follows:

1. Amend the following Maps to add that portion of PID 00002626 (1740-1724 Granville Street), as shown on Attachment C-1 Proposed Amendments to the Downtown Halifax SMPS, to the Plan Area of the *Downtown Halifax Secondary Municipal Planning Strategy (SMPS)*, as follows:
 - a) "Map 1: Plan Area";
 - b) "Map 2: Precincts in Lower Central Downtown (LCB)";
 - c) "Map 3: Central Blocks";
 - d) "Map 4: Maximum Pre-Bonus Heights";
 - e) "Map 5: Maximum Post-Bonus Heights";
 - f) "Map 6: Heritage Resources";
 - g) "Map 8: Vacant Sites";
 - h) "Map 9: Streetscape Typologies";
 - i) "Map 10: Open Spaces";
 - j) "Map 11: Views";
 - k) "Map 12: Prominent Visual Terminus Sites";
 - l) "Map 13a: Street Network Plan"; and
 - m) "Map 13b: Street Network Plan (Bicycle Routes)".
2. Amend "Map 2: Precincts in Lower Central Downtown (LCB)" to apply the LCB Precinct to that portion of PID 00002626 as shown on Attachment C-1;
3. Amend "Map 3: Central Blocks" to apply "Central Block" to that portion of PID 00002626 as shown on Attachment C-1;
4. Amend "Map 4: Maximum Pre-Bonus Heights" to apply a maximum pre-bonus height of 28 metres to that portion of PID 00002626 as shown on Attachment C-1;
5. Amend Map 5: Maximum Post-Bonus Heights" to apply a post-bonus maximum height of 28 metres to that portion of PID 00002626 as shown on Attachment C-1; and
6. Amend "Map 9: Streetscape Typologies" to apply "Supporting Street" to that portion of PID 00002626 as shown on Attachment C-1;

THIS IS TO CERTIFY that the by-law of which this is a true copy was duly passed at a duly called meeting of the Council of Halifax Regional Municipality held on the ____ day of _____, A.D., 20_____.

GIVEN under the hand of the Municipal Clerk and under the Corporate Seal of the said Municipality this ____ day of _____, A.D., 20_____.

Municipal Clerk




**Attachment C-1
Proposed Amendments to the Downtown Halifax SMPS**

HALIFAX

PID 00002626
(1740-1724 Granville Street, Halifax)

Designation - Regional Centre



 Area proposed to be removed from Regional Centre SMPS removing D (Downtown) designation and added to Downtown Halifax SMPS

D Downtown
PCF Park and Community Facility

This map is an unofficial reproduction of a portion of the Generalized Future Land Use Map for the plan area indicated.

Regional Centre
Plan Area

The accuracy of any representation on this plan is not guaranteed.

ATTACHMENT D

PROPOSED AMENDMENTS TO THE DOWNTOWN HALIFAX LAND USE BY-LAW

BE IT ENACTED by the Council of the Halifax Regional Municipality that the *Downtown Halifax Land Use By-Law* be amended as follows:

1. Amend the title of Map 1 in the Table of Contents as shown below in ~~strikeout~~, by deleting the words “and Schedule W” after the word “Zoning”.

Map 1: Zoning ~~and Schedule W~~..... 45
2. Amend Subsection 5(2) as shown below in ~~strikeout~~, by deleting the words “and Schedule” after the word “Zoning”.

(20) The following maps and schedules form an official part of this By-law:

Map 1 Zoning ~~and Schedule~~
3. Amend Subsection 6(2) as shown below in ~~strikeout~~, by deleting the words “and Schedule” after the word “Zoning” and before the comma.

6(2) For the purpose of this By-law and the map entitled Map 1, Zoning ~~and Schedule~~, the following zones and schedules are hereby established:
4. Amend the following maps to add that portion of PID 00002626, as shown on Attachment D-1 Proposed Amendments to the Downtown Halifax LUB, to the Downtown Halifax Land Use By-law Area:
 - (a) “Map 1: Zoning and Schedule W”;
 - (b) “Map 2: Downtown Precincts”;
 - (c) “Map 3: Pedestrian-Oriented Commercial Streets”;
 - (d) “Map 4: Maximum Pre-Bonus Heights”;
 - (e) “Map 5: Maximum Post-Bonus Heights”;
 - (f) “Map 6: Streetwall Setbacks”;
 - (g) “Map 20: Streetwall Heights”;
 - (h) “Map 8: Central Blocks”;
 - (i) “Map 9: Prominent Visual Terminus Sites”; and
 - (j) “Map 10: Archaeological Resources”.
5. Amend the title of Map 1 and the text on Map 1, as shown below in ~~strikeout~~, by deleting the words “and Schedule W” where they appear after the word “Zoning”.

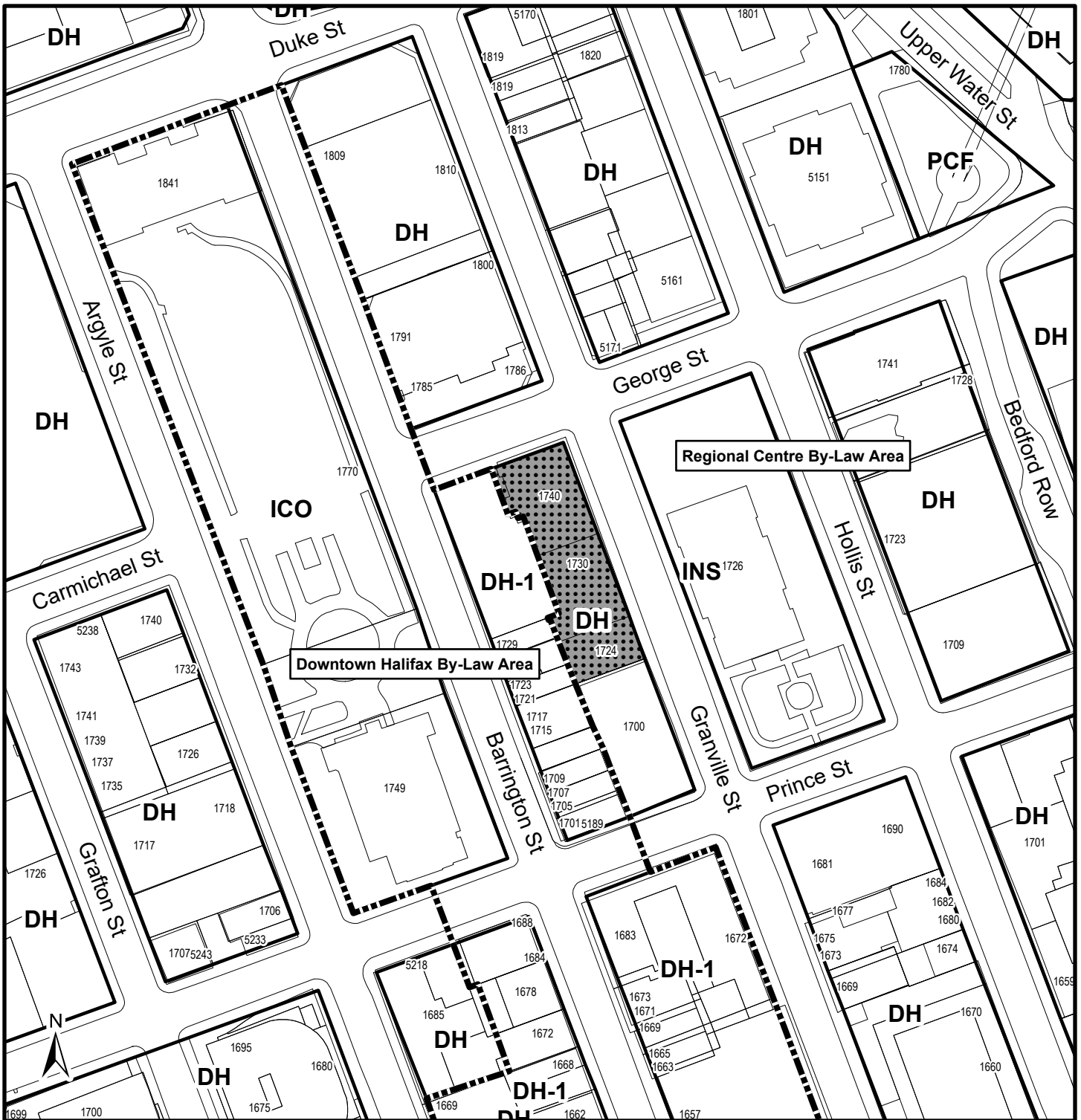
Map 1: Zoning ~~and Schedule W~~
6. Amend “Map 2: Downtown Precincts” to apply the Lower Central Downtown Precinct to that portion of PID 00002626, as shown on Attachment D-1.
7. Amend “Map 4: Maximum Pre-Bonus Heights” to apply a maximum pre-bonus height of 28 metres to that portion of PID 00002626, as shown on Attachment D-1.
8. Amend “Map 5: Maximum Post-Bonus Heights” to apply a maximum post-bonus height of 28 metres to that portion of PID 00002626, as shown on Attachment D-1.

9. Amend "Map 6: Streetwall Setbacks" to apply a minimum setback of 0 – 1.5 m to the portion of PID 00002626, as shown on Attachment D-1;
10. Amend "Map 7: Streetwall Heights" to apply a streetwall height of 18.5 m to that portion of PID 00002626, as shown on Attachment D-1
11. Amend "Map 8: Central Blocks" to add to Central Block that portion of PID 00002626, as shown on Attachment D-1

THIS IS TO CERTIFY that the by-law of which this is a true copy was duly passed at a duly called meeting of the Council of Halifax Regional Municipality held on the ____ day of _____, A.D., 20_____.

GIVEN under the hand of the Municipal Clerk and under the Corporate Seal of the said Municipality this _____ day of _____, A.D., 20_____.


Municipal Clerk



**Attachment D-1
Proposed Amendments to the Downtown Halifax LUB**

HALIFAX

PID 00002626
(1740-1724 Granville Street, Halifax)

 Area proposed to be removed from Regional Centre LUB removing DH (Downtown Halifax) zone and added to Downtown Halifax LUB and zoned DH-1 (Downtown Halifax) zone.

Zone - Regional Centre
 DH Downtown
 INS Institutional
 PCF Parks and Community Facilities

Zone - Downtown Halifax
 DH-1 Downtown Halifax
 ICO Institutional, Cultural and Open Space



This map is an unofficial reproduction of a portion of the Zoning Map for the plan area indicated.

The accuracy of any representation on this plan is not guaranteed.

Regional Centre
Land Use By-Law Area