

ATTACHMENT C1

Proposed Amendments to the Regional Centre Secondary Municipal Planning Strategy

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

- 1 Section 2.1 is amended by striking out “low-density” and replacing it wherever it appears in the ninth paragraph with “low-rise” by adding the text as shown below in **bold** and by deleting the text shown below in ~~strikeout~~:

The Established Residential Designation is applied to existing predominately ~~low-density~~ **low-rise** residential neighbourhoods. The intent of this designation is to recognize the character of these neighbourhoods while allowing more opportunities for different ~~low-density~~ **low-rise** housing types and forms.

- 2 The portion of Section 2.5 before subsection 2.5.1 is amended by adding “Fenwick Street and Lucknow Street, Halifax;” before “Gottingen Street, Halifax”, by striking out “in height” and replacing it with “or 40 storeys in height based on local context”, and by adding “with some exceptions based on existing high-density context,” after “from low-density areas,” in the first bullet point of the fourth paragraph by adding the text as shown below in **bold** and deleting the text as shown below in ~~strikeout~~:

The Centre Designation, shown on Map 1, is intended to strengthen various mix-use areas as destinations for all, and accommodate much of the housing and population growth targeted for the Regional Centre. Lands within the designation contain a variety of commercial and residential buildings and are located along transit priority corridors identified in the Integrated Mobility Plan. There are many sites within the Centres that are vacant or underutilized, and offer development opportunities that could include diverse housing choices, offices, retail, and entertainment venues.

- **Fenwick Street and Lucknow Street, Halifax;**
- Gottingen Street, Halifax;
- Highfield Park Drive, Dartmouth;
- Quinpool Road, Halifax;
- Robie Street and Young Street, Halifax;
- Spring Garden Road, Halifax; and
- Wyse Road, Dartmouth.

The Centre Designation can support a wide mix of land uses, including commercial, residential, institutional, cultural, and recreational. Built form massing will be regulated by the FAR tool, and support low-rise buildings to high-rise buildings that transition to adjacent Corridor Designations and low-density residential areas. Subject to maximum FAR values, buildings may be a maximum of 90 metres ~~in height~~ **or 40 storeys in height based on local context**.

Development regulations within the Centre Designation also consider landscaping treatments along the public realm to support a pedestrian-oriented environment, and View Terminus Sites, which identify engaging views at the ends of specific streets, and provide opportunities to create urban design interest. New developments are required to

respect the historic character of certain identified areas, and contribute towards a variety of housing types. The Centre Designation establishes two zones to support strategic growth, while creating a built form that is safe and comfortable for pedestrians, and transitions to low-density residential areas. The zones are as follows:

- Centre 2 (CEN-2) Zone is applied to areas that are separated from low-density areas, **with some exceptions based on existing high-density context**, and permits higher maximum FAR values and a broad range of residential, commercial and intuitional land uses; and
- Centre 1 (CEN-1) Zone is applied to areas that are abutting low-density areas, and allows for lower maximum FAR values and have less permissive land uses.

3 Policy C-1 is amended by adding “with some exceptions based on existing high-density context,” after “major commercial streets,” in clause (a) by adding the text as shown below in **bold**:

- a) The Centre 2 (CEN-2) Zone shall apply to lands within the Centre Designation with frontage on major commercial streets, **with some exceptions based on existing high-density context**, some of which may be designated as Pedestrian-Oriented Commercial Streets. The CEN-2 Zone shall permit a wide range of residential, commercial, park and community facility, cultural, institutional and urban agricultural uses that support both local and regional needs. Limited light industrial uses and service uses that are compatible with the intent of the Designation may also be permitted; and

4 Policy C-2 is amended by renumbering clause (a) as clause (aa), by adding a new clause (a) before the new clause (aa) by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:

Policy C-2

The Land Use By-law shall establish maximum FAR values and built form regulations for the following areas in the Centre Designation, as shown on Map 1:

- a) Fenwick Street and Lucknow Street, Halifax;**
~~a-aa)~~ Gottingen Street, Halifax;
b) Highfield Park Drive, Dartmouth;
c) Quinpool Road, Halifax;
d) Robie Street and Young Street, Halifax;
e) Spring Garden Road, Halifax; and
f) Wyse Road, Dartmouth.

Built form requirements may differ both within a Centre and between Centres to permit various land uses and control the design of low-rise buildings, mid-rise buildings, tall mid-rise buildings, and high-rise buildings, consistent with Map 3 and the policies in Parts 3 and 4 of this Plan.

5 Policy C-3 is amended by striking out “6.00 and 7.50” and replacing it with “4.5 and 9.5” in clause (a), by adding “, Maitland Street,” after “Cogswell Street” in clause (a), and by striking out “2.25” and replacing it with “3.5” in clause (b) as shown below by adding the text shown in **bold** and deleting the text shown below in ~~strikeout~~:

Policy C-3

The Land Use By-law shall, within the Gottingen Street Centre, establish the following maximum FAR values, consistent with Map 3 and the policies in Parts 3 and 4 of this Plan:

- (a) maximum FAR values of between ~~6.00 and 7.50~~ **4.5 and 9.5** on lands zoned CEN-2 that abut Cogswell Street, **Maitland Street**, and Gottingen Street; and
- (b) maximum FAR values of between 1.75 and ~~2.25~~ **3.5** on lands zoned CEN-1 that abut Creighton Street, Cunard Street, Falkland Street, and Maitland Street.

- 6 Policy C-4 is amended by striking out “3.5 and 5.0” and replacing it with “4.5 and 6.0” as shown below in by adding the text shown **bold** and by deleting the text shown below in ~~strikeout~~:

Policy C-4

The Land Use By-law shall, within the Highfield Park Drive Centre, establish maximum FAR values between ~~3.5 and 5.0~~ **4.5 and 6.0**, consistent with Map 3 and the policies in Parts 3 and 4 of this Plan.

- 7 Policy C-6(a) is amended by striking out “2.25 to 3.5” and replacing it with “6.0” in clause (a), and by striking out “2.25” and replacing it with “3.5” in clause (b) by adding the text as shown below in **bold** and by deleting the text shown below in ~~strikeout~~:

- (a) maximum FAR value of 8.0 in the eastern part of the Quinpool Road Centre, transitioning to a maximum FAR value of ~~2.25 to 3.5~~ **6.0** in the western part of the Centre based on the local context and the character of lands zoned CEN-2; and
- (b) maximum FAR values of between 1.75 and ~~2.25~~ **3.5** on lands zoned CEN-1 on the north and south side of the Quinpool Road Centre to provide transition to established residential neighbourhoods.

- 8 Policy C-7 is amended by striking out “2.75 and 8.0” and replacing it with “3.5 and 10.0” in clause (a), by striking out “Young Street” in clause (a) and replacing it with “Livingstone Street”, and by striking out “1.75 and 3.5” and replacing it with “3.0 and 4.5” in clause (b) by adding the text as shown below in **bold** and by deleting the text shown below in ~~strikeout~~:

Policy C-7

The Land Use By-law shall, within the Robie Street and Young Street Centre, establish the following maximum FAR values, consistent with Map 3 and the policies in Parts 3 and 4 of this Plan:

- (a) maximum FAR values of between ~~2.75 and 8.0~~ **3.5 and 10.0**, between St. Alban’s Street and ~~Young Street~~ **Livingstone Street**, with higher FARs generally concentrated along Robie Street and Young Street;
- (b) maximum FAR values of between ~~1.75 and 3.5~~ **3.0 and 4.5** between St. Albans Street and North Street, with lower FARs generally focused along Agricola Street; and

(c) maximum FAR values of between 1.75 and 3.5 along Fern Lane.

- 9 Policy C-8 is amended by striking out “8.0” and replacing it with “10.0” by adding the text as shown below in **bold** and by deleting the text shown below in ~~strikeout~~:

Policy C-8

The Land Use By-law shall, within the Spring Garden Road Centre, establish maximum FAR values between 1.75 to ~~8.0~~ **10.0**, consistent with Map 3 and the policies in Parts 3 and 4 of this Plan.

- 10 Policy C-9 is amended by striking out “8.0” and replacing it with “10.0” and by adding a period at the end by adding the text as shown below in **bold** and by deleting the text shown below in ~~strikeout~~:

Policy C-9

The Land Use By-law shall, within the Wyse Road Centre, establish maximum FAR values of between 2.25 and ~~8.0~~ **10.0** with higher FAR values focused around the intersection of Nantucket and Wyse Road, and provide for a transition in built form, from commercial streets to low-rise residential areas in the vicinity of Pelzant Street and Green Road, consistent with Map 3 and the policies in Parts 3 and 4 of this Plan.

- 11 Section 2.5 is amended to add the following after subsection 2.5.6 as shown below in **bold**:

2.5.7 FENWICK STREET AND LUCKNOW STREET CENTRE

The Fenwick Street and Lucknow Street Centre generally includes lands along South Street, Queen Street, Fenwick Street, and Victoria Road as shown on Map 1. It is adjacent to the Victoria Road and Fort Massey Proposed Heritage Conservation District Study Areas. Properties identified as part of these proposed study areas have been excluded from the Centre designation. This Centre is characterized by a mix of traditional two-storey dwellings, a big-box retail store with a large surface parking lot, and mid-rise to high-rise buildings. This Centre is within walking distance to Dalhousie University, the Victoria General Hospital, and Downtown Halifax.

This Centre supports the development of mid-rise to high-rise buildings to enable new housing and businesses. New developments will introduce articulated streetwalls to reconnect streetscapes that have been interrupted by surface parking lots, making the area more pedestrian friendly. Consideration needs to be given to the Halifax Citadel view planes and ramparts sight lines, established in Part 3 of this Plan, which will be a determining factor for maximum building height in this Centre.

Policy C-10

The Land Use By-law shall, within the Fenwick Street and Lucknow Street Centre, establish maximum FAR values between 6.0 and 6.5, consistent with Map 3 and the policies in Parts 3 and 4 of this Plan.

12

The portion of section 2.6 before subsection 2.6.1 is amended, by adding the text as shown below in **bold** and deleting the text as shown below in ~~strikeout~~,

- (a) by adding “– Victoria Road” after “Queen Street”;
- (b) by striking out “midrise” and replacing it with “mid-rise”; and
- (c) by adding “In certain cases, the Designation extends beyond the limits of one lot deep or the depth of the majority of first lots within a block abutting the commercial street to ensure a lot fabric that will feasibly accommodate development.” at the end of third paragraph:

2.6 CORRIDOR DESIGNATION

The Corridor Designation, shown on Map 1, is intended to support the intensification of key transportation links with a mix of residential and commercial uses at a lower scale and land use intensity than the Centre Designation. The Designation is applied along the following streets, that are not part of the Centre Designation:

- Agricola Street, Halifax;
- Barrington Street – Inglis Street, Halifax;
- Chebucto Road, Halifax;
- Gottingen Street – Isleville Street – Young Street, Halifax;
- Lady Hammond Road, Halifax;
- Oxford Street – Bayers Road, Halifax;
- Pleasant Street, Dartmouth;
- Portland Street, Dartmouth;
- Prince Albert Road – Braemar Drive, Dartmouth;
- Prince Albert Road – Pleasant Street, Dartmouth;
- Queen Street – **Victoria Road**, Halifax;
- Quinpool Road, Halifax;
- Robie Street – Cunard Street, Halifax;
- Victoria Road – Primrose Street, Dartmouth;
- Windmill Road, Dartmouth;
- Windsor Street, Halifax; and
- Wyse Road, Dartmouth.

The Corridors connect Centres and Higher-Order Residential areas, as well as other smaller commercial and community nodes. Lands within this Designation contain a mix of residential and commercial uses, and typically abut low-rise residential areas in the rear yard. Table 1 details the characteristics of each Corridor.

The Corridor Designation seeks to introduce mid-rise density to support transit use, while maintaining the integrity of adjacent low-rise residential areas and integrating new development with the existing character of each Corridor. To support this objective, the Designation limits the scale of buildings to low-rise and ~~midrise~~ **mid-rise** forms, with tall mid-rise forms permitted in certain local contexts, subject to transition and buffering requirements when abutting low-rise residential areas. In addition, the placement of the Designation is generally limited to one lot deep, or the depth of the majority of first lots within a block abutting the commercial street, to prevent the intrusion of commercial uses and larger buildings into low-rise residential areas. **In certain cases, the Designation extends beyond the limits of one lot deep or the depth of the majority of first lots**

within a block abutting the commercial street to ensure a lot fabric that will feasibly accommodate development.

13

Table 1: Corridor Characteristics is amended, by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~,

- (a) by striking out “and” after “Uniacke Square Street” in Row “Gottingen Street – Isleville Street – Young Street, Halifax”;
- (b) by adding “and the west side of Novalea Drive from Duffus Street to Vestry Street,” after “Kaye Street” in Row “Gottingen Street – Isleville Street – Young Street, Halifax”;
- (c) by adding “George Dauphinee Avenue to Windsor Street, as well as from” after “extends from” in Row “Oxford Street-Bayers Road, Halifax”;
- (d) by adding “It connects the West End Mall Future Growth Node and the Young Street Future Growth Node and has been identified as a potential Transit Priority Corridor by the Integrated Mobility Plan.” after “Oxford.” in Row “Oxford Street-Bayers Road, Halifax”;
- (e) by adding “mid-rise residential and” after “emerging” in Row “Oxford Street-Bayers Road, Halifax”;
- (f) by striking out “Acadia” in Row “Pleasant Street, Dartmouth” and replacing it with “Atlantic”;
- (g) by striking out “, and also includes a separate area located across from the Penhorn Lands Future Growth Node and surrounded by existing multi-unit residential buildings and the Circumferential Highway (111)” and “The Corridor also includes rear lots located beyond the first lot fronting on Portland Street, which are characterized with irregular lot fabric and grade changes.” In Row “Portland Street, Dartmouth”;
- (h) by adding “– Victoria Road” after “Queen Street” in Column “Corridor”;
- (i) by striking out “Victoria Road” in Row “Queen Street – Victoria Road, Halifax” and replacing it with “Inglis Street”;
- (j) by adding “and Established Residential” after “Higher-Order Residential” in Row “Queen Street – Victoria Road, Halifax” above the row Quinpool Road, Halifax;
- (k) by adding “tall” after “While” in Row “Robie Street – Cunard Street, Halifax”;
- (l) by striking out “from the Wyse Road Centre, and Higher-Order Residential Designation on the East side of Victoria Road between Frances Street and Primrose Road” in Row “Victoria Road – Primrose Street, Dartmouth” and replacing it with “between Cherry Drive and Robert Burns Drive”;
- (m) by striking out “Nivens Avenue” in Row “Windmill Road, Dartmouth” and replacing it with “Jamieson Street”;
- (n) by striking out “close” in Row “Windsor Street, Halifax” and replacing it with “, including properties on Almon Street, providing connections”; and
- (o) by adding “and the Robie Street and Young Street Centre” after “Future Growth Node:

Table 1: Corridor Characteristics	
Corridor	Corridor Characteristics
Gottingen Street – Isleville Street – Young Street, Halifax	This Corridor includes the west side of Gottingen Street from Cunard Street to Uniacke Square Street, and from Bloomfield Street to Young Street, including Kaye Street, and the west side of Novalea Drive from Duffus Street to Vestry Street , and parts of the Historic Richmond and Hydrostone proposed Heritage Conservation District. This Corridor includes low-rise and mid-rise residential and commercial uses and new developments on previously vacant lands, and registered heritage properties.

<p>Oxford Street-Bayers Road, Halifax</p>	<p>This Corridor extends from George Dauphinee Avenue to Windsor Street, as well as from Bayers Road to Liverpool Street, including two large under-utilized lots on the north-east corner of Bayers Road and Oxford. It connects the West End Mall Future Growth Node and the Young Street Future Growth Node and has been identified as a potential Transit Priority Corridor by the Integrated Mobility Plan. It is characterized by regular short blocks, a regular lot pattern, and emerging mid-rise residential and commercial uses that support pedestrian movement.</p>
<p>Pleasant Street, Dartmouth</p>	<p>This Corridor generally extends from Tupper Street to Acadia Atlantic Street. It connects the Newcastle Street Park and a Higher-Order Residential Designation area to the Nova Scotia Community College's Ivany Campus. Buildings are typically low-rise and are located close to the street. Pedestrian movement is supported by short regular blocks except for a large vacant parcel between Prince Arthur Avenue and Cuisack Street. Future development of this site provides an opportunity to introduce short blocks, pedestrian connections, and buildings located close to the streetline. Where shallow and irregular lot patterns exist, additional lots that do not front directly onto Pleasant Street are included in the Designation.</p> <p>Land uses include a mix of residential, commercial, institutional and recreation uses, including properties with significant heritage value. The proximity to the Woodside Ferry Terminal, the Woodside Industrial Park, the Dartmouth General Hospital, the Nova Scotia Community College Campus, and the Irving Oil Halifax Harbour Terminal make this Corridor an important and strategic connector.</p>
<p>Portland Street, Dartmouth</p>	<p>This Corridor extends from Gaston Road to Brenton Street, and also includes a separate area located across from the Penhorn Lands Future Growth Node and surrounded by existing multi-unit residential buildings and the Circumferential Highway (111). This Corridor is well-served by transit and experiences high pedestrian traffic. While some buildings are located close to the street, the streetwall is broken up by larger setbacks, parking lots and vacant lots. The Corridor also includes rear lots located beyond the first lot fronting on Portland Street, which are characterized with irregular lot fabric and grade changes.</p> <p>This Corridor can further be developed into a mixed-use community node located along the high-frequency transit corridor that provides a wide range of housing and amenities. Pedestrian connections to local green open spaces and the Dartmouth South Academy are encouraged.</p>
<p>Queen Street – Victoria Road, Halifax</p>	<p>This Corridor extends from South Street to Victoria Road Inglis Street in the southern part of the Halifax Peninsula. It includes a mix of commercial and residential uses, some vacant and under-utilized properties, and is surrounded by Higher-Order Residential and Established Residential uses.</p>

<p>Robie Street – Cunard Street, Halifax</p>	<p>Robie Street is one of the main arterial streets connecting the north and south ends of the Halifax Peninsula, and has been identified as a potential Transit Priority Corridor by the Integrated Mobility Plan. This Corridor extends from North Street to Coburg Road, except where it intersects with the Quinpool Road Centre. It connects the Young/Robie Centre, the Quinpool Road Centre and the Spring Garden Road Centre, as well as the Halifax Common, the Halifax Infirmary, the Camp Hill Veterans Memorial Building and the Dalhousie University campus.</p> <p>The street cross-section and adjacent land uses vary considerably along this Corridor. Many existing developments retain relatively small lot fabric and small building setbacks from the streetline, which is typical of older development forms. While tall mid-rise development is generally supported on lands abutting the Corridor, low-rise development is identified as the desired form for certain blocks containing potential heritage resources. The increased range of uses permitted in the Corridor will support its further development as a pedestrian street.</p>
<p>Victoria Road – Primrose Street, Dartmouth</p>	<p>This Corridor extends from the Wyse Road Centre, and Higher-Order Residential Designation on the East side of Victoria Road between Frances Street and Primrose Road between Cherry Drive and Robert Burns Drive in Dartmouth North. Victoria Road is a major transit and mobility connector, with some parts characterized by small and shallow residential lots, and others taking on a commercial form on larger lots.</p> <p>North of Albro Lake Road, the Corridor does not include adequate and safe pedestrian infrastructure or safe road crossings. Due to the irregular lot parcel size and pattern, some lots that do not front onto Victoria Road are included in parts of the Corridor. The Pinecrest Drive and Brule Street intersection includes a commercial and community node, which can benefit from additional built form and land uses.</p>
<p>Windmill Road, Dartmouth</p>	<p>This Corridor includes lands along Windmill Road between Nivens Avenue Jamieson Street and Fernhill Drive. It connects Higher-Order Residential Neighbourhoods to the Burnside Industrial Park and the Shannon Park Future Growth Node. Lot fabric is typically larger and less regular than other corridors. Current land uses include a range of low-rise and mid-rise buildings containing residential uses, as well as commercial uses that are set back away from the street. Some street frontages are dominated by parking lots. Infill mid-rise development will be supported in this corridor to support the current commercial uses and provide additional housing opportunities.</p>
<p>Windsor Street, Halifax</p>	<p>This Corridor extends along Windsor Street from Welsford Street in the vicinity of the Quinpool Road Centre and the Halifax North Common, to the intersection of Young Street and Bayers Road, including properties on Almon Street, providing connections else to the Young Street Lands Future Growth Node and the Robie Street and Young Street Centre. Windsor Street is a major connector on the Halifax Peninsula, and includes a range of residential, institutional and increasingly commercial uses.</p>

- 14 Policy CO-3 is amended by striking out “11 metres” and replacing it with “3 storeys” and by striking out “, and along the Robie Street Corridor between Jubilee Road and Bliss Street” by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:

Policy CO-3

Maximum building heights shall not exceed ~~11 metres~~ **3 storeys** in the Agricola Corridor on lots facing Agricola Street between Harris Street and Cunard Street, ~~and along the Robie Street Corridor between Jubilee Road and Bliss Street~~ to maintain the current scale and character of the streetscapes.

- 15 Section 2.7 is amended by adding an “O” after Policy-H” in Policies H-1, H2 and H-3” by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:

Policy ~~HO~~-1

The Land Use By-law shall establish two (2) zones within the Higher-Order Residential Designation as follows:

- a) The Higher-Order Residential 2 (HR-2) Zone shall apply to lands that contain or can support multi-unit dwelling uses, and that are located within self-contained blocks that do not abut Established Residential zones. This zone shall permit low to tall mid-rise buildings, and a range of commercial and institutional uses that are compatible with residential neighbourhoods; and
- b) The Higher-Order Residential 1 (HR-1) Zone shall apply to all remaining lands within the Higher-Order Residential Designation. Due to the proximity to low-rise residential areas, this zone shall permit all residential uses in low to mid-rise buildings, with tall mid-rise buildings only permitted in limited locations. This zone shall also permit a limited range of commercial and institutional uses, with more intensive commercial uses only permitted on corner lots.

Policy ~~HO~~-2

The Land Use By-law shall permit neighbourhood commercial uses in mixed-use buildings for lands zoned HR-1 and HR-2 within the Higher-Order Residential Designation, where at least 75% of a building’s floor area is occupied by residential uses.

Policy ~~HO~~-3

The Land Use By-law shall establish the maximum height and built form regulations for the HR-2 Zone and HR-1 Zone, in accordance with Map 4 and the policies in Parts 3 and 4 of this Plan. Built form may vary based on the local context to permit low to tall mid-rise buildings.

- 16 The portion of section 2.8 before subsection 2.8.1 is amended, by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~,
- (a) by striking out “low-density wherever it appears in the first paragraph” and replacing it with “low-rise”;
 - (b) by striking out and replacing the second paragraph;
 - (c) by striking out and replacing “The Established Residential Designation seeks to retain the scale of existing buildings while allowing for additional housing units in the form of

secondary suites and backyard suites, and in some areas, three and four-unit buildings” in the third paragraph with “In recognition of the increased growth in population and recognized housing shortage in the Municipality, the Established Residential Designation will allow for greater flexibility in housing form and density. This will be achieved with a more permissive framework that allows a variety of ground-oriented forms of housing, including low-density uses, backyard suites, townhouses, and low-rise multi-unit dwellings. This will provide substantially more choice and diversity to the housing stock which is needed to support a rapidly growing population. Built form and urban design controls will ensure new developments are pedestrian-oriented, reflecting the human-scale and pedestrian first core concepts established in this Plan. Areas that have been identified as having heritage resources will be encouraged to develop in a way that is compatible with the existing building stock.”;

- (d) by striking out and replacing the fourth paragraph;
- (e) by striking out and replacing the first two bullet points following the fourth paragraph;
- (f) by adding “At the time this Plan was adopted” at the beginning of the third bullet and adding “While this Zone exists in this Plan, the land use by-law no longer applies it to any of the lands in the Regional Centre due to the increased growth in population and recognized housing shortage in the Municipality.” At the end of the third bullet;
- (g) by striking out “four” in the fourth bullet and replacing it with “six”;
- (h) by striking out and replacing item 1 under Objectives;
- (i) by striking out “the retention and rehabilitation of the existing housing stock while creating” in the item 2 under Objectives;
- (j) by striking out “secondary suites” and adding “four-unit, and low-rise multi-unit” in the item 2 under Objectives; and
- (k) by repealing item 4 under Objectives:

The Established Residential Designation, shown on Map 1, is intended to retain the scale of existing ~~low-density~~ **low-rise** residential neighbourhoods while providing opportunities for additional housing units. The Designation is applied to areas that predominantly contain ~~low-density~~ **low-rise** residential uses.

~~Existing low-density residential neighbourhoods make up a substantial portion of the Regional Centre. Land uses in these areas currently range from single-unit dwellings, up to concentrations of three-unit and four-unit buildings in certain areas. These neighbourhoods are supported by parks, schools, places of worship, minor and major institutions, and local commercial uses.~~ **This Designation makes up a substantial portion of the Regional Centre’s land area. Neighbourhoods within this Designation are supported by parks, schools, transit, places of worship, minor and major institutions, and local commercial uses. Although many of these neighbourhoods are currently characterized by low-density residential uses, including single-unit dwellings and concentrations of registered heritage properties, heritage assets, small-scale multi-unit dwellings and cluster housing in some areas, it is anticipated that these neighbourhoods will be able to accommodate larger concentrations of residential density in the future.**

~~The Established Residential Designation seeks to retain the scale of existing buildings while allowing for additional housing units in the form of secondary suites and backyard suites, and in some areas, three and four-unit buildings~~ **In recognition of the increased growth in population and recognized housing shortage in the Municipality, the**

Established Residential Designation will allow for greater flexibility in housing form and density. This will be achieved with a more permissive framework that allows a variety of ground-oriented forms of housing, including low-density uses, backyard suites, townhouses, and low-rise multi-unit dwellings. This will provide substantially more choice and diversity to the housing stock which is needed to support a rapidly growing population. Built form and urban design controls will support the preservation and adaptive reuse of heritage properties and ensure new developments are pedestrian-oriented, reflecting the human-scale and pedestrian first core concepts established in this Plan. Areas that have been identified as having heritage resources will be encouraged to develop in a way that is compatible with the existing building stock. Shared housing will also be allowed to provide a wide range of housing options for individuals with housing needs or preferences that cannot be met by independent living. To support complete communities, a range of compatible uses will be permitted within this designation including home occupations, urban agriculture, small-scale institutional uses, and other related uses. In addition, local commercial uses may be permitted by development agreement on corner lots to provide opportunities for small-scale commercial and community facility uses to locate in residential areas.

~~The Established Residential Designation establishes five (5) zones to recognize and protect the diverse character of established residential neighbourhoods and control the location of different low-rise residential housing forms, and related land uses. The following describes these four established residential zones.~~ **The Established Residential Designation establishes five (5) zones to recognize the diverse character of established residential neighbourhoods, the value of heritage assets, and control the location of different low-rise residential housing forms, and related land uses. The following describes these five (5) established residential zones.**

~~The Established Residential 3 (ER-3) Zone is primarily applied along streets that support existing or planned high frequency transit routes, as well as lands that permitted townhouse uses under former planning documents. The Zone may also be applied to areas that abut higher density and mixed-use areas. The ER-3 Zone permits the largest buildings and range of uses, including townhouses and low-rise buildings containing up to three residential units. To encourage the preservation of large character homes, the ER-3 Zone also permits the internal conversion of existing dwellings to a multi-unit dwelling containing a maximum of six dwelling units.~~

The established Residential 3 (ER-3) Zone is applied broadly throughout the designation due to general walkability and connection to transit, except in areas that have been zoned as ER-2. This includes areas that permitted townhouses in former planning documents, as well as areas that were previously limited to single-unit dwellings and two-unit dwellings. The ER-3 Zone permits a range of low-rise residential uses, including low-density residential uses, townhouses, low-rise multi-unit dwelling use up to 8 units for new construction depending on a lot size, with more units permitted through internal conversion. Built form and design requirements in the ER-3 zone will ensure that townhouse and small multi-unit dwellings will

provide additional housing options while respecting the context of existing neighbourhoods.

~~The Established Residential 2 (ER-2) Zone is applied to areas that contain a strong mix of semidetached and two-unit dwellings, and traditionally permitted two-unit dwellings under former planning documents. To retain the character and scale of these existing neighbourhoods, the ER-2 Zone permits a range of low-density housing types containing up to two main dwelling units.~~

The Established Residential 2 (ER-2) Zone is applied to areas that are proposed Heritage Conservation District study areas on Map 20, and registered heritage properties in the Established Residential Designation. To retain the character and scale of these existing neighbourhoods including the preservation and adaptive reuse of registered heritage properties, the ER-2 Zone permits single-unit and two-unit dwellings for new construction and allows internal conversion to three-unit, four-unit, and multi-unit dwellings.

At the time this Plan was adopted, the Established Residential 1 (ER-1) Zone was primarily applied to areas that predominately contain single-unit dwelling and that did not traditionally permit other housing forms under former planning documents. To retain the character and scale of these existing neighbourhoods, the ER-1 Zone limits permitted uses to single-unit dwellings. **While this Zone exists in this Plan, the land use by-law no longer applies it to any of the lands in the Regional Centre due to the increased growth in population and recognized housing shortage in the Municipality.**

The Cluster Housing 2 (CH-2) Zone is applied to existing mobile home parks. The CH-2 Zone permits mobile home parks and the clustering of other dwelling types containing up to ~~four~~ **six** units per building on the same lot, and may be applied to additional areas through a Land Use By-law amendment process.

The Cluster Housing 1 (CH-1) Zone is applied to limited areas to provide opportunities to cluster a variety of low-rise residential buildings on a single property where the development of a new public street is not practical or needed to support pedestrian connectivity. The CH-1 Zone permits the clustering of dwellings containing up to four units per building on the same lot, and may be applied to additional areas through a Land Use By-law amendment process.

Objectives:

1. ~~Retain the scale of the existing built form of low-rise residential areas.~~
Provide for a diverse range of housing options to meet different lifestyle needs and encourage affordable housing and housing for vulnerable populations.
2. ~~Support the retention and rehabilitation of the existing housing stock while creating opportunities for new housing units through secondary suites, backyard suites, infilling and, where appropriate, townhouses, three-unit, four-unit, and low-rise multi-unit dwellings and internal conversions.~~
Support the retention and rehabilitation of the existing housing stock while creating opportunities for new housing units through secondary suites, backyard suites, infilling and, where appropriate, townhouses, three-unit, four-unit, and low-rise multi-unit dwellings and internal conversions.

3. Support complete communities, access to food through urban agriculture uses, and opportunities for home occupations and local commercial uses.
4. ~~Provide for a diverse range of housing options to meet different lifestyle needs, and encourage affordable housing and housing for vulnerable populations.~~

17 Policy E-1 is amended by replacing clauses (a), (b), and (c), and by striking out “four unit” in clause (d) and replacing it with “six units” by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:

Policy E-1

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

- a) ~~The Established Residential 3 (ER-3) Zone shall apply to lands primarily located along existing and planned high frequency transit routes, as well as lands that permitted townhouse uses under former planning documents. The ER-3 Zone may also be applied to lands that abut higher density residential and mixed-use areas. The ER-3 Zone shall permit townhouses and low-density residential uses containing up to three dwelling units, secondary suites and backyard suites accessory to three-unit dwellings, and other accessory uses. The ER-3 Zone shall also permit existing dwellings at the time of this Plan coming into force to internally convert to a multi-unit dwelling containing a maximum of 6 dwelling units.~~ **The Established Residential 3 (ER-3) Zone shall apply broadly to lands that have not been zoned as ER-2, including some lands that were formerly zoned ER-1. The ER-3 Zone shall permit low-density residential uses, townhouses, low-rise multi-unit buildings up to 8 units depending on a lot size, backyard suites, and other accessory uses. The ER-3 Zone shall also permit existing dwellings at the time of this Plan coming into force to internally convert to a multi-unit dwelling, and shall also allow rear additions to existing buildings to support more units.**
- b) ~~The Established Residential 2 (ER-2) Zone shall apply to areas that contain a strong mix of two-unit dwellings, and areas that traditionally permitted two-unit dwellings under former planning documents. The ER-2 Zone shall permit low-density residential uses containing up to two-unit dwellings and related accessory uses.~~ **The Established Residential 2 (ER-2) Zone shall apply to areas that have been identified as a Proposed Heritage Conservation District Study Area on Map 20, and registered heritage properties in the Established Residential Designation. The ER-2 Zone shall permit single-unit and two-unit dwellings, backyard suites, and other accessory uses. The ER-2 Zone shall also permit existing dwellings at the time of this Plan coming into force to internally convert to a three-unit, four-unit, or multi-unit dwelling, and shall also allow rear additions to existing buildings to support more units.**

- c) ~~The Established Residential 1 (ER-1) Zone shall apply to areas that predominately contain single-unit dwellings that did not traditionally include other housing forms under former planning documents. The ER-1 Zone shall permit single-unit dwelling uses, internal conversions to existing dwellings and related accessory uses.~~ **The Established Residential 1 (ER-1) Zone shall not apply to any of the lands in the Regional Centre due to the increased growth in population and recognized housing shortage in the Municipality. The ER-1 Zone shall permit single-unit dwelling uses, internal conversions to existing dwellings and related accessory uses.**
- d) The Cluster Housing 2 (CH-2) Zone shall apply to existing mobile home parks. The CH-2 Zone shall permit mobile home park uses and the clustering of low-density residential buildings on the same property, consisting of dwelling containing up to ~~four unit~~ **six units** per building.
- e) The Cluster Housing 1 (CH-1) Zone shall apply to limited areas to provide opportunities to cluster a variety of low-density residential buildings on a single property in areas where the development of new public streets is not practical or needed to support pedestrian connectivity. The CH-1 Zone shall permit a maximum of 24 dwelling units on a lot, consisting of dwellings containing up to four units per building.

18 Policy E-3 is repealed.

19 Policy E-4(b) is amended by striking out “ER-1,” by adding the text as shown below in **bold** and by deleting the text as shown in ~~strikeout~~:

- b) the cluster housing form is demonstrated to make more efficient use of irregular shaped infill properties that may otherwise be difficult to develop under the ~~ER-1,~~ ER-2 or ER-3 Zone; and

20 The portion of section 2.8 before subsection 2.8.1 is amended by adding the following text after Policy E-5 as shown below in **bold**:

Policy E-5.5

To support residential infills that respect the context of low-rise neighbourhoods, the Land Use By-Law shall establish additional built form requirements for townhouses and multi-unit dwellings, including maximum building dimensions, requirements for entrances, windows, façade articulation, as well as driveways and parking location to support streetscapes that are active and welcoming to pedestrians.

21 The portion of subsection 2.8.1 before Policy E-6 is amended by striking out “low-density” in the first paragraph and replacing it with “low-rise”, by striking out “building height” in the second paragraph and replacing it with “setbacks”, and by striking out “reflect existing neighbourhood character” in the second paragraph and replacing it with “are compatible with the existing neighbourhood” by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:

2.8.1 ESTABLISHED RESIDENTIAL PRECINCTS

Established residential areas are comprised of a range of architectural and built form styles. Various social and economic development events that occurred throughout the Regional Centre are frequently reflected in the architectural or construction style of homes. These ~~low-density~~ **low-rise** neighbourhoods contain a significant portion of the region’s built heritage and play a major role in forming the overall identity of the Regional Centre.

The Established Residential Designation features four (4) distinct Precincts, as shown on Map 9, each with varying character and building forms. These Precincts are intended to recognize and reinforce the unique built form context that defines the characteristics of identified neighbourhoods. Precinct-specific character descriptions outline the unique characteristics of identified neighbourhoods and the built form controls, such as lot size and ~~building height~~ **setbacks**, that should be tailored as Special Areas in the Land Use-By-law, to ensure that new developments ~~reflect existing neighbourhood character~~ **are compatible with the existing neighbourhood.**

- 22** Policy E-6 is amended by striking out “reflect existing neighbourhood character” and replacing it with “are compatible with the existing neighbourhood” by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:

Policy E-6

The Established Residential Designation includes the following four (4) Precincts, as shown on Map 9, that are identified based on their unique characteristics:

- a) South End Halifax (SE) Precinct;
- b) North End Halifax (NE) Precinct;
- c) Dartmouth North (DN) Precinct; and
- d) Historic Dartmouth Neighbourhood (HDN) Precinct.

The unique characteristics of each Precinct shall guide planning policies and land use regulations regarding built form, and future amendments to this Plan and the Land Use By-law to ensure that new developments ~~reflect existing neighbourhood character~~ **are compatible with the existing neighbourhood.**

- 23** Paragraph 2.8.1.1 is amended by striking out “two- and three-unit” in the table on Row “Young Avenue” and replacing it with “multi-unit” by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:

Special Area	Special Area Description
Young Avenue	<p>The Young Avenue (YA) Special area is established to:</p> <ul style="list-style-type: none"> • support the existing character of the neighbourhood; • disincentivize the demolition of buildings located on existing large lots; and • maintain the larger than average lot areas, frontages, dimensions, and front yard setbacks present in the area.

	<p>Characterized by stately large homes, the special area will permit internal conversions to two- and three-unit multi-unit dwellings to encourage the preservation of the existing large homes. In addition, dwellings containing up to four units will also be permitted on existing vacant lots with special lot dimension and building design controls that support Young Avenue’s unique character.</p> <p>These special controls are intended to carry forward and refine the amendments to the former Halifax Peninsula Land Use By-law that were approved in 2017. The Young Avenue Special area is also identified as a proposed Heritage Conservation District in Part 4 of this Plan.</p>
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24 Policy E-9(a) is repealed.

25 The portion of Section 2.8.1.2 before Policy E-10 is amended by replacing “low-density” with “low-rise” by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:

The North End Halifax (NEH) Precinct contains an eclectic combination of architecture styles with a dominant ~~low-density~~ **low-rise** and small-scale built form. It includes two Special Areas; the North End Halifax 1 (NEH-1) and the North End Halifax 2 (NEH-2).

26 The portion of Section 2.9 before subsection 2.9.1, is amended by striking out “eleven” and replacing it with “12”, by striking out “and” after “West End Mall Lands, Halifax;”, and by adding “Woodside Lands, Dartmouth; and” after “West End Mall Lands, Halifax;”: by adding the text as shown below in **bold and** by deleting the text as shown below in ~~strikeout~~:

The Future Growth Node (Node) Designation, shown on Map 1, is intended to identify large sites that can accommodate significant growth and that require the development of master neighbourhood plans to determine their future land use and densities. The Designation is applied to largely vacant and underutilized lands, including existing and former shopping centers. The Future Growth Node Designation is applied to the following ~~eleven~~ **12** sites:

- Dartmouth Cove Lands, Dartmouth;
- Halifax Shopping Centre Lands, Halifax;
- Joseph Howe Rail Lands, Halifax;
- Kempt Road Lands, Halifax;
- Mic Mac Mall Lands, Dartmouth;
- Penhorn Lands, Dartmouth;
- Shannon Park Lands, Dartmouth;
- Southdale Lands, Dartmouth;
- Strawberry Hill Lands, Halifax;
- West End Mall Lands, Halifax; ~~and~~
- **Woodside Lands, Dartmouth; and**
- Young Street Lands, Halifax.

27 Policy F-6(1) is amended by adding “exceed the maximum building height framework, provided the proposals” after “provisions to” in clause (i) by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:

- i) provisions to **exceed the maximum building height framework, provided the proposals** comply with the Pedestrian Wind Impact Assessment Protocol and Performance Standards, and the Shadow Impact Assessment Protocol and Performance Standards of the Land Use By-law **and the Citadel View Planes and Ramparts Sight Lines, Dartmouth View Planes, and Waterfront View Corridors**;

28 Policy F-11(j) is amended, as shown below by adding the text as shown in **bold** and by deleting the text as shown below in ~~strikeout~~,

- (a) by adding “a mix of” after “provides for” in subclause (i);
- (b) by adding “, residential,” after “light industrial” in subclause (i);
- (c) by striking out “low-rise to” in subclause (i);
- (d) by adding “to high-rise” after “mid-rise” in subclause (i);
- (e) by adding “Canal Street and” after “the terminus of” in subclause (ii);
- (f) by adding “emergency” in subclause (iii); and
- (g) by striking out “in the long-term,” in subclause (iv):

j) For Precinct 4, the development:

- i) provides for **a mix of** light industrial, **residential**, and commercial uses in ~~low-rise to~~ **mid-rise to high-rise** building forms with building heights that step down to the waterfront,
- ii) maintains views of the Harbour, by providing a multi-use square at the terminus of **Canal Street and** Maitland Street that may be used as an event space, a market, or other similar uses,
- iii) retains and enhances the two existing private rail crossings, and addresses **emergency** safety and access for the development across the rail line, and
- iv) ~~in the long-term,~~ creates a continuous boardwalk or trail along the waterfront in conjunction with a sea wall that reinforces the area’s protection in the event of sea level rise and storm surges.

29 Policy F-11(k) is amended by striking out “and 3” and replacing it with “, 3, and 4” by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:

- k) Within Precincts 1, 2, ~~and 3~~, **3, and 4**, light industrial and research and development uses may be permitted provided potential conflicts with residential uses are managed through controls related to the size, nature, building design, and hours of operation of the proposed light industrial uses; and

30 Policy F-11(l) is amended by striking out “and 3” and replacing it with “, 3, and 4” by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:

- l) The permitted density for each precinct Precincts 1, 2, ~~and 3~~, **3, and 4** shall be reasonably consistent with the maximum floor area ratios contained on Map 13;

- 31 Policy F-11(m) is repealed.
- 32 Policy IE-1(a) is amended by adding “multi-unit dwellings” after “shared housing,” by adding the text as shown below in **bold**:
- a) Institutional (INS) Zone shall apply to lands that contain smaller institutional uses and shall permit a wide range of institutional and community uses, including shared housing, **multi-unit dwellings**, religious institutions, emergency services, daycares, libraries, schools, and other similar uses;
- 33 The portion of subsection 3.2.1. before Policy UD-3 is amended by adding “The Land Use By-law may measure building height in metres or in storeys.” after “and its highest point.” in the third paragraph by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:
- Building Height is the maximum vertical distance between a structure’s average finished grade and its highest point. **The Land Use By-law may measure building height in metres or in storeys.** Maximum height requirements encourage the distribution of density on large lots. In the DH Zone of the Downtown Designation, and all other zones with the exception of the DD, CEN-2, and CEN-1 Zones, the densities of developments are primarily regulated by establishing maximum building heights together with other built form regulations, as shown on Map 4. The maximum FAR and maximum building height framework are intended to support strategic growth and the Urban Design Goals for the Regional Centre, including:
- 34 Table 2 is amended by, by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~,
- (a) by striking out “metres” after “Maximum Height Range”;
 - (b) by striking out “8.0” and replacing it with “10.0” wherever it appears;
 - (c) by striking out “11 metres” in Column “Maximum Height Range” of Row “DH Zone”;
 - (d) by adding “Up to a maximum of 40 storeys or 90 metres based on local context” in Column “Maximum Height Range” of Row “CEN-2 Zone”;
 - (e) by striking out “90 metres” in Column “Maximum Height Range” of Row “CEN-1 Zone” and replacing it with “33 storeys or 90 metres based on local context”;
 - (f) by striking out “11 metres up to a maximum of 20 metres (typically 3-6 storeys)” on the first Row “Corridor Designation” and replacing it with “3 storeys up to a maximum of 7 storeys”;
 - (g) by adding “but not abutting a road with a high-frequency transit route” after “abuts Established Residential Zones” on the first Row “Corridor Designation”;
 - (h) by striking out “26 metres (typically 8 storeys)” on the second Row “Corridor Designation” and replacing it with “9 storeys”;
 - (i) by striking out “within self-contained blocks” on the second Row “Corridor Designation”;
 - (j) by adding “or abutting a road with a high-frequency transit route” after “that do not abut Established Residential Zones” on the second Row “Corridor Designation”;
 - (k) by striking out “38 metres (typically 12 storeys)” in Row “HR-2 Zone” and replacing it with “14 storeys”;

- (l) by striking out “11 metres up to a maximum of 20 metres (typically 3 - 6 storeys), and up to 26 metres” in Row “HR-1 Zone” and replacing it with “3 storeys up to a maximum of 7 storeys, and up to 9 storeys”;
- (m) by adding “N/A” in Row “UC-2 Zone” and Column “Maximum FAR Range”;
- (n) by striking out “70” in Row “UC-2 Zone” and replacing it with “90”; and
- (o) by striking out “38” in Row “UC-1 Zone” and replacing it with “55”:

Designation/District	Zones/Special Areas	Maximum FAR Range	Maximum Height Range (metres)
Park and Community Facility Designation	RPK Zone	N/A	11 metres up to a maximum of 17 metres
	PCF Zone	N/A	
Downtown Designation	DD Zone	1.75 - 8.0 10.0	Up to a maximum of 90 metres
	DH Zone	N/A	41 metres up to a maximum of 66 metres or up to Halifax Citadel View Planes and Ramparts Sight Lines where identified
Centre Designation	CEN-2 Zone	1.75 - 8.0 10.0	Up to a maximum of 40 storeys or 90 metres based on local context
	CEN-1 Zone	1.75 – 3.5	Up to a maximum of 90 metres 33 storeys or 90 metres based on local context
Corridor Designation	COR Zone	N/A	11 metres up to a maximum of 20 metres (typically 3-6 storeys) 3 storeys up to a maximum of 7 storeys , where the COR Zone abuts Established Residential Zones but not abutting a road with a high-frequency transit route.
			Up to a maximum of 26 metres (typically 8 storeys) 9 storeys in locations within self-contained blocks that do not abut Established Residential Zones or abutting a road with a high-frequency transit route.
Higher-Order Residential Designation	HR-2 Zone	N/A	Up to a maximum of 38 metres (typically 12 storeys) 14 storeys where the HR-2 Zone is within self-contained blocks that do not abut Established Residential Zones.
	HR-1 Zone	N/A	11 metres up to a maximum of 20 metres (typically 3 – 6 storeys), and up to 26 metres 3 storeys up to a maximum of 7 storeys, and up to 9 storeys where the HR-1 Zone is

Designation/District	Zones/Special Areas	Maximum FAR Range	Maximum Height Range (metres)
			within self-contained blocks that do not abut Established Residential Zones.
Established Residential Designation	ER-3 Zone	N/A	Up to a maximum of 11 metres
	ER-2 Zone	N/A	
	ER-1 Zone	N/A	
	CH-2 Zone	N/A	
	CH-1 Zone	N/A	
Institutional Employment Designation	UC-2 Zone	N/A	11 metres up to a maximum of 70 90 metres
	UC-1 Zone	N/A	11 metres up to a maximum of 38 55 metres

- 35** Policy UD-5 is amended by adding “40 storeys or 90 metres for the” after “DD,” and by adding “33 storeys or 90 metres for the” after “CEN-2, and” by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:

Policy UD-5

The Land Use By-law shall establish a maximum height of 90 metres for the DD, **40 storeys or 90 metres for the** CEN-2, and **33 storeys or 90 metres for the** CEN-1 Zones, where the scale of new developments shall not exceed the maximum allowable FAR value and the maximum height.

- 36** Policy UD-6 is amended by replacing “the DH Zone and all other zones,” with “all zones” by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:

The Land Use By-law shall establish maximum building height requirements for ~~the DH Zone and all other zones,~~ **all zones** except for the DD, CEN-2 and CEN-1 Zones, based on local context and consistent with the maximum heights identified on Map 4 and Table 2 of this Plan.

- 37** The portion of subsection 3.2.2 before Policy UD-9 is amended by striking out “to preserve the built form character of existing neighbourhoods. These building envelope requirements are intended” in the last paragraph by deleting the text as shown below in ~~strikeout~~:

Within the Established Residential Designation, building envelope regulations are intended ~~to preserve the built form character of existing neighbourhoods. These building envelope requirements are intended~~ to promote human-scale and pedestrian-oriented design in low-rise residential neighbourhoods, and may be tailored for the precincts and special areas identified in Part 2.

- 38** Policy UD-9 is amended, by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~,

- (a) by adding “ER-3” after “for the” in clause (b);
- (b) by striking out “maximum floor area and maximum dimensions for the tower portion of high-rise buildings above the streetwall that do not exceed a building depth or building

- width of 35 metres, or a floor area of 900 square metres per storey” in clause (c) and replacing it with the two subclauses;
- (c) by adding “and minimum setbacks” after “33.5 metres high” in the portion of clause (e) before subclause (i), by striking out “and” in subclause (e)(i), by striking out a semi-colon in subclause (e)(ii) and replacing it with “, and”, and by adding subclause (e)(iii) after subclause (e)(ii);
 - (d) by striking out “preserve the built form character of existing neighbourhoods” in clause (h) and replacing it with “promote ground-oriented low-rise buildings”;
 - (e) by striking out “and” in clause (k);
 - (f) by striking out a period in clause (l) and replacing it with a semi-colon; and
 - (g) by adding clauses (m) and (n) after clause (l):
- b) establishing maximum building dimensions for the **ER-3, COR, HR-1, HR-2, CEN-1, CEN-2 and DD Zones** to encourage variation in building design;
 - c) within the DD, CEN-2, CEN-1, HR-2, HR-1, INS, and UC-1 Zones, establishing ~~maximum floor area and maximum dimensions for the tower portion of high-rise buildings above the streetwall that do not exceed a building depth or building width of 35 metres, or a floor area of 750 square metres per storey~~
 - i) **a minimum setback of 12.5 metres from the tower portion of the building to the side and rear lot lines, except if the abutting property’s development potential is constrained by a view plane, and**
 - ii) **maximum dimensions that do not exceed 40.0 metres in building width and 35.0 metres in building depth, or an average floor area of 900 square metres per storey in the tower portion;**
 - e) within the DH Zone, establishing maximum building dimension requirements for any portion of a main building above 33.5 metres high **and minimum setbacks** as follows:
 - (i) 38.0 metres in building width and 27.5 metres in building depth, inside the Downtown Halifax Central Blocks (DHCB) Special Area, ~~and~~
 - (ii) 38.0 metres in building width and 38.0 metres in building depth, outside the Downtown Halifax Central Blocks (DHCB) Special Area; **and**
 - (iii) **a minimum setback of 11.5 metres from the tower portion of the building to the side and rear lot lines, except if the abutting property’s development potential is constrained by a view plane;**
 - h) within Established Residential zones, establishing minimum setback, maximum lot coverage, minimum lot area, and minimum lot frontage requirements that ~~preserve the built form character of existing neighbourhoods~~ **promote ground-oriented low-rise buildings;**
 - k) prohibiting drive-throughs as a built form in all zones, except for the CLI and LI Zones; ~~and~~

- l) establishing setback and massing requirements for accessory structures, backyard suites, and shipping containers-;
- m) **within the DD, DH, CEN-2, and CEN-1 Zones, establishing a maximum setback that reflects the traditional built form in these areas, and providing alternative design requirements for enhanced landscaping where the maximum setback cannot be met; and**
- n) **establishing minimum streetwall, side, and rear stepback requirements for mid-rise, tall mid-rise, and high-rise buildings where the building typology is enabled by the zone, as follows:**
 - (i) **streetwall stepback of 2.0 metres for a mid-rise building, 3.0 metres for a tall mid-rise building, and between 4.5 metres and 6.0 metres for a high-rise building in the DD, CEN-2, CEN-1, HR-2, HR-1, COR, CLI, INS, UC-2, and UC-1 Zones;**
 - (ii) **streetwall stepback of 3.0 metres for any portion of the main building less than 33.5 metres in height, and 4.5 metres for any portion of the main building greater than 33.5 metres in height in the DH Zone;**
 - (iii) **side and rear stepback of 2.0 metres for a mid-rise building, and 6.0 metres for a tall mid-rise and high-rise building in the DD, CEN-2, CEN-1, and COR Zones;**
 - (iv) **side stepback of 2.0 metres for a mid-rise building, between 2.5 metres and 6.0 metres for a tall mid-rise building, and 6.0 metres for a high-rise building in the HR-2, HR-1, INS, UC-2, and UC-1 Zones; and**
 - (v) **rear stepback of 2.0 metres for mid-rise building, between 4.5 metres and 6.0 metres for tall mid-rise building, and 6.0 metres for a high-rise building in the HR-2, HR-1, INS, UC-2, and UC-1 Zones.**

39 Policy UD-10 is amended by striking out “8 metres and 11 metres” in clause (c) and replacing it with “2 storeys and 3 storeys”, by striking out “unless” in clause (c) and replacing it with “with flexibility for buildings on sloped lands or of mid-rise in which the minimum and maximum streetwall heights may be between 3.5 metres and 14 metres or” and by adding clause (e.5) after clause (e) by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:

- c) establish minimum and maximum streetwall heights of between ~~8 metres and 11 metres~~ **2 storeys to 3 storeys** to support human-scale buildings designs, ~~unless~~ **with flexibility for buildings on sloped lands in which the minimum and maximum streetwall heights may be between 1 and 5 storeys or** otherwise indicated in this policy;

- d) in the DH Zone, establish a maximum streetwall height of between 11 metres and 18.5 metres to support human-scale design based on the local context;
- e.5) in the HR-2 and HR-1 Zones, establish a maximum streetwall height of 6 storeys for a building constructed using a wood-frame construction or encapsulated mass timber construction.**

40 Policy UD-13 is amended by striking out “by a maximum of 4 metres” in clause (c) and replacing it with “up to the maximum height or FAR range in Table 2 for a zone”, by adding “and the Citadel View Planes and Ramparts Sight Lines” after “Performance Standards”, by adding “and is consistent with the transitional building envelop policy under subsection 3.2.2” at the end of clause (c), by adding “5 storeys in the DD, CEN-2, CEN-1, COR, HR-2, and HR-1 Zones, or” after “do not exceed” in clause (i), and by adding “in the DH and CLI Zones” after “14 metres” in clause (i) by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:

- c) that the maximum height on Map 4 may be exceeded ~~by a maximum of 4 metres~~ **up to the maximum height or FAR range in Table 2 for a zone**, provided the Pedestrian Wind Impact and Shadow Impact Assessment Protocols and Performance Standards **and the Citadel View Planes and Ramparts Sight Lines** set out in the Land Use By-law are met **and is consistent with the transitional Building Envelope policy under subsection 3.2.2;**
- i) that maximum streetwall heights do not exceed **5 storeys in the DD, CEN-2, CEN-1, COR, HR-2, and HR-1 Zones, or 14 metres in the DH and CLI Zones** for 70% of the width of the streetwall;

41 Section 4.3 is amended by striking out “DH Zone and” in the fourth paragraph by deleting the text as shown below in ~~strikeout~~:

Outside of the ~~DH Zone and~~ approved Heritage Conservation Districts, Council may consider proposals for greater development opportunities for registered heritage properties by development agreement. The intent of this tool is to:

- support the rehabilitation and adaptive re-use of registered heritage buildings, and
- encourage the registration and protection of potential heritage buildings,

by providing increased land use flexibility and development potential to property owners, provided the heritage value and context of the heritage building(s) and the surrounding neighbourhood is maintained.

42 Policy CHR-6 is amended by striking out “ER-3, ER-2, and ER-1 Zones” in clause (d) and replacing it with “ER-2 Zone”, by striking out “and” in clause (d), by replacing a period in clause (e) with “and;”, and by adding the following after clause (e) by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:

- d) a maximum height of 8 metres within the ~~ER-3, ER-2, and ER-1 Zones~~ **ER-2 Zone;** and
- e) a maximum height of 11 metres within the UC-2 and UC-1 Zones; **and**

f) a maximum height as specified on Map 4 within the DH Zone.

43 The portion of Policy CHR-7 before clause (a) is amended by striking out “the DH Zone and” as shown below in ~~strikeout~~:

On any lot containing a registered heritage building located outside of ~~the DH Zone and~~ any approved Heritage Conservation District, Council may consider a development agreement for any development or change in use not otherwise permitted by the Land Use By-law to support the integrity, conservation and adaptive re-use of registered heritage buildings. This includes development proposals that exceed the maximums floor area ratios or the maximum building heights on Map 3 and Map 4 of this Plan. In considering such development agreement proposals, Council shall consider that:

44 Policy CHR-7 is amended by adding “the Citadel View Planes and Ramparts Sight Lines,” after “relating to” in clause (g) by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:

g) the development complies with policies relating to **the Citadel View Planes and Ramparts Sight Lines**, protected public views and view terminus sites;

45 Policy CHR-9 is repealed.

46 Table 4 is amended by adding Rows “Flower Streets” and “Ropeworks” after Row “Five Corners”, by replacing “residential architecture from the early 20th century” in “Oakland Road” with “late 19th to early 20th century residential architecture. The contiguous Victorian architecture along South Street also serves as a transitional gateway into the district”, and by adding Rows “Young-Woodill Divisions” and “Jubilee Road” after Row “Young Avenue” by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:

Table 4: Proposed Heritage Conservation District Study Areas

Dartmouth
Five Corners: The area where Portland and Pleasant Streets intersect contain a nearly contiguous collection of 19th and early 20th century residences within one of the oldest neighbourhoods in the Regional Centre.
Flower Streets: The area is a grid-pattern neighbourhood with compact building lots and varied styles of working-class, 1.5 to 2.5-storey homes. Development of the area began in the 1870s, when workers from the Eastern Shore were drawn by Dartmouth’s prosperous industrial economy. The area offered proximity to industry and small, affordable lots on which to build. These lots were developed gradually over successive decades, reflecting changing tastes in architectural styles, and resulting in a diverse and contiguous collection of Nova Scotian Vernacular, Victorian Plain, Second Empire, Picturesque, Queen-Anne Revival, Arts and Crafts (Cottage, Bungalow, and Four Square) and Colonial Revival homes.
Ropeworks: The neighbourhood around Victoria Park contains original workers housing for the Ropeworks built by William J. Stairs and constructed in the late 19th century. The historic contiguous residential neighbourhood surrounding the park contains one-and-a-half storey homes with mansard roof and dormers, and two-storey homes with a low-pitched roof and porch.

Halifax
Oakland Road: The Oakland Road neighbourhood was originally part of the Cunard family's Oakland Estate. The remaining Oakland Estate Gatekeepers House on Robie Street is considered a gateway into the now densely developed historic neighbourhood, which contains diverse examples of residential architecture from the early 20th century late 19th to early 20th century residential architecture. The contiguous Victorian architecture along South Street also serves as a transitional gateway into the district. The contiguous, treelined streets, residential character and one-and-a-half to two-and-a-half storey dwellings remain largely intact.
Young Avenue: Young Avenue is a grand public promenade leading to Point Pleasant Park with an evolving character, which includes historic late 19th to early 20th Century estates, landscaped median strip, and a mature tree canopy. Developed during the City Beautiful Movement, these estates were built for influential Halifax residents and reflect unique interpretations of various turn of the century architectural styles, such as Queen Anne, Italianate, Arts and Crafts, Georgian Revival and Classical Revival.
Young-Woodill Divisions: The area is representative of the mid to late Victorian era tenement and middle-income housing. The houses in the proposed district were constructed, primarily between 1870 and 1890, with an architectural symmetrical simplicity. This style is reflective of the housing of the growing middle-income earners of the Late Victorian period. Development pressure along the parallel corridor streets of Robie and Agricola is putting these historic houses at risk of demolition which will dilute the contiguous nature of the built form of this historic neighbourhood.
Jubilee Road: This area consists predominantly of two-storey homes built between the 1880s and 1910s. The area is most notable for its rare collection of brick and concrete masonry row-houses and detached homes built by the prominent local mason and contractor, Edward Maxwell. The area is historically anchored by Caldwell House, an 1840s Regency-style home. The architectural styles exhibited within this district include Victorian and Edwardian masonry styles, and wood-framed Regency, Second Empire, Queen-Anne Revival, Craftsman (Cottage, Bungalow, & Four Square), Victorian Plain, and Halifax Box styles.

- 47 Policy CHR-12 is amended by replacing “ER-1” with “ER-2” as shown below in **bold** and ~~strikeout~~:

Policy CHR-12

The Land Use By-law shall zone proposed Heritage Conservation Districts, shown on Map 20, that are located within the Establish Residential District as ~~ER-4~~ **ER-2** to protect the heritage resources prior to Council’s consideration of a potential Heritage Conservation District Plan and By-law.

- 48 Section 5.1 is amended by striking out “secondary suites,” in the third paragraph by deleting the text as shown below in ~~strikeout~~:

For the Regional Centre to remain economically competitive and support a high quality of life, a diversity of housing types, sizes, and tenures need to be available. This includes ~~secondary suites~~, backyard suites, grade-related units, work-live units, and a range of multi-unit dwelling types. Shared housing, where facilities are shared for health, lifestyle, and economic reasons, are also important for supporting an aging population and diverse

housing needs. Streamlined development approval processes, a strong focus on affordable housing in incentive or bonus zoning requirements, and continued support for community and inter-governmental partnerships can all contribute to a more sustainable housing system.

49 Section 5.1, Policy H-1 is amended, by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~,

- (a) by replacing “and CH-1” in clause (a) with “, CH-1, and INS”;
- (b) by striking out “secondary suites,” in clause (b);
- (c) by adding “four-unit dwellings,” after “three-unit dwellings,” in clause (b);
- (d) by striking out “and” at the end of subclause (c)(i),
- (e) by adding “and” at the end of subclause (c)(ii);
- (f) by adding “, commercial spaces,” after “dwellings” in subclause (c)(iii); and
- (g) by adding “except for small scale developments and additions, and the internal conversion of commercial spaces” after “amenity spaces” in clause (d).

Policy H-1

To support quality and inclusive residential environments and increased housing options for diverse households, the Land Use By-law shall:

- a) permit a variety of housing forms and types in the DD, DH, CEN-2, CEN-1, COR, HR-2, HR1, ER-3, ER-2, ER-1, CH-2 ~~and CH-4~~, **CH-1, and INS** Zones to enable residents to live near commercial areas, employment, active transportation facilities, and transit;
- b) permit a mix of housing options within various zones to meet the range of housing needs, including multi-residential, semi-detached, ~~secondary suites~~, backyard suites, shared housing, single and two-unit dwellings, and three-unit dwellings, **four-unit dwellings**, townhouses, cluster housing, grade-related dwelling units, low-rise buildings, mid-rise buildings, tall mid-rise buildings and high-rise buildings;
- c) require new, expanded, or converted high-density dwellings to provide a range of unit sizes to accommodate a variety of household sizes, including:
 - i) a minimum proportion of two-bedroom units in the DD, DH, CEN-2, CEN-1 and COR Zones, ~~and~~
 - ii) a minimum proportion of two-bedroom and three- bedroom units in the HR-2 and HR-1 Zones, **and**
 - iii) exemptions to unit mix requirements for small scale developments and additions and the internal conversion of dwellings, **commercial spaces**, and shared housing uses; and
- d) require new and expanded high-density dwelling uses to include both indoor and outdoor amenity spaces **except for small scale developments and additions, and the internal conversion of commercial spaces.**

50 Policy IM-9 is amended by replacing “streewall” in clause (b) with “streetwall” and by replacing “or HR-2” with “HR-2, or HR-1” as shown below in **bold** and ~~strikeout~~:

- (b) the streetwall articulation, where an alternative method is proposed that effectively contributes to the visual interest and appeal of the ~~streewall~~ **streetwall** from a pedestrian perspective;
- (d) the maximum building dimensions for developments in the CEN-2, COR, ~~or HR-2~~ **HR-2, or HR-1** Zones, provided that the massing and design of the building is broken up to add variety to the streetscape;

51 Section 9.11 is amended by adding the following after Policy IM-33 as shown below in **bold**:

Policy IM-33.5

Applications for substantive amendments to certain existing development agreements may be considered under this Policy IM-33.5 for the following matters:

- (a) **if the built form is substantially the same and the minimum required number of 3-bedroom units is maintained in Building A, changes that allow the re-allocation of units from Building Elements A & B to Building Elements C & E on PID 41503343 (Case 20871);**
- (b) **if the built form is substantially the same and notwithstanding the previous policies of the Municipal Planning Strategy for Halifax, changes that allow an additional 2 storeys above the maximum permitted building height of 8 storeys on 6330 and 6324 Quinpool Road (Case 20520);**
- (c) **if the built form is substantially the same and the ratio of 2-bedroom units, which is at least 25%, is maintained, changes that allow an additional 2 storeys above the maximum permitted building height of 20 storeys on 112 and 114 Wyse Road (Case 22487). [as amended on April 23, 2024].**

52 Policy IM-42 is amended by striking out “only proceed either” and replacing it with “proceed”, and by adding “, or through a heritage development agreement as set out in Policy CHR-7” after “and IM-46” as shown below in **bold**:

Policy IM-42

Development in the Spring Garden Road – Robie Street (SGRRS) Special Area, which consists of Site A and Site B, as shown on Map 24, shall ~~only proceed either~~ **proceed** through the as-of-right allowances under the Land Use By-law or through the development agreement policy for Site A and Site B, as set out in Policies IM-43, IM-44, IM-45, and IM-46, **or through a heritage development agreement as set out in Policy CHR-7.**

- 53** Map 1 “Urban Structure Designations” is repealed and replaced with Attachment-C1-Map 1.
- 54** Map 2 “Downtown Dartmouth and Downtown Halifax Precincts” is amended by removing PID 00002030 from “Refer to Downtown Halifax Secondary Municipal Planning Strategy” and adding PID 00002030 to “North End Gateway and Scotia Square Complex (NSS)” as shown in Attachment-C1-Map 2.
- 55** Map 3 “Maximum Floor Area Ratio Precincts” is repealed and replaced with Attachment-C1-Map 3.
- 56** Map 4 “Maximum Building Height Precincts” is repealed and replaced with Attachment-C1-Map 4.
- 57** Map 8 “Central Blocks within Downtown Halifax” is amended by removing PID 00002030 from “Refer to Downtown Halifax Secondary Municipal Planning Strategy” as shown in Attachment-C1-Map 8.
- 58** Map 9 “Established Residential Precincts” is amended by:
- (a) removing the lands from the North Dartmouth (ND) Precinct as shown in Attachment-C1-Map 9-1-4;
 - (b) adding the lands to the North End Halifax (NE) Precinct and removing the lands from the North End Halifax (NE) Precinct as shown in Attachment-C1-Map 9-2-4;
 - (c) removing the lands from the South End Halifax (SE) Precinct as shown in Attachment-C1-Map 9-3-4; and
 - (d) removing PID 00002030 from “Refer to Downtown Halifax Secondary Municipal Planning Strategy” as shown in Attachment-C1-Map 9-4-4.
- 59** Map 13 “Future Growth Node Land Use Concept - Dartmouth Cove” is amended by:
- (a) applying a floor area ratio of 4.0 in parts of Precinct 4 of the Dartmouth Cove Future Growth Node, as shown in Attachment-C1-Map 13; and
 - (b) increasing a floor area ratio from 3.5 to 4.0 in parts of Precinct 3 of the Dartmouth Cove Future Growth Node, as shown in in Attachment-C1-Map 13.
- 60** Map 16 “Regional Centre Waterfront View Corridors” is amended by removing PID 00002030 from “Refer to Downtown Halifax Secondary Municipal Planning Strategy” as shown in Attachment-C1-Map 16.
- 61** Map 17 “Shadow Impact Assessment Protocol - Identified Areas” is amended by
- (a) excluding the Identified Area and the 100-metre Buffer Area of Cogswell Park (PID 00140194) as shown in Attachment-C1-Map 17-1-2; and
 - (b) removing PID 00002030 from “Refer to Downtown Halifax Secondary Municipal Planning Strategy” as shown in Attachment-C1-Map 17-2-2.
- 62** Map 19 “Pedestrian-Oriented Commercial Streets” is amended by removing PID 00002030 from “Refer to Downtown Halifax Secondary Municipal Planning Strategy” as shown in Attachment-C1-Map 19.

- 63** Map 20 “Proposed Heritage Conservation District Study Areas” is amended by:
- (a) adding the Heritage Conservation District Study Areas for Flower Street and Ropeworks as shown in Attachment-C1-Map 20-1-3;
 - (b) adding the Heritage Conservation District Study Areas for Woodill's Field and Jubilee Road as shown in Attachment-C1-Map 20-2-3;
 - (c) expanding the Heritage Conservation District Study Areas for Five Corners as shown in Attachment-C1-Map 20-1-3;
 - (d) expanding the Heritage Conservation District Study Areas for Oakland Road and Creighton's Field as shown in Attachment-C1-Map 20-2-3; and
 - (e) removing PID 00002030 from “Refer to Downtown Halifax Secondary Municipal Planning Strategy” as shown in Attachment-C1-Map 20-3-3.
- 64** Map 21 “Approved Heritage Conservation Districts” is amended by removing PID 00002030 from “Refer to Downtown Halifax Secondary Municipal Planning Strategy” as shown in Attachment-C1-Map 21.

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

HALIFAX

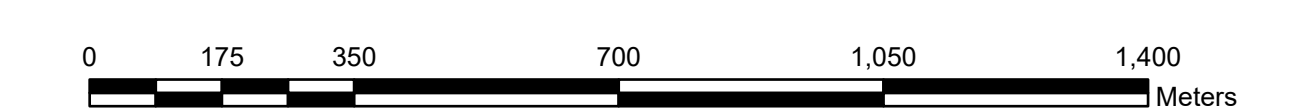
Regional Centre Secondary Municipal Planning Strategy

MAP 1 URBAN STRUCTURE DESIGNATIONS

- CEN** Centre Designation
- COR** Corridor Designation
- D** Downtown Designation
- ER** Established Residential Designation
- FGN** Future Growth Node Designation
- HR** Higher-Order Residential Designation
- IDE** Industrial Employment Designation
- IE** Institutional Employment Designation
- PCF** Park and Community Facility Designation
- WA** Water Access Designation
- Regional Centre Secondary Municipal Planning Strategy Boundary
- Refer to the Downtown Halifax Secondary Municipal Planning Strategy

Attachment C1

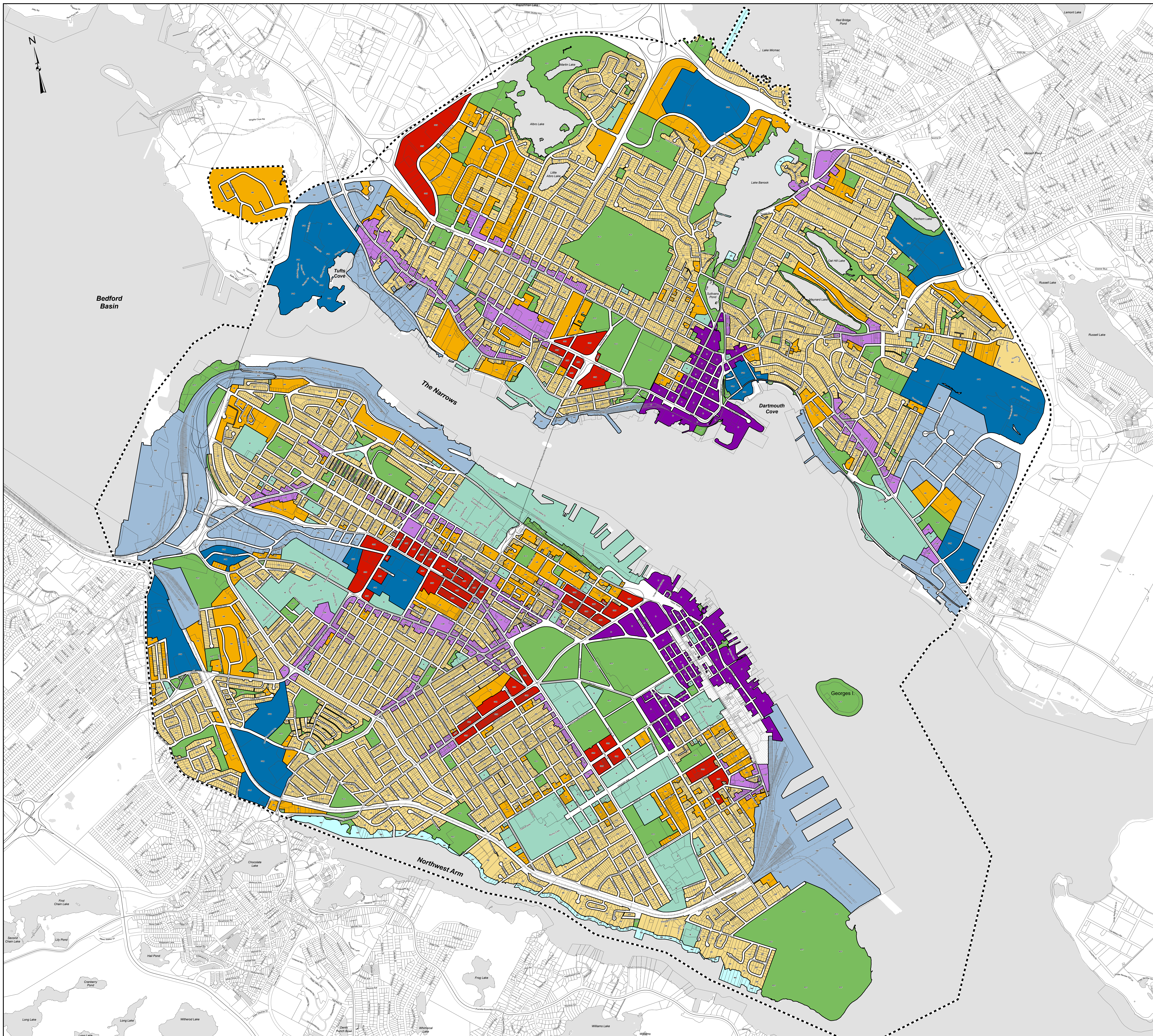
Effective:



Scale 1:10,000



Prepared By:
Halifax Regional Municipality

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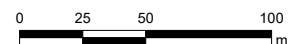


Attachment C1: MAP 2

-  Remove Area from "Refer to the Downtown Halifax Secondary Municipal Planning Strategy" add to North End Gateway and Scotia Square Complex precinct
-  Refer to the Downtown Halifax Secondary Municipal Planning Strategy

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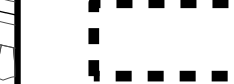
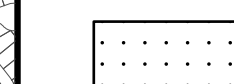


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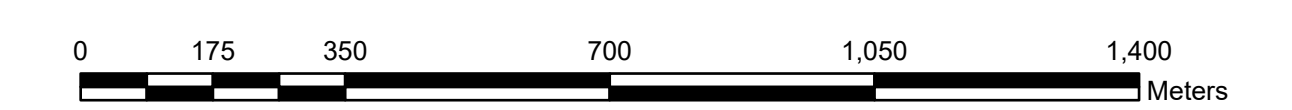
MAP 3 MAXIMUM FLOOR AREA RATIO PRECINCTS

-  Maximum Floor Area Ratio (FAR) Precinct
-  Regional Centre Secondary Municipal Planning Strategy Boundary
-  Refer to Downtown Halifax Secondary Municipal Planning Strategy



Attachment C1

Effective: 22 August 2022





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Halifax Regional Municipality

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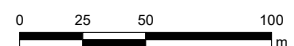


Attachment C1: MAP 8

-  Remove Area from "Refer to the Downtown Halifax Secondary Municipal Planning Strategy"
-  Refer to the Downtown Halifax Secondary Municipal Planning Strategy

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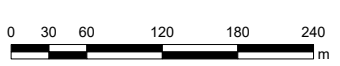


Attachment C1: MAP 9 1-4

-  Existing Precinct
-  Remove from North Dartmouth Precinct




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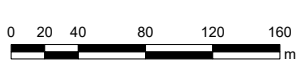




Attachment C1: MAP 9 2-4

-  Existing Precinct
-  Remove from North End Halifax Precinct
-  Add to North End Halifax Precinct



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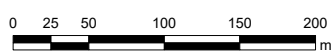


Attachment C1: MAP 9 3-4

-  Existing Precinct
-  Remove from South End Halifax Precinct



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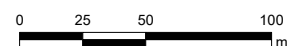


Attachment C1: MAP 9 4-4

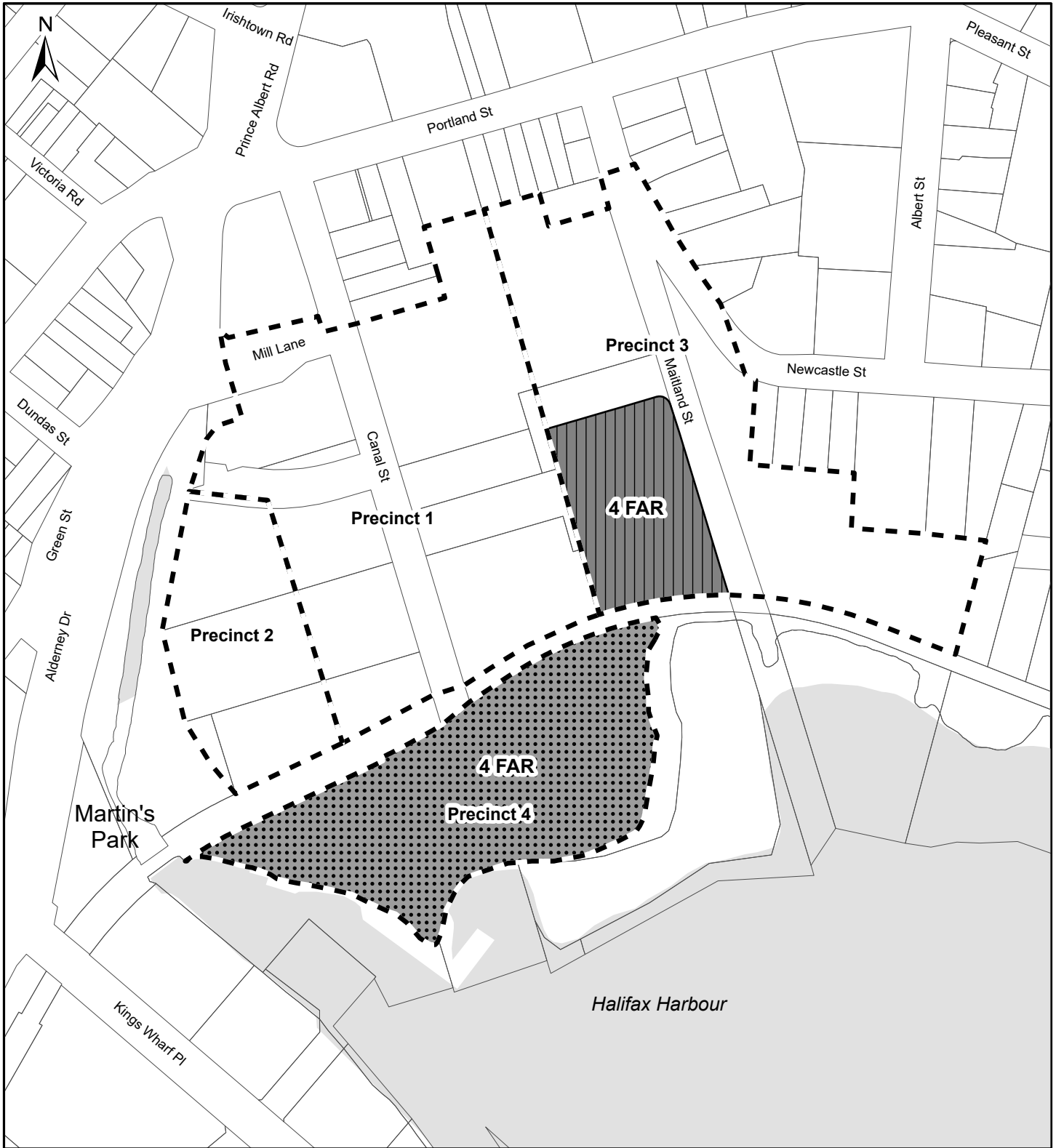
-  Remove Area from "Refer to the Downtown Halifax Secondary Municipal Planning Strategy"
-  Refer to the Downtown Halifax Secondary Municipal Planning Strategy

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Attachment C1: Map 13



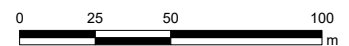
(Mid Rise to High Rise) Increase FAR from 3.5 to 4



Amend from (Low Rise to Mid Rise Commercial/Industrial) to (High Rise) and FAR 4

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
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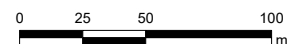


Attachment C1: MAP 16

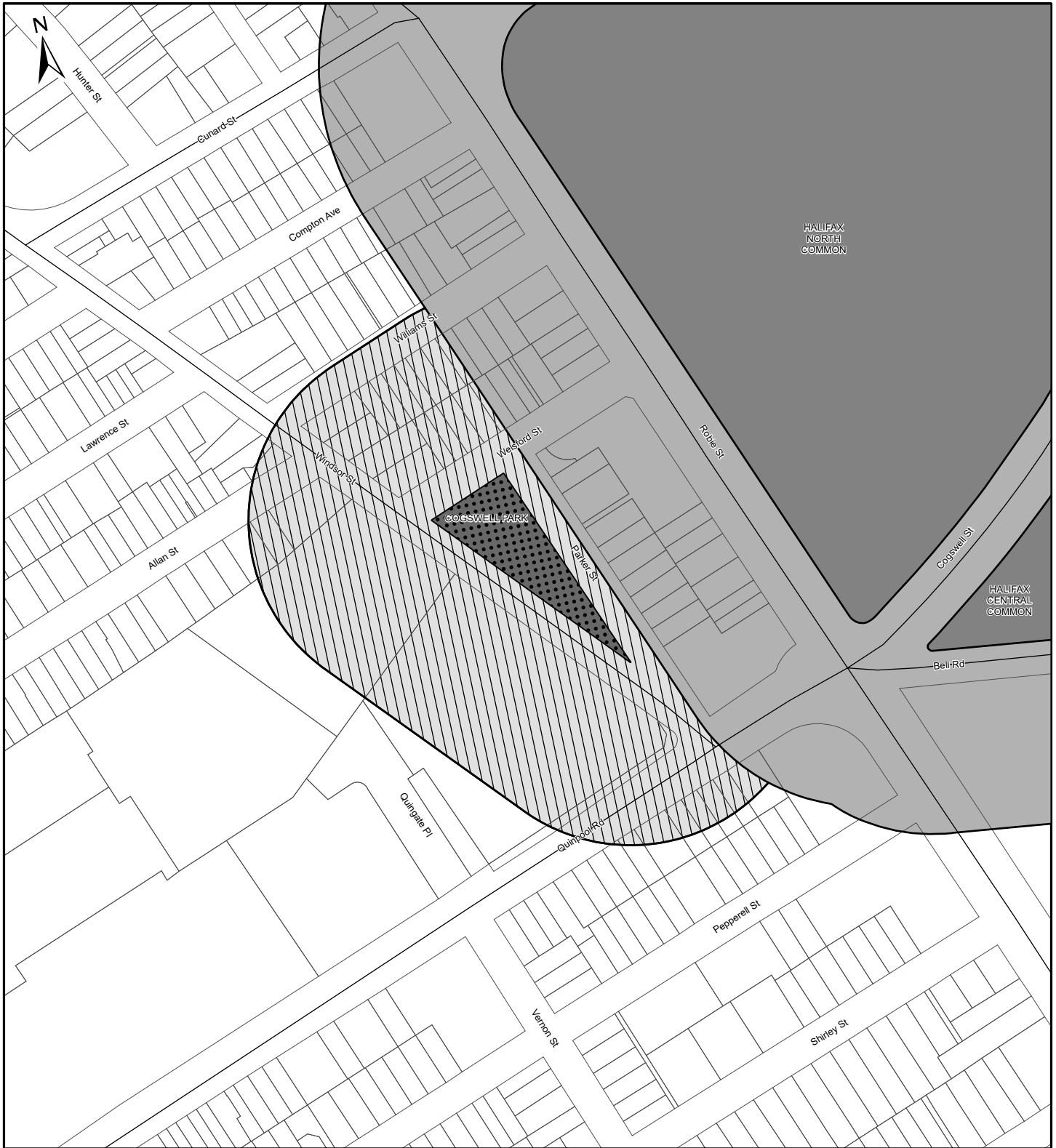
-  Remove Area from "Refer to the Downtown Halifax Secondary Municipal Planning Strategy"
-  Refer to the Downtown Halifax Secondary Municipal Planning Strategy

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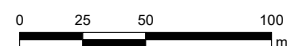


Attachment C1: Map 17 1-2

- Remove from 100m Buffer Areas
- Remove from Identified Areas
- Current Identified Areas
- Current 100m Buffer Areas

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
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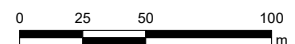


Attachment C1: MAP 17 2-2

-  Remove Area from "Refer to the Downtown Halifax Secondary Municipal Planning Strategy"
-  Refer to the Downtown Halifax Secondary Municipal Planning Strategy

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
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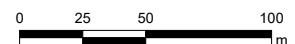


Attachment C1: MAP 19

-  Remove Area from "Refer to the Downtown Halifax Secondary Municipal Planning Strategy"
-  Refer to the Downtown Halifax Secondary Municipal Planning Strategy

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Attachment C1: MAP 20 1-3

- FC Addition to HCD Study Area (Five Corners)
- DD Addition to HCD Study Area (Downtown Dartmouth)
- FS Proposed HCD Study Area (Flower Streets)
- RW Proposed HCD Study Area (Ropeworks)
- Existing HCD Study Areas

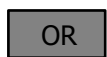
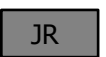

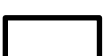

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Attachment C1: MAP 20 2-3

- | | | | |
|--|--|--|--|
|  OR | Addition to HCD Study Area (Oakland Road) |  JR | Proposed HCD Study Area (Jubilee Road) |
|  CF | Addition to HCD Study Area (Creighton's Field) |  | Existing HCD Study Areas |
|  WF | Proposed HCD Study Area (Woodill's Field) | | |



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Attachment C1: MAP 20 3-3

-  Remove Area from "Refer to the Downtown Halifax Secondary Municipal Planning Strategy"
-  Refer to the Downtown Halifax Secondary Municipal Planning Strategy

HALIFAX



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Attachment C1: MAP 21

-  Remove Area from "Refer to the Downtown Halifax Secondary Municipal Planning Strategy"
-  Refer to the Downtown Halifax Secondary Municipal Planning Strategy

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