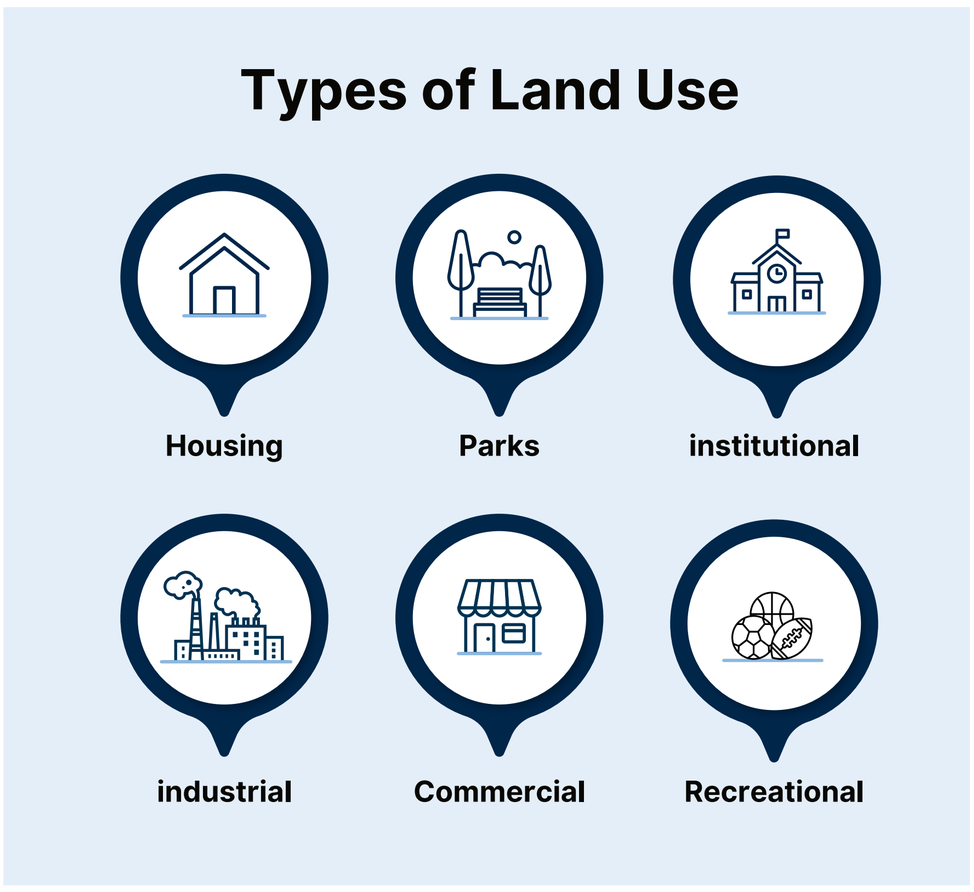
Land Uses, Services and Community Amenities

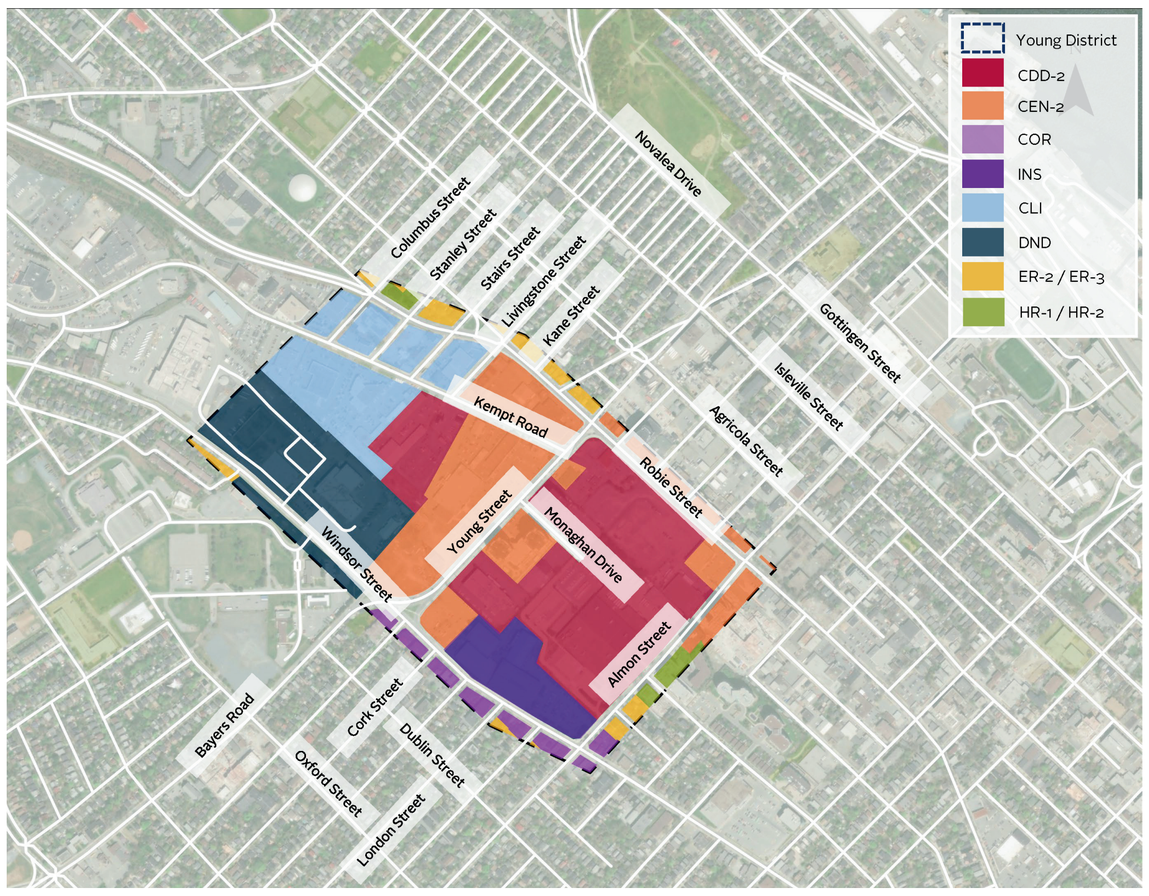
Young District currently lacks the necessary land uses, services and community amenities to accommodate significant growth. The redevelopment of Young District provides an opportunity to establish appropriate land uses, services, and community amenities. Land uses and services could include grocery stores, dental offices, and various commercial businesses. Community amenities could include a new library, schools, daycares, and a recreation/community centre.



Zoning Context:

- **CEN-2 Zone:** ‘Centre 2’ Zone permits a wide range of residential, commercial, park and community facilities, 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.
- **CDD-2 Zone:** ‘Comprehensive Development District 2’ Zone applies to sites intended to be developed into large-scale mixed-use communities like the Young Street Lands and Kempt Road Lands.
- **HR-2 Zone:** ‘Higher-Order Residential 2’ Zone is applied to self-contained blocks that are separated from low-rise residential neighbourhoods. It supports the development of low to tall mid-rise buildings, and a range of commercial uses.
- **COR Zone:** ‘Corridor’ Zone supports a mix of land uses, including residential, commercial, institutional, recreational, open space, and urban agricultural uses.
- **INS Zone:** 'Institutional’ Zone is applied to lands that contain smaller institutional uses and permit a wide range of institutional and community uses, including shared housing, religious institutions, emergency services, daycares, libraries, schools, and other similar uses. The Halifax Forum is the only parcel zoned as ‘INS’ in the Young District.
- **DND Zone:** ‘Department of National Defense’ Zone is applied to military lands and permits military uses.
- **CLI Zone:** ‘Commercial Light Industrial’ Zone permits light industrial uses enclosed in buildings, commercial uses that complement industrial uses, and limited institutional uses.





Land Use & Amenities

Which amenities would you like to see in Young District?



Art Gallery



Schools



Libraries



Aquatic Facilites



Daycares



Museums



Public Performance Space



Recreation Community Centre