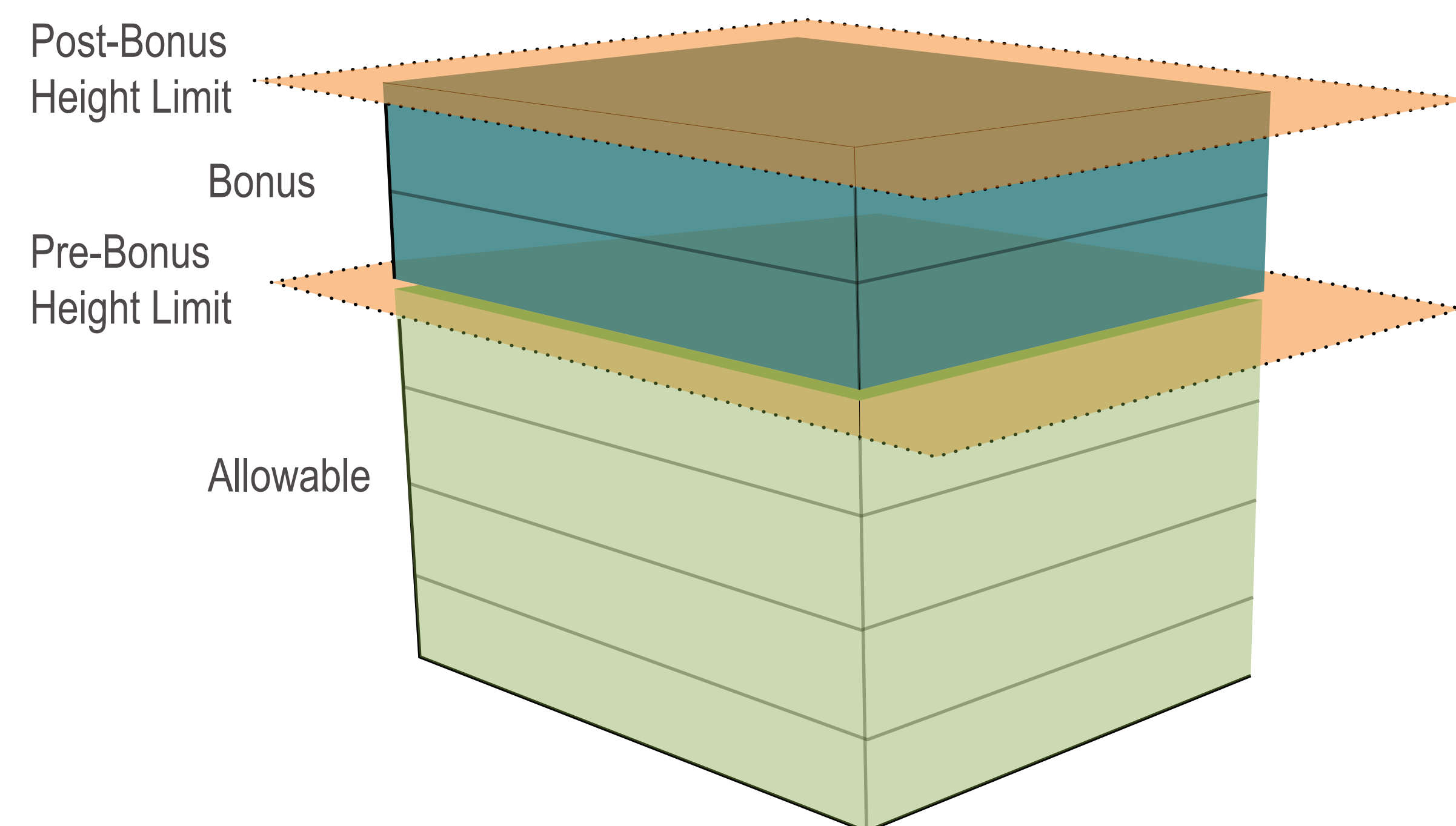


Downtown Halifax 5-Year Review

PROPOSED BY-LAW AMENDMENTS

What is Density Bonusing?

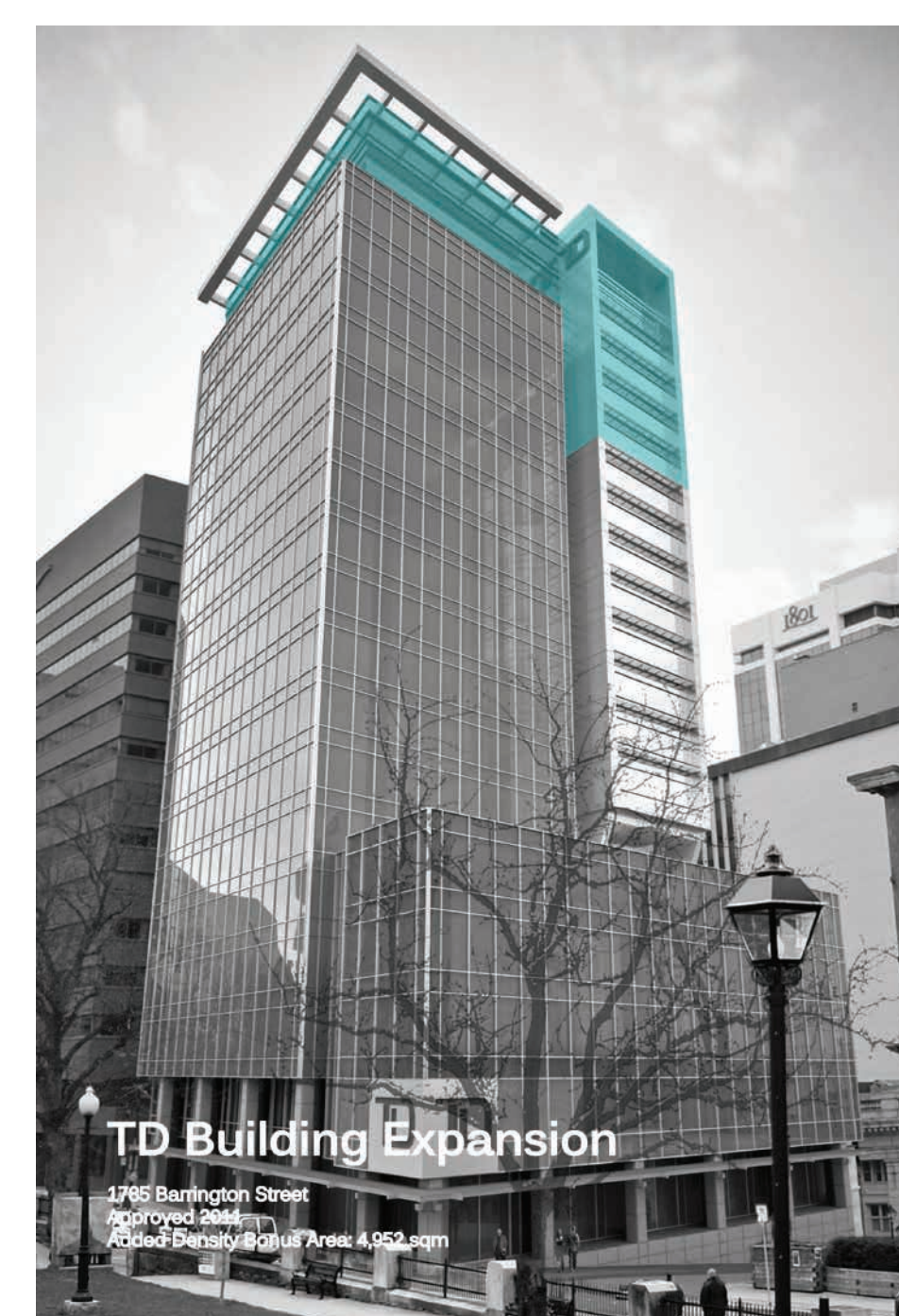
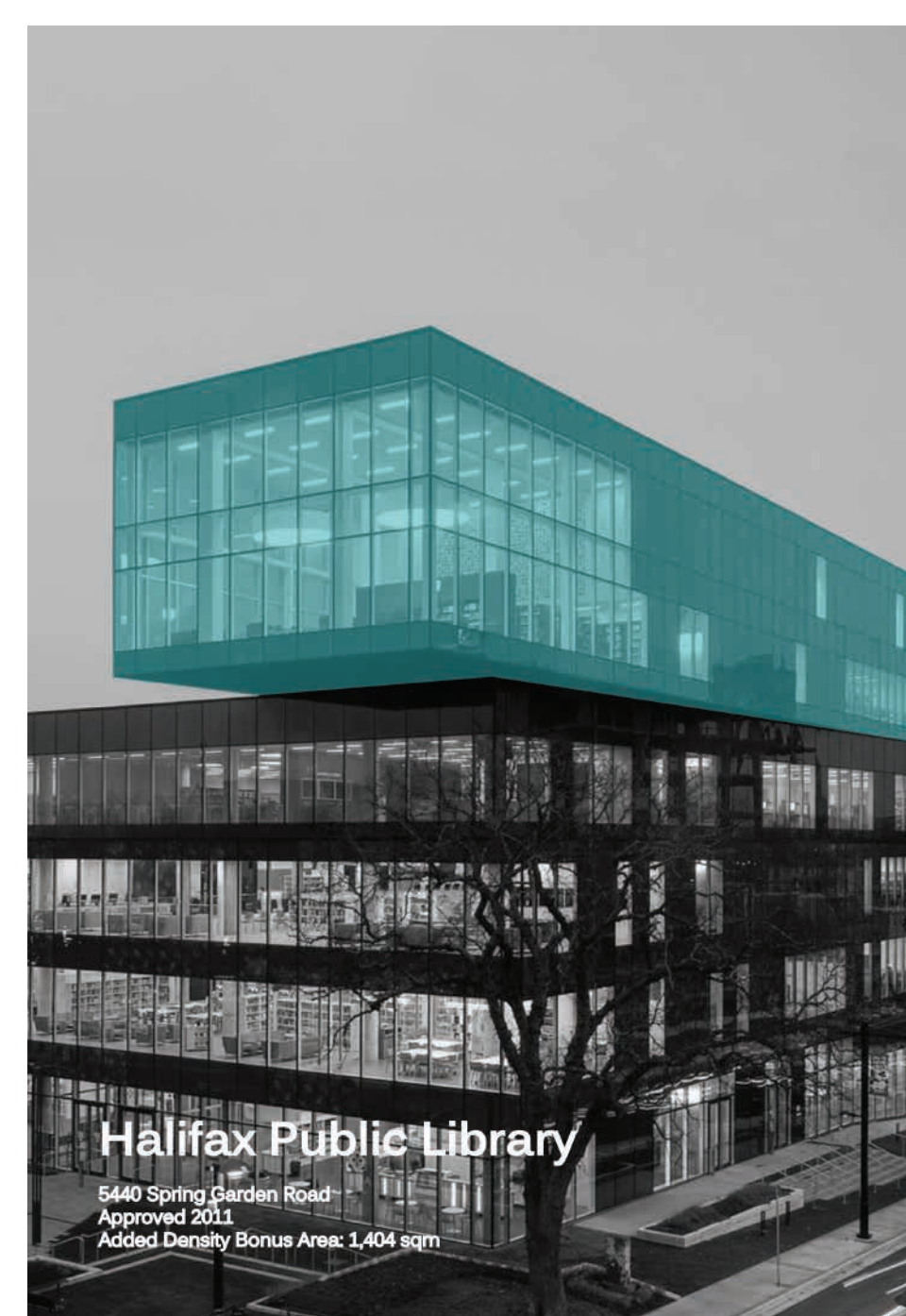


A Density Bonus is an increase in built area in exchange for public amenities and/or benefits that contribute to the livability and proper planning of the neighbourhood affected by the resulting increase in density.

Proposed Amendments to Density Bonusing

- Eliminating “the provision of exemplary sustainable building practices” as a potential public benefit.
- The Development Officer will be allowed to stand in the place and stead of Council with respect to entering into an incentive or bonus zoning agreement.
- Council would still approve agreements that would commit the Municipality to an expenditure.
- All agreements would continue to be signed off by the Mayor and Clerk on behalf of the Municipality.
- The per sq.m. charge is being reviewed to ensure adequate public benefits are provided.

Density Bonusing in Halifax Since 2009



Until recently, density bonus was only permitted in Downtown Halifax; with recent amendments to the HRM Charter density bonusing is now permitted in the Regional Centre area. With this update the city has hired a consultant to review the current bonusing program and provide recommendations to ensure the program is structured to create the most public benefits possible.