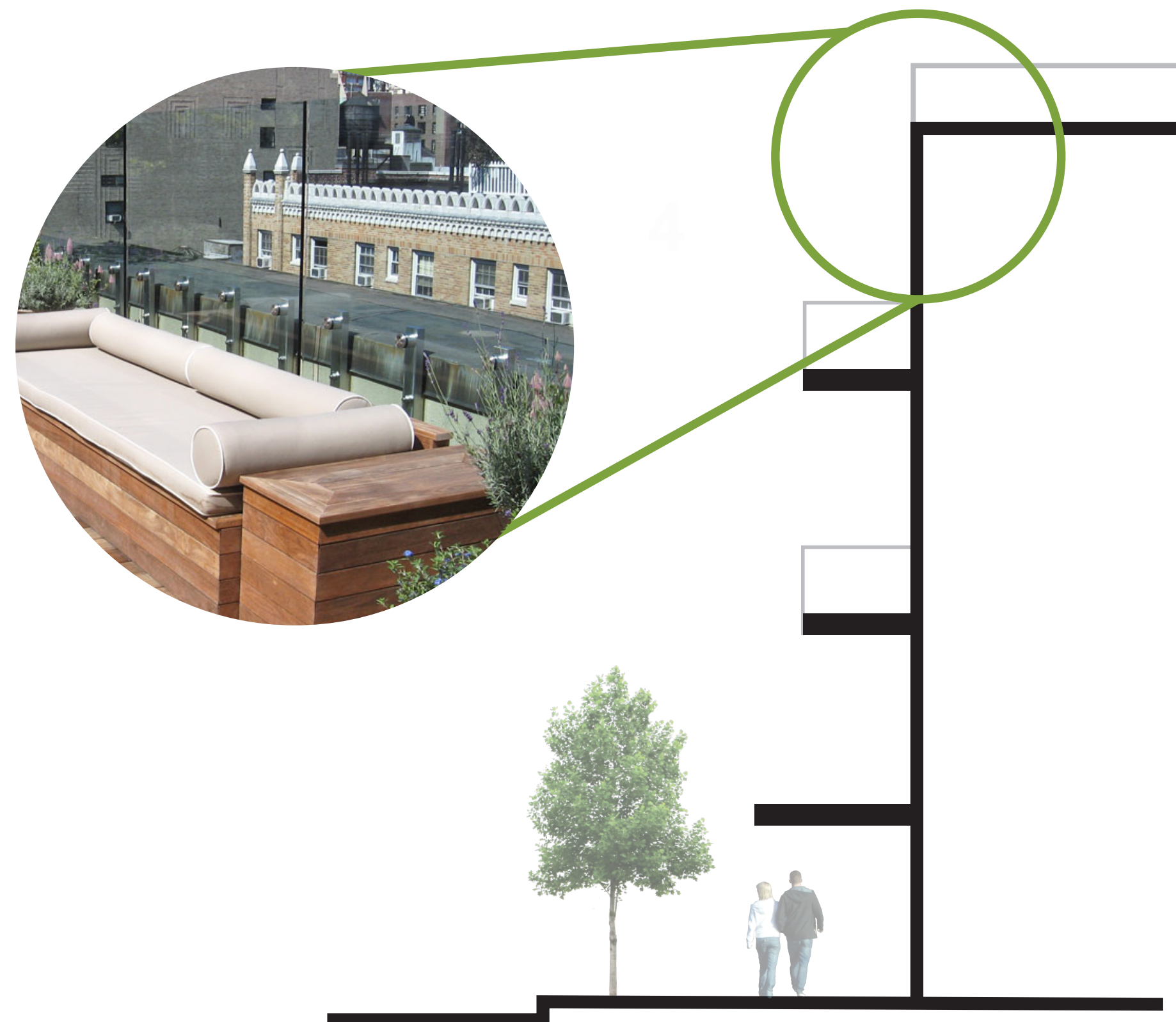


Downtown Halifax 5-Year Review

PROPOSED BY-LAW AMENDMENTS

Built Form Regulations

- Above the height of a streetwall, buildings located outside the Central Blocks currently have to be setback from interior lot lines by 10% of the lot width or 5.5m, whichever is less.
 - Staff is proposing to remove “10% of the lot width” and “whichever is less”
- Introduction of a minimum storey height of 3 metres.
- The new LUB will permit clear glass guard and railing systems, to allow for the safe use of podiums and rooftops by the occupants of buildings, to encroach in setbacks, stepbacks and height maximums.



Heritage Regulations

- Under the new LUB, development proposals which seek to demolish more than 50 per cent of a registered heritage property will be ineligible for a density bonus.
- “Demolition of a registered heritage property” will be defined as the removal of over 50% of the exterior fabric of the building, including exterior walls, roof, dormers, chimneys and other character defining elements.

Signage Regulations

- Menu-boxes will be added to the list of permitted signs not requiring a development permit.
- Traditional neon tubing will now be expressly permitted.
- Projecting signs will be permitted to encroach up to 1m or 1.5m from a face curb or the nearest edge of a vehicular travelled way, depending on street hierarchy; currently the requirement is 3.1m.
- A business having frontage on more than one street will be allowed an additional projecting sign per secondary business frontage.
- The following sign types and/or materials will be prohibited for the entire Downtown Plan Area:
 - Internally-illuminated fascia signs
 - Internally-illuminated awning signs
 - Stretch skin plastics for awning or canopy signs; and
 - Textile banners, with or without frames
- Internally-illuminated fascia signs could be permitted through a modification by the Design Review Committee on a case-by-case basis.

