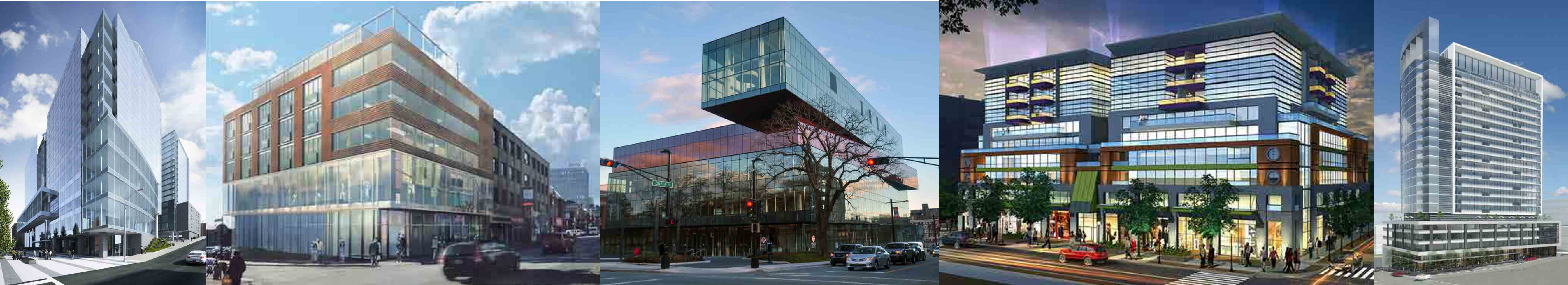


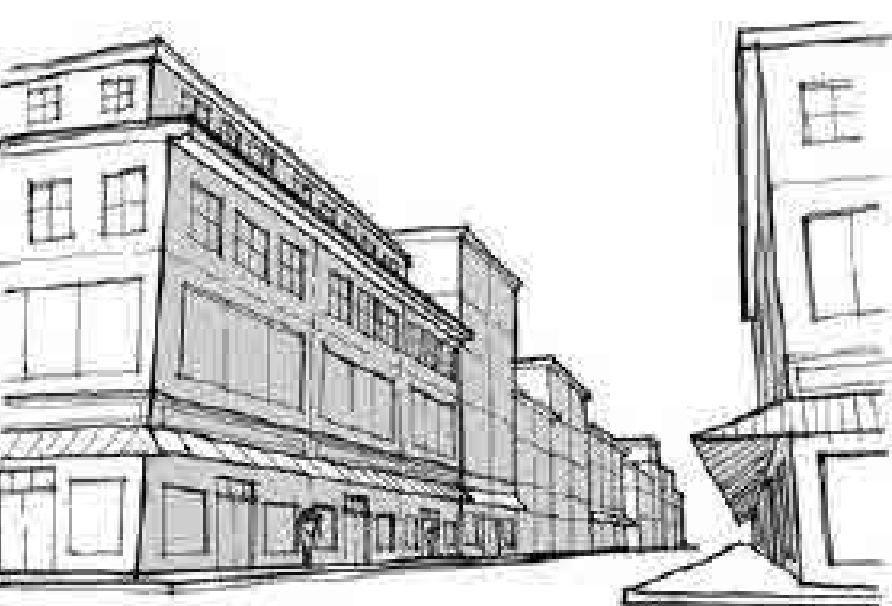
REGIONAL CENTRE DOWNTOWN HALIFAX PLAN

Recent Projects

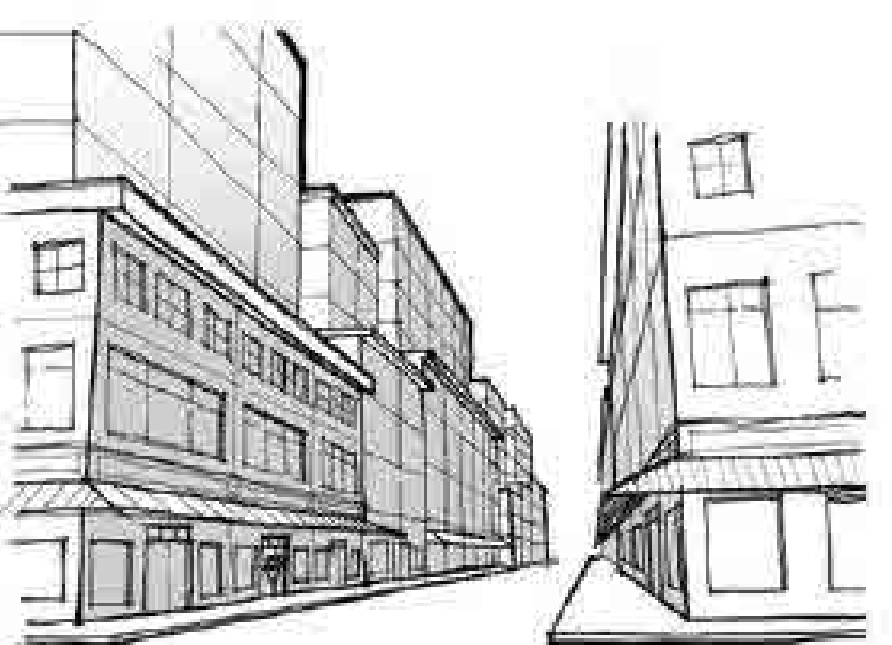
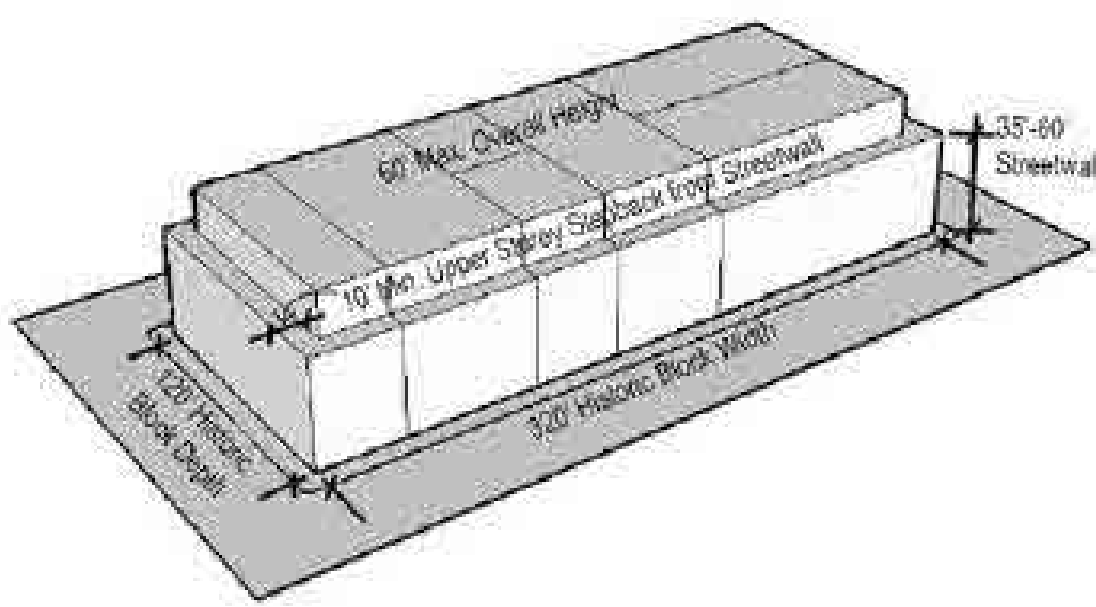


Built Form Massing Rules

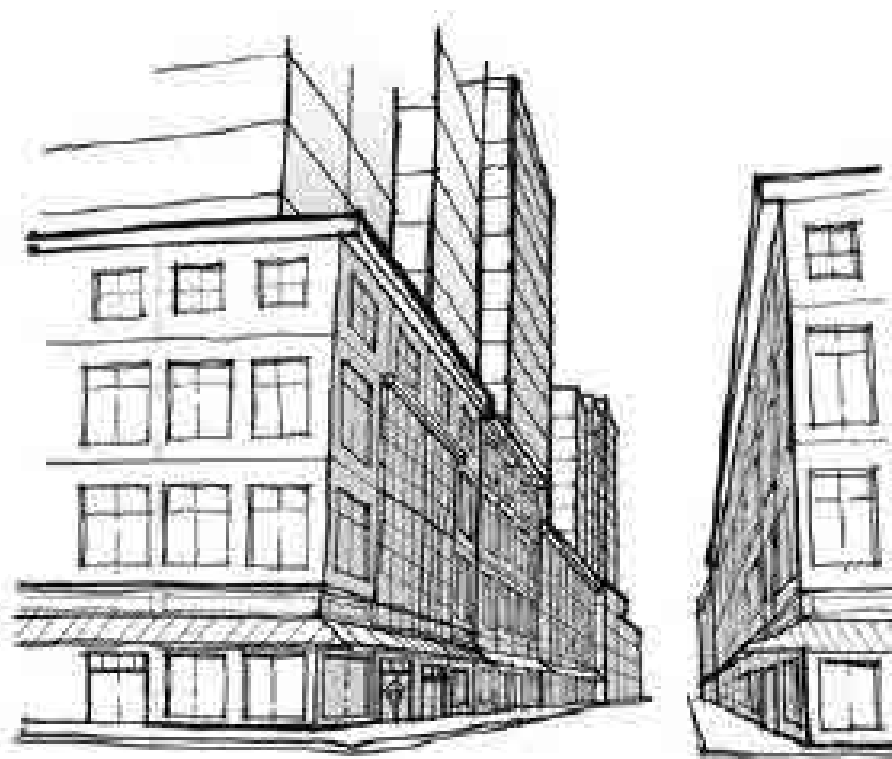
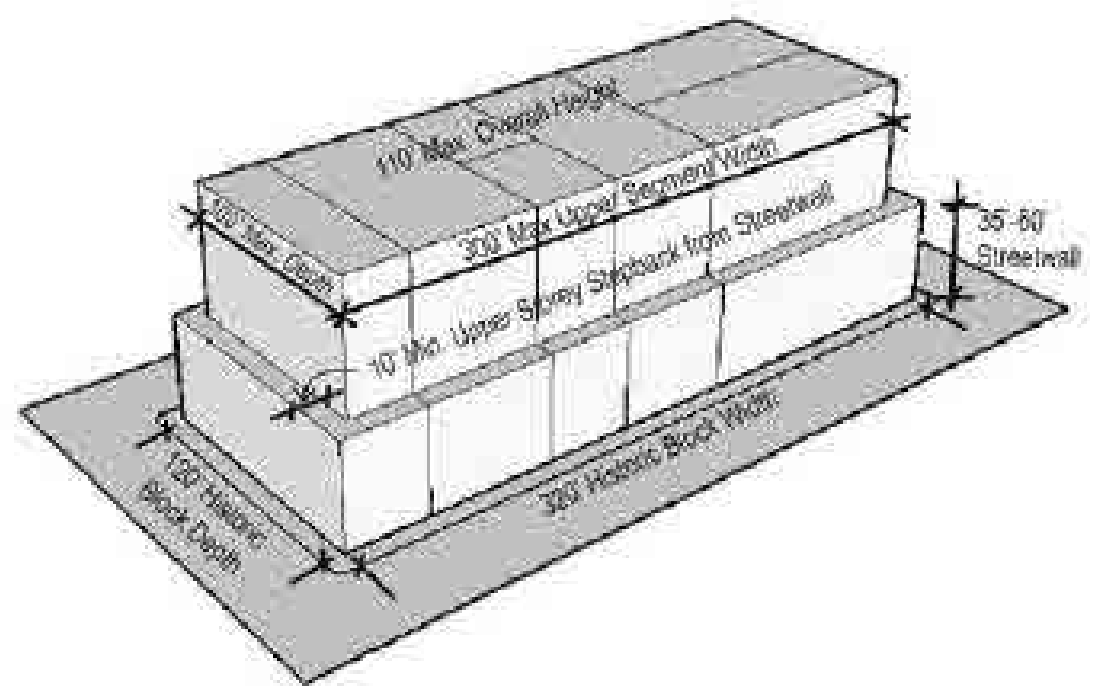
Built form rules were adopted in the Downtown Plan to ensure that new development maintains a positive pedestrian experience at the street level. Tools such as setbacks and stepbacks were introduced to protect sunlight and skyview, while controlling wind and shadow. The character of individual precincts is preserved through adjusting setbacks and heights to match existing built form. There are also three main building types in recognition of neighbourhood character: low-rise, mid-rise, and high-rise.



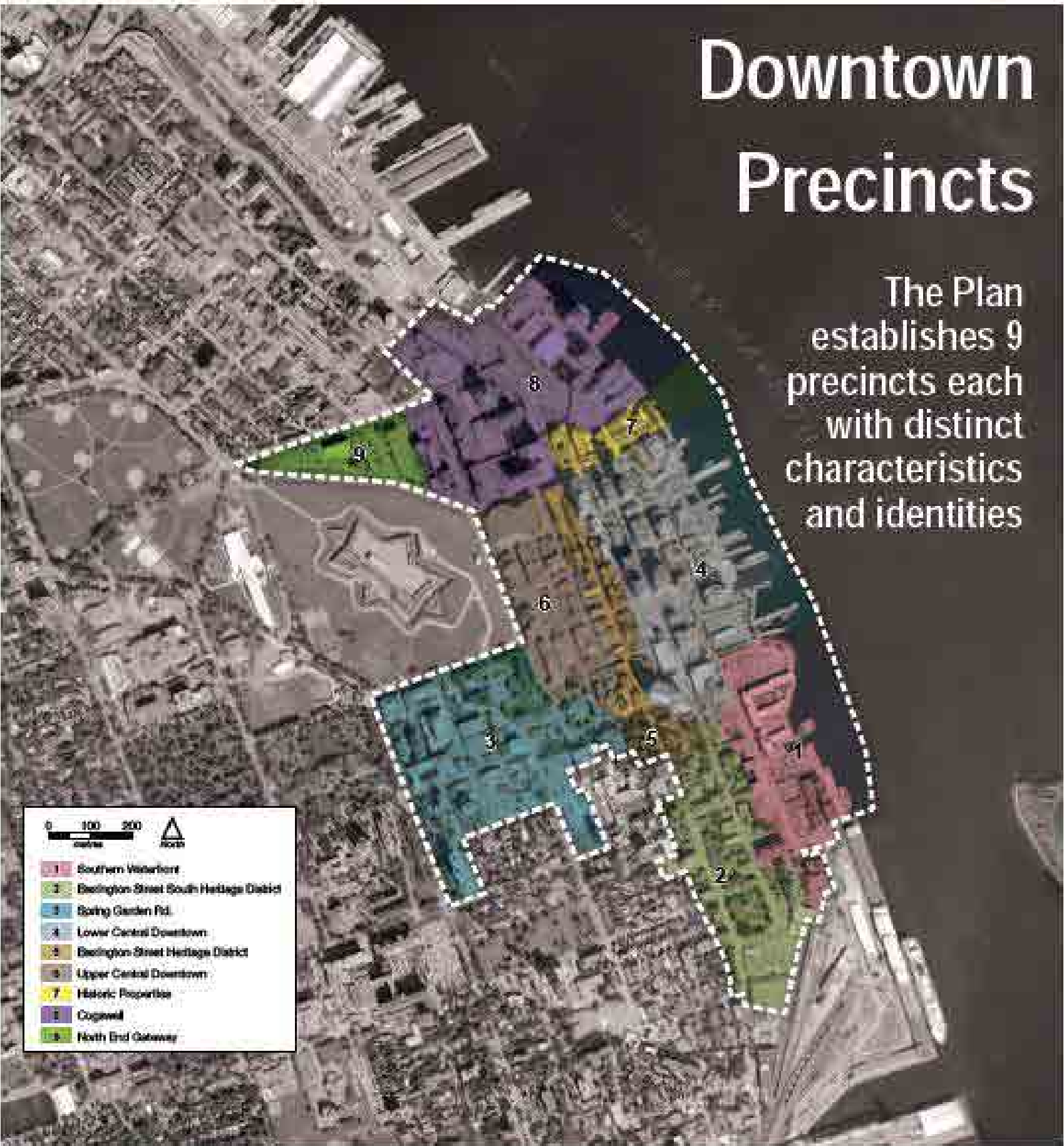
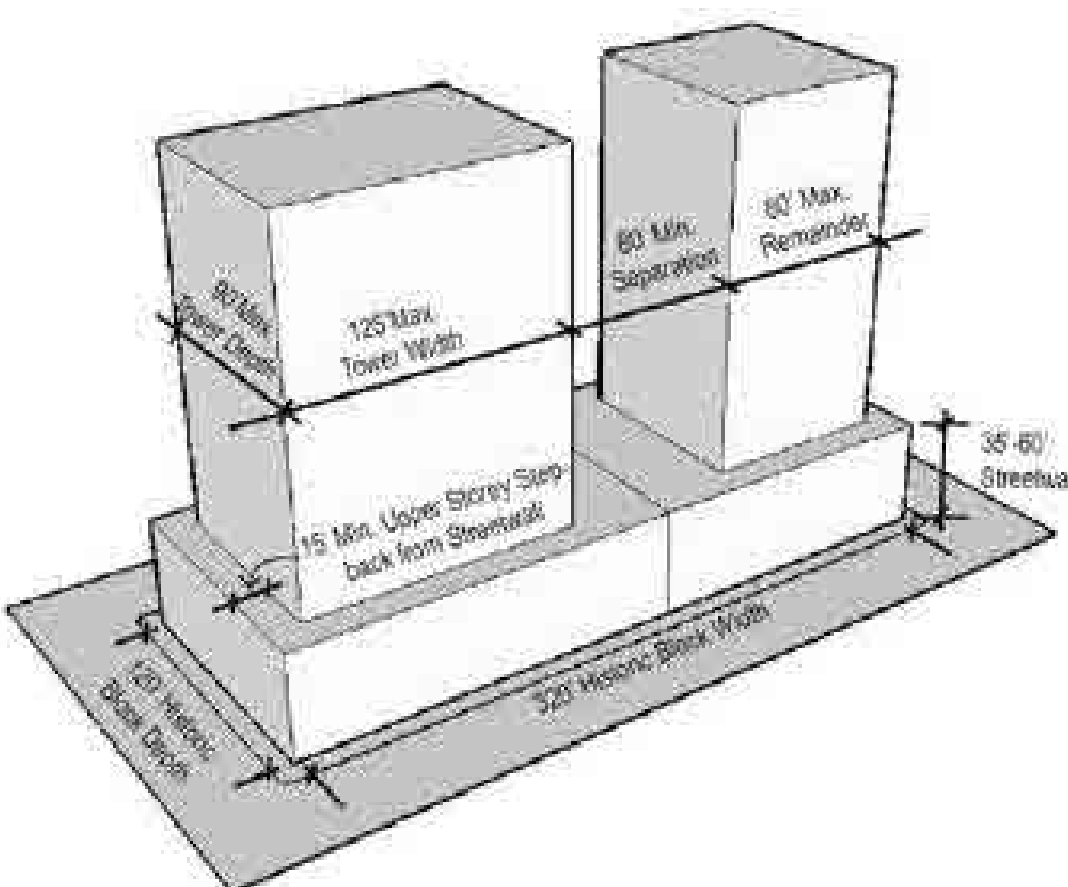
Low-rise



Mid-rise



High-rise



Design Guidelines

The Design Manual contains a set of comprehensive design guidelines that apply to all projects in downtown Halifax, a first for HRM. The various guidelines are grouped into four main categories:

- Downtown Precinct Guidelines
- General Design Guidelines
- Heritage Design Guidelines
- Sustainability Guidelines

Approval Process

The approval process for the Downtown Plan brings improved clarity, predictability and timelines to development approvals. The approval proceeds in two parts:

Quantitative

The quantitative elements of an application (maximum height, setbacks, stepbacks, lot coverage, etc.) must meet the prescriptive criteria in the Downtown Halifax Land Use By-law.

Qualitative

The qualitative elements of an application (architectural design, streetscape presence, public realm contribution, sustainability, etc.) are subject to a discretionary approval as outlined in the Design Manual.

The Design Manual also contains criteria by which modest modifications to the quantitative elements may be made through the design review process.