

Downtown Halifax 5-Year Review

PROPOSED BY-LAW AMENDMENTS

Landscaping



LANDSCAPED OPEN SPACE is required on the site of projects supplying residential units in Precincts 2 (Barrington Street South), 3 (Spring Garden Road) and 9 (North End Gateway). Staff is proposing the removal of the requirement, as it can present an obstacle to the internal conversion of existing buildings



All flat rooftops must currently be landscaped. The new By-law will eliminate the need to landscape small areas (e.g. around rooftop mechanical equipment), and permit the use of reflective treatments instead of landscaping on rooftops exceeding 50 m in height, since they will not be visible from vantage points such as Citadel Hill, and strong wind conditions may hinder the potential of rooftops.



Under the new By-law LANDSCAPING PLANS will need to be certified by a Landscape Architect prior to occupancy. Clearer landscaping DESIGN GUIDELINES will also be provided in the updated Design Manual.



There will be additional HEIGHT & ROOFTOP COVERAGE allowances for certain infrastructure. Examples include rooftop greenhouses, solar collectors, and photovoltaic panels. Rooftop mechanical equipment will continue to be limited to a 30% cumulative rooftop coverage.

Urban Agriculture



URBAN AGRICULTURE will now be specifically defined in the Land Use By-law and permitted in both zones of Downtown Halifax.

Urban Agriculture use means the use of a building or land for:

- (i) the breeding, planting, cultivation or harvesting of food producing plants (vegetables, fruits, herbs and sprouts) or ornamental plants and flowers for commercial or community purposes;
- (ii) the keeping of bees in accordance with the Bee Industry Act;
- (iii) the commercial treating, storing, processing or packaging of agricultural products primarily produced on the premises, provided that these uses are clearly incidental to the agricultural activity occurring on-site; or
- (iv) the retailing or commercial wholesale of agricultural products produced on-site.



BEEKEEPING will now be permitted on rooftops in the Downtown Halifax Plan Area.



ROOFTOP AGRICULTURE will be incentivized by allowing rooftop greenhouses to exceed the overall maximum height of the building and maximum rooftop coverage.