DRAFT Proposed Amendments to the Regional Centre Secondary Municipal Planning Strategy

1. The "LIST OF MAPS" is amended by repealing "Map 5: Proctor Street Transportation Reserve".

2. Chapter 2.3.1 WATERFRONT DEVELOPMENT is amended by deleting the word "Maitland" wherever it appears and replacing it with "Skokomul".

3. Subsection 2.4.3.6 is amended by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:

   2.4.3.6 COGSWELL LANDS PRECINCT

   […]

   This Precinct is envisioned as a complete community with supportive transit services, pedestrian-oriented streets, a mix of uses and services, multi-use trail connections, bike lanes and greenways linking this area to existing neighbourhoods to the north, and providing connections through to the waterfront. ~~To support investments in new streets and improved alignments that will enhance pedestrian connections to the waterfront and to Halifax's North End neighbourhoods, this Plan establishes a Transportation Reserve along Proctor Street in the Cogswell Lands Precinct, as identified on Map 5~~. Future development will include mid-rise to high-rise buildings, with towers landing on low-podiums that reinforce human-scaled streetscapes. Maximum building heights will respect designated Halifax Citadel View Planes and Halifax Citadel Ramparts Sight Lines, as shown on Map 6 and Map 7.

4. Policy C-3 (b) is amended by deleting the word "Maitland" wherever it appears and replacing it with "Skokomul".

5. Section 2.7 is amended by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:

   The Higher-Order Residential Designation established two zones to support the development of multi-unit dwellings at differing scales. The zones are as follows:

   - The Higher-Order Residential 2 (HR-2) Zone is applied to self-contained blocks that are separated from low-rise residential neighbourhoods. It supports the development of low to **high-rise** ~~tall mid-rise~~ buildings, and a range of commercial uses; and
   - The Higher-Order Residential 1 (HR-1) Zone is applied to areas that are located next to low-rise residential ~~neibhourhoods~~ **neighbourhoods** It supports the development of low to mid-rise buildings, with tall mid-rise buildings permitted in certain locations. The HR-1 zone also permits a more limited scale and range of commercial uses.

6. Policy HO-1 is amended by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:

   Policy HO-1

The Land Use By-law shall establish two (2) zones within the Higher-Order Residential Designation as follows:

(a) The Higher-Order Residential 2 (HR-2) Zone shall apply to lands that contain or can support multi-unit dwelling uses, and that are located within self-contained blocks that do not abut Established Residential zones. This zone shall permit low to ~~tall mid-rise~~ **high-rise** buildings, and a range of commercial and institutional uses that are compatible with residential neighbourhoods; and

(b) The Higher-Order Residential 1 (HR-1) Zone shall apply to all remaining lands within the Higher-Order Residential Designation. Due to the proximity to low-rise residential areas, this zone shall permit all residential uses in low to mid-rise buildings~~, with~~**. T**all mid-rise buildings **shall** only permitted in limited locations **in self-contained blocks that do not abut Established Residential Zones**. **To support the accelerated supply of housing in the region, Regional Council assigned maximum permitted building heights up to 9 storeys on limited sites near universities and other areas of the Regional Centre in 2024. It is not a policy of Council to support the general application of maximum building heights exceeding 7 storeys in the HR-1 zone outside of these circumstances**. This zone shall also permit a limited range of commercial and institutional uses, with more intensive commercial uses only permitted on corner lots

7. Policy HO-3 is amended by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:

Policy HO-3
The Land Use By-law shall establish the maximum height and built form regulations for the HR-2 Zone and HR-1 Zone, in accordance with Map 4 and the policies in Parts 3 and 4 of this Plan. Built form may vary based on the local context to permit low to ~~tall mid-rise~~ **high-rise** buildings.

8. Chapter 2.9.1.4 DARTMOUTH COVE LANDS is amended by deleting the word “Maitland” wherever it appears and replacing it with “Skokomul”.

9. Policy F-11 is amended by deleting the word “Maitland” wherever it appears and replacing it with “Skokomul”.

10. Policy UD-16 (a) is amended by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:

Policy UD-16
a) prohibiting development from being seen over the top of the reconstructed earthworks on the Citadel Ramparts and permanent buildings located in the Halifax Citadel **Parade** ~~Parage~~ Square from an eye-level of 1.68 metres above ground level in the Halifax Citadel Parade Square of the Citadel, as shown on Map 7; and

11. Policy CHR-22 is amended by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:

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Policy CHR-22
The Land Use By-law shall establish the Wright Avenue ~~(WA)~~ **(WR)** Special Area, within the Schmidtville Heritage Conservation District, where the development of semi-detached dwellings and townhouse dwellings shall be permitted on through lots that have frontage on Wright Avenue.

12. Policy M-6(a) is repealed.

13. Policy M-6 (b) is amended by deleting the word “Maitland” wherever it appears and replacing it with “Skokomul”.

14. Policy IM-18 is amended by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout,~~ and by adding clause **aa** as shown below in **bold**:

    Policy IM-18

    The Land Use By-law shall relax the restrictions in the HRM Charter relating to:

    a) non-conforming structures **used primarily for purposes other than residential purposes** in all zones, and allow them to be extended, enlarged, or altered, if the extension, enlargement, or alteration does not further ~~worsen~~ **increase a** any non-conformity with the By-law;

    aa) non-conforming structures used primarily for residential purposes in all zones, and allow them to be extended, enlarged, or altered or reconstructed, provided that the extension, enlargement, alteration, or reconstruction:

    i) does not further increase a non-conformity with the By-law; and

    ii) is subject to additional regulations established in the By-law respecting building height within required yards, setbacks, and separation distances;

    …

15. Chapter 9.8 NON-CONFORMING STRUCTURES AND USES is amended by adding Policy IM-18.5 as shown below in **bold**:

    Policy IM-18.5
    The Land Use By-law shall establish criteria to ensure that the relaxations respecting non-conforming structures used primarily for a residential purpose apply to the continuation of existing structures and not to the construction of substantially new structures that retain only limited or remnant portions of a former structure.

16. Map 1: “Urban Structure Designations” is amended, as shown on Attachment A-2: Map 1, by changing the designation on PID 00101618 and PID 00101600 from the Established Residential Designation (ER) to the Institutional Employment (IE) Designation.

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17. Map 4 “Maximum Building Height Precincts” is amended by applying a maximum building height of 7 storeys to PID 40937781 as shown in Attachment A-3: Map 4.

18. Map 5 “PROCTOR STREET TRANSPORTATION RESERVE” is repealed.

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