

Regional Plan Amendments

Downtown Halifax Urban Design Study

DRAFT 2: September 15, 2008
FOR PUBLIC REVIEW

Outline of Amendments to the Regional Plan

CHAPTER 5: ECONOMY AND FINANCE

1. Subsection 5.1.2, Spring Garden Road Commercial Area Plan, Policy EC-2

This policy, established to control the design of new development in this area by development agreement until the HRMbyDesign amendments are in place, is to be deleted.

This policy will be deleted as new policy and land use controls for this area will be established in the new Downtown Halifax Secondary Municipal Planning Strategy and Land Use By-law.

2. Subsection 5.1.4, Capital District Policy Amendments, Policy EC-4

This policy calls for amendments to the Regional Plan to provide direction in shaping the future of the Capital District and maintaining its vibrancy by achieving an appropriate balance between land uses through excellence in design, protecting and promoting heritage resources and preserving and establishing green spaces and open space connections.

New policy will be added for Downtown Halifax which addresses the objectives to be achieved by the new Downtown Halifax Secondary Municipal Planning Strategy.

CHAPTER 6: CULTURE AND HERITAGE

3. Section 6.1, Built Heritage, Policy CH-1

In addition to policies already in place in the existing Halifax Municipal Planning Strategy and the Downtown Dartmouth Secondary Planning Strategy, this policy provides further criteria to be considered during the development agreement process applicable to municipally registered heritage properties and buildings in these areas.

This policy will be amended to align with the design guidelines and built forms that have been recommended for heritage properties through HRMbyDesign.

4. Subsection 6.1.1, Development Abutting Registered Heritage Properties, Policy CH-2

Similar to Policy EC-2 for the Spring Garden Road Commercial Area, this policy is intended to provide guidance for development abutting heritage properties as an interim measure until the HRMbyDesign amendments are in place.

This policy will be amended to align with the design guidelines and built forms that have been recommended for heritage properties through HRMbyDesign.

5. Subsection 6.2.2, Scenic Views, Policy CH-5

This policy reinforces the viewplane policies and regulations in place under the Halifax Municipal Planning Strategy and Peninsula Land Use By-law and the Downtown Dartmouth Secondary Planning Strategy and Land Use By-law by requiring that any alteration to these viewplanes be considered only by amendment to the Regional Plan.

The existing Halifax viewplanes will also be adopted under the Downtown Halifax Secondary Municipal Planning Strategy and Land Use By-law. This policy will be amended to include reference to these new planning documents for Downtown Halifax.

CHAPTER 7: WATER, WASTEWATER, UTILITIES AND SOLID WASTE

6. New Subsection to be added for Sustainable Design

Sustainability is a fundamental underpinning to the new design approach to the Regional Centre and downtown Halifax. Environmentally sustainable design guidelines encourage developers to design, construct and operate buildings and properties in an environmentally responsible manner.

New policy will be added to this chapter to provide direction for the development of a Sustainability Functional Plan for the Regional Centre and the whole of HRM which, in addition to the Community Energy Functional Plan, will address matters of environmental responsibility and stewardship as well as promote sustainable levels of design for both private and public sector development.

CHAPTER 9: GOVERNANCE

7. New Subsection to be added for the Design Approval Process

With the adoption of the new Downtown Halifax Secondary Municipal Planning Strategy and Land Use By-law a new process for development approvals within downtown Halifax will be created. New development will be subject to a design review process which will ensure they are designed in keeping with the Design Manual section of the Land Use By-law. A Design Review Committee will be established to oversee this process.

New policy will be added to this chapter providing direction on the manner by which HRM should govern this new regime.