HALIFAX

Case H00520

Amendment to the Bonus Zoning Provisions for Heritage Buildings within the Downtown Halifax Land Use By-law

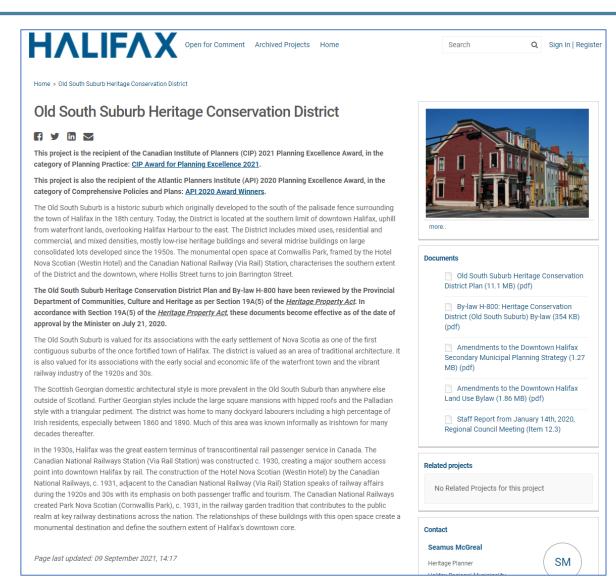
Heritage Advisory Committee Wednesday, November 10, 2021

Origin

A staff-initiated application to address a discrepancy within the Downtown Halifax Land Use By-law.



Old South Suburb HCD Plan



Supplementary report (Case H00446), dated December 3, 2019, included an unintentional omission of text in the original amendments proposed for the Downtown Halifax I UB.



Existing Downtown Halifax SMPS Policy 18A

Within the Old South Suburb Heritage Conservation District (Precinct 2), HRM may consider a FAR bonus in exchange for the provision of a public benefit, in accordance with the bonus zoning provisions of the Halifax Regional Municipality Charter. HRM shall establish provisions in the Land Use By-law to guide negotiations of appropriate public benefits, which shall be <u>limited to</u>:

- a) <u>conservation of an Old South Suburb heritage property or</u> <u>registered municipal heritage property</u> as shown on Map 7.5; and
- b) <u>cash-in-lieu</u>

Note: This approach to rehabilitation is also contained within the Old South Suburb HCD Plan.



Proposed Amendment to DHLUB

- (c) Notwithstanding subsection 12(7), the public benefit the developer shall provide under Clause 6.1(b) shall be in the form of one or a combination of the following:
 - i. conservation of an Old South Suburb Heritage Property or registered municipal heritage property as shown on Map 11; or
 - ii. cash-in-lieu,

as may be agreed between the Municipality and the applicant.



Recommendation

It is recommended that the Heritage Advisory Committee and the Design Review Committee recommend that Halifax Regional Council:

- 1. Give First Reading to consider an amendment to the Land Use By-law for Downtown Halifax as contained in Attachment A and schedule a public hearing; and
- 2. Adopt the amendment to the Land Use By-law for Downtown Halifax, as set out in Attachment A.

