

# ATTACHMENT C

## Amendments to the Regional Municipal Planning Strategy

BE IT ENACTED by the Council of the Halifax Regional Municipality that the Regional Municipal Planning Strategy is hereby further amended as follows:

1. Amend the "TABLE OF CONTENTS", as shown below in **bold** and ~~strikeout~~, by:

- (a) deleting the words and numbers "CHAPTER 6: THE REGIONAL CENTRE", "6.0 INTRODUCTION", "6.1 OBJECTIVES", "6.2 VISION STATEMENT AND GUIDELINE PRINCIPLES", "6.2.1 Vision Statement", "6.2.2 Guiding Principles", "6.2.3 Core Concepts", "6.3 THE DOWNTOWN HALIFAX PLAN", "6.4 THE REGIONAL CENTRE PLAN", and "6.5 PUBLIC AND PRIVATE INVESTMENTS".

~~CHAPTER 6: THE REGIONAL CENTRE~~

~~6.0 — INTRODUCTION~~

~~6.1 — OBJECTIVES~~

~~6.2 — VISION STATEMENT AND GUIDING PRINCIPLES~~

~~6.2.1 — Vision Statement~~

~~6.2.2 — Guiding Principles~~

~~6.3 — THE DOWNTOWN HALIFAX PLAN~~

~~6.4 — THE REGIONAL CENTRE PLAN~~

~~6.5 — PUBLIC AND PRIVATE INVESTMENTS~~

- (b) adding the words and numbers "CHAPTER 6A: THE REGIONAL CENTRE", "6.0A INTRODUCTION", "6.1A OBJECTIVES", "6.2A VISION STATEMENT, GUIDELINE PRINCIPLES, AND CORE CONCEPTS", "6.2.1A Vision Statement", "6.2.2A Guiding Principles", "6.2.3A Core Concepts", "6.3A REGIONAL CENTRE SECONDARY MUNICIPAL PLANNING STRATEGY", "6.3.1A Adoption Process", and "6.4 The Downtown Halifax Secondary Municipal Planning Strategy".

**CHAPTER 6A: THE REGIONAL CENTRE**

**6.0A INTRODUCTION**

**6.1A OBJECTIVES**

**6.2A VISION STATEMENT, GUIDING PRINCIPLES, AND CORE CONCEPTS**

**6.2.1A Vision Statement**

**6.2.2A Guiding Principles**

**6.2.3A Core Concepts**

**6.3A REGIONAL CENTRE SECONDARY MUNICIPAL PLANNING STRATEGY**

**6.3.1A Adoption Process**

**6.4A THE DOWNTOWN HALIFAX SECONDARY MUNICIPAL PLANNING STRATEGY**

2. Amend Section 1.1, and the first bullet point immediately following the heading "Enhance the Regional Centre", by deleting the words "Prepare new land use policies, bylaws, and design guidelines that" and replacing them with the words "**Adopt the Regional Centre Secondary Municipal Planning Strategy and Land Use By-Law to**", as shown in ~~strikeout~~ and **bold** below:

- ~~Prepare new land use policies, bylaws, and design guidelines that~~ **Consider adopting a Regional Centre Secondary Municipal Planning Strategy and Land Use By-Law to** ensure high quality growth at an appropriate density and scale.

3. Amend Clause 4(a) of Section 1.3, under the heading “Settlement and Housing”, by deleting the words, numbers, and brackets “6.2.2(v)”, and replacing them with the words, numbers, and brackets “6.2.2A (v)”, as shown in ~~strikeout~~ and **bold** below:

4. Design Communities that:

- (a) are attractive, healthy places to live and have access to the goods, services and facilities needed by residents and support complete neighbourhoods as described in ~~6.2.2 (v)~~ **6.2.2A (v)** of this Plan;

4. Amend Section 1 of Section 1.3, under the heading “Regional Centre”, by deleting the words “a Regional Centre Plan which achieves” and replacing them with the words “the Regional Centre Secondary Municipal Planning Strategy to achieve”, as shown in ~~strikeout~~ and **bold** below:

1. ~~Adopt a Regional Centre Plan which achieves~~ **the Regional Centre Secondary Municipal Planning Strategy to achieve** the vision statement and guiding principles endorsed by Regional Council;

5. Amend Section 1.6, by deleting the first sentence immediately following the heading “Municipal Planning Structure, Implementation and Interpretation” and replacing it with the sentence “To guide planning decisions at the community and neighbourhood level, the Municipality has continued to use Municipal Planning Strategies and Secondary Planning Strategies adopted by HRM or former municipalities.” before the words “These documents, listed in Appendix B”, as shown in ~~strikeout~~ and **bold** below:

~~As of 2013, eighteen Municipal Planning Strategies (MPSs) and thirteen Secondary Planning Strategies had been adopted by HRM (or former municipalities) which serve to guide planning decisions at a community or neighbourhood level.~~ **To guide planning decisions at the community and neighbourhood level, the Municipality has continued to use Municipal Planning Strategies and Secondary Planning Strategies adopted by HRM or former municipalities.** These documents, listed in Appendix B, remain in effect and may be amended or repealed at the discretion of Regional Council.

6. Amend Section 1.7 Organization of this Plan, after the words “Chapter 6 – The Regional Centre:”, by deleting the words “provides direction for the preparation of the Regional Centre Plan” and replacing them with the words “establishes the vision and objectives for the Regional Centre Secondary Municipal Planning Strategy”, as shown in ~~strikeout~~ and **bold** below:

Chapter 6 – The Regional Centre: ~~provides direction for the preparation of the Regional Centre Plan~~ **establishes the vision and objectives for the Regional Centre Secondary Municipal Planning Strategy.**

7. Amend Clause 4(a) of Section 3.1 Objectives, by deleting the numbers, brackets and words “6.2.2 (v)” and replacing them with the numbers, brackets and words “6.2.2A (v)”, as shown in ~~strikeout~~ and **bold** below:

4. Design communities that:

- (a) are attractive, healthy places to live and have access to the goods, services and facilities needed by residents and support complete neighbourhoods as described in ~~6.2.2 (v)~~ **6.2.2A (v)** of this Plan;

8. Repeal “Chapter 6: The Regional Centre” in its entirety, and add a new chapter titled “Chapter 6A: The Regional Centre”, as shown in **bold** and ~~strikeout~~ below:

~~CHAPTER 6: THE REGIONAL CENTRE~~

## 6.0 — INTRODUCTION

The Regional Centre encompasses Halifax Peninsula and Dartmouth between Halifax Harbour and the Circumferential Highway. HRM has adopted a vision and guiding principles for this area that forms the basis for undertaking planning and making strategic investments. Pursuant to this, in 2009, a secondary municipal planning strategy and a land use by-law were adopted for downtown Halifax.

This vision and guiding principles are also the basis for a Regional Centre Plan which will reinforce the importance of this area and capitalize on the benefits of concentrating new growth as outlined in the study *Quantifying the costs and Benefits to HRM, Residents and the Environment of Alternative Growth Scenarios (April 2013)*. The Regional Centre Plan will be integrated with:

- the Greater Halifax 2011-2016 Economic Strategy;
- the Culture and Heritage Priorities Plan;
- the Greenbelting and Public Places Priorities Plan; and
- the Transportation Demand Management Plan, the Active Transportation Plan, the Transit Services Plan, the Regional Parking Strategy and the Road Networks Priorities Plan.

## 6.1 — OBJECTIVES

1. Adopt a Regional Centre Plan which achieves the vision statement and guiding principles endorsed by Regional Council;
2. Adopt heritage plans and programs that further preserve and enhance the viability of heritage properties, streetscapes, and districts;
3. Prepare capital and operating expenditure programs that enhance development within the Regional Centre, with emphasis of resources on downtown Halifax and Dartmouth, and take advantage of opportunities to strategically leverage other public and private sector investments; and
4. Create financial and regulatory incentives to stimulate desired growth.

## 6.2 — VISION STATEMENT AND GUIDING PRINCIPLES

Through the Downtown Halifax planning process, HRM endorsed the following vision statement and guiding principles for the Regional Centre:

### 6.2.1 — Vision Statement

- I. The Regional Centre is the symbolic, historic and functional heart of the Halifax Regional Municipality. It is distinguished by its rich past as is evident in: its historic architecture, traditional neighbourhoods and national landmarks; its natural features as shaped by its grand parks, harbour, lakes, waterways and rolling hills; and its regional importance as an economic hub, capital district, educational centre, health focus and cultural heart.
- II. The Regional Centre will build on its distinctions and assets to nurture an urban context that enhances quality of life, enriches urban living and becomes a global destination.
- III. The Regional Centre will assert and affirm a legible and ordered urban structure that will reinforce the best qualities and characteristics of its unique neighbourhoods and districts.

- ~~IV. The Regional Centre's cultural vitality is rooted in its diverse population and accordingly it will strive to be an open, safe, affordable, accessible and welcoming place to people of all walks of life.~~
- ~~V. The Regional Centre's vibrancy, animation and economic health will be strengthened through the cultivation of a compact, civic inspired and human-scaled urban fabric of streets, blocks and buildings.~~

#### ~~6.2.2 Guiding Principles~~

##### ~~I Sustainable~~

- ~~• Design, plan and build with respect for economic, environmental, social and cultural sustainability.~~
- ~~• Create resilient communities that adapt to evolving opportunities and needs.~~

##### ~~II High Quality~~

- ~~• New development should be of high quality and compatible with other high quality developments.~~
- ~~• Promote high quality architecture and urban design that respects great heritage resources, including neighbourhoods.~~

##### ~~III Heritage and Culture~~

- ~~• Heritage resources, including heritage districts, buildings, landscapes and cultural heritage, should be recognized, used, protected and enhanced.~~
- ~~• Ensure lasting legacies (buildings, open spaces and streets) are maintained, and new ones are created.~~

##### ~~IV Movement~~

- ~~• Integrate land use planning with transportation planning in such a way that alternatives to driving become an easy choice. Transportation options should be efficient, pleasant and readily available.~~
- ~~• All streets should present an inviting barrier free environment that considers the comfort, convenience, safety and visual interest of pedestrians.~~
- ~~• The Regional Centre, in all ways, should be conducive to, and supportive of, active transportation movement. It should provide people with choices that are viable alternatives to driving.~~

##### ~~VI Growth and Change~~

- ~~• Ensure that new developments respond to the natural, cultural, historical, and urban character of their context.~~
- ~~• Direct change and intensification to areas that will benefit from growth.~~
- ~~• Every new building should contribute to the betterment of the public realm.~~
- ~~• Design should support accessibility, active transportation and transit (i.e. streets, land uses, neighbourhoods, open spaces, circulation systems).~~

##### ~~VII Process~~

- ~~• Foster a culture of support for the building/ construction of quality urban design.~~
- ~~• Recognize and reward design excellence.~~
- ~~• Involve neighbourhood communities in local planning matters.~~
- ~~• Maintain opportunities for public participation in the implementation of HRM by Design.~~
- ~~• Foster predictable outcomes that have been tested to be achievable and fair.~~

## VIII — Connected

- ~~Prominent views to prominent natural and built features should be recognized, protected and enhanced.~~
- ~~Enhance safe and appealing connections within the Regional Centre including to and from the waterfront, open spaces and neighbourhoods.~~

### 6.3 — THE DOWNTOWN HALIFAX PLAN

~~In 2009, the Downtown Halifax Secondary Municipal Planning Strategy and Downtown Halifax Land Use By-law (LUB) were approved to provide a vision, policies and a regulatory framework for land use, built form, design, heritage preservation and public investment within the Downtown Halifax Plan Area.~~

~~A key feature of these documents is greater predictability through adopting set limits for building height and form. A Design Manual, site plan approval process and bonus zoning program were introduced to provide a strong yet flexible design process with incentives to further public benefits. The documents also provide direction for public investments in future capital and operating budgets.~~

~~RC-1 — The Downtown Halifax Secondary Municipal Planning Strategy and Land Use By-law shall provide guidance for policies, programs and regulations for the Downtown Halifax Plan Area. For any amendments to the Downtown Halifax Secondary Municipal Planning Strategy or Land Use By-law brought forward for approval, consideration is to be given to consistency with or furthering the vision statement and guiding principles for the Regional Centre.~~

~~The Barrington Street Heritage Conservation District Revitalization Plan and By-law were approved in conjunction with the Downtown Halifax Secondary Municipal Planning Strategy and a heritage incentive program adopted with grants and incentives.~~

~~RC-2 — HRM may consider adopting new heritage district conservation districts, by-laws and programs or adopting amendments to existing ones. The applicable objectives and policies of the Downtown Halifax Secondary Municipal Planning Strategy and Chapter 7 of this Plan shall provide guidance.~~

### 6.4 — THE REGIONAL CENTRE PLAN

~~In October 2011, HRM initiated the *Regional Centre Plan* for the whole Regional Centre and directed that a new Regional Centre Secondary Municipal Planning Strategy and Land Use By-law be prepared to replace the Municipal Planning Strategies and Land Use By-laws for Halifax and Dartmouth within the Regional Centre.~~

~~While the development of a Regional Centre Plan is recognized as a distinct project, planning is an ongoing process of addressing, and at times leading, community change. The Regional Centre is a dynamic area and consequently the emphasis that is placed on it through this Plan represents a commitment by HRM to undertake planning and make investments to constantly improve the Regional Centre through both large and small initiatives. The Regional Centre Plan will develop as a series of such programs.~~

~~RC-3 — The Vision Statement and Guiding Principles adopted for the Regional Centre shall provide guidance for the Regional Centre Secondary Municipal Planning Strategy and Land Use By-law. Consideration shall also to be given to incenting development in the Regional Centre, streamlining development approvals, density bonusing and the other applicable objectives and policies of this Plan.~~

### 6.5 — PUBLIC AND PRIVATE INVESTMENTS

~~To focus on the Regional Centre, HRM adopted the *Strategic Urban Partnership* with involvement by the three levels of government, major urban institutions, crown corporations, private business, non-profit organizations and development and design communities to foster ideas. The Partnership has recommended that a policy and regulatory framework be established to create incentives and removed barriers for new development in the Regional Centre.~~

~~RC-4 — HRM shall consider the recommendations of the Strategic Urban Partnership for implementation of programs and initiatives in the Regional Centre. Emphasis shall be given to the objectives and action plans established for the Regional Centre in the *Greater Halifax 2011-2016 Economic Strategy*.~~

## **CHAPTER 6A: THE REGIONAL CENTRE**

### **6.0A INTRODUCTION**

The Regional Centre encompasses the Halifax Peninsula and Dartmouth within the Circumferential Highway, including Downtown Halifax and Downtown Dartmouth. The area is the urban core of the region, with a dense population, commercial industries, and major institutions that assist in driving the economic development of the Municipality. Recognizing the importance of the Regional Centre, the Municipality has adopted a vision and guiding principles for this area to form the basis for land use planning and strategic investments.

The 2006 Regional Plan first recognized the Regional Centre as an important growth centre for the region, and called for an urban design study to help shape new development. That process, called HRM by Design, led to the 2009 adoption of the Downtown Halifax Secondary Municipal Planning Strategy and Land Use By-law. During that process, Regional Council endorsed a vision and guiding principles for the development of new planning documents for the Regional Centre. In April 2013, a study by Stantec titled “*Quantifying the costs and Benefits to HRM, Residents and the Environment of Alternative Growth Scenarios*” examined the cost benefits of concentrating new growth, particularly in the Regional Centre.

The intent of the Regional Centre Secondary Municipal Planning Strategy is to reinforce the importance of this area, and capitalize on the benefits of concentrating new growth in strategic locations, as outlined in the Stantec study.

The Regional Centre Secondary Municipal Planning Strategy works with and supports this Regional Plan and the following documents:

- Halifax’s Economic Growth Plan;
- the Integrated Mobility Plan;
- the Halifax Green Network Plan; and
- the Culture and Heritage Priorities Plan.

### **6.1A OBJECTIVES**

The 2014 Regional Plan established objectives for the Regional Centre, and Regional Council’s adoption of the Regional Centre Secondary Municipal Planning Strategy will take a major step in realizing those objectives.

1. Adopt a Regional Centre Secondary Municipal Planning Strategy to achieve the vision statement and guiding principles endorsed by Regional Council;
2. Adopt heritage plans and programs that further preserve and enhance the viability of heritage properties, streetscapes, and districts;

3. Prepare capital and operating expenditure programs that enhance development within the Regional Centre, with emphasis of resources on downtown Halifax and Dartmouth, and take advantage of opportunities to strategically leverage other public and private sector investments; and
4. Create financial and regulatory incentives to stimulate desired growth.

## **6.2A VISION STATEMENT, GUIDING PRINCIPLES AND CORE CONCEPTS**

In 2007, the Municipality endorsed a vision and guiding principles for the Regional Centre that would help to shape the Regional Centre. The vision statement was updated through further engagement during the Centre Plan process, along with a set of four core concepts. The guiding principles continue to highlight the importance of the Regional Centre, and provide a framework for the Regional Centre Secondary Municipal Planning Strategy.

### **6.2.1A Vision Statement**

The Regional Centre is the civic, cultural and economic heart of the Halifax Regional Municipality. It is a prosperous and resilient community that supports the needs, health and well-being of a diverse and growing population. New growth is located strategically to support the creation of complete communities, human scale design, and pedestrian comfort. The Regional Centre is the core of the best mid-sized city in Canada that welcomes all who want to live, work, play and learn here.

### **6.2.2A Guiding Principles**

#### **I Sustainable**

- Design, plan and build with respect for economic, environmental, social and cultural sustainability.
- Create resilient communities that adapt to evolving opportunities and needs.

#### **II High Quality**

- New development should be of high quality and compatible with other high quality developments.
- Promote high quality architecture and urban design that respects great heritage resources, including neighbourhoods.

#### **III Heritage and Culture**

- Heritage resources, including heritage districts, buildings, and cultural landscapes, should be recognized, used, protected and enhanced.
- Ensure lasting legacies (buildings, open spaces and streets) are maintained, and new ones are created.

#### **IV Movement**

- Integrate land use planning with transportation planning in such a way that alternatives to driving become an easy choice. Transportation options should be efficient, pleasant and readily available.
- All streets should present an inviting barrier-free environment that considers the comfort, convenience, safety and visual interest of pedestrians.
- The Regional Centre, in all ways, should be conducive to, and supportive of, active transportation movement. It should provide people with choices that are

viable alternatives to driving.

#### **V Complete Neighbourhoods**

- Support safe, mixed-use, and diverse neighbourhoods, including:
  - affordable housing and a variety of tenures;
  - residential, commercial, employment uses; and
  - visually and physically accessible amenity space, including schools and parks within walking distance.
- Encourage the public services and amenities necessary to support quality of life, cohesive communities and creative places.

#### **VI Growth and Change**

- Encourage new developments to respond to the natural, cultural, historical, and urban character of their context.
- Direct change and intensification to areas that will benefit from growth.
- Every new building should contribute to the betterment of the public realm.
- Design should support accessibility, active transportation and transit (i.e. streets, land uses, neighbourhoods, open spaces, circulation systems).

#### **VII Process**

- Foster a culture of support for the building/ construction of quality urban design.
- Recognize and reward design excellence.
- Involve neighbourhood communities in local planning matters.
- Maintain opportunities for public participation in the implementation of the Regional Centre Secondary Municipal Planning Strategy.
- Foster predictable outcomes that have been tested to be achievable and fair.

#### **VIII Connected**

- Prominent views to prominent natural and built features should be recognized, protected and enhanced.
- Enhance safe and appealing connections within the Regional Centre including to and from the waterfront, open spaces and neighbourhoods.

### **6.2.3A Core Concepts**

In support of the vision for the Regional Centre, the Regional Centre Secondary Municipal Planning Strategy relies on four core concepts:

#### **Complete Communities**

- Support people of all ages, abilities and backgrounds to live, work, shop, learn, and play within a short journey.
- Promote mixed use neighbourhoods with safe and convenient access to goods and services needed in daily life.

#### **Human Scale Design**

- Foster high-quality architecture and urban design that is designed to a human scale.
- Adopt land use policies that result in designs that are interesting and comfortable for people at street level.



### Pedestrians First

- Prioritize the needs and comfort of people in all seasons to make walking more convenient and viable, reduce emissions and improve public health.
- Encourage land use, transportation and design policies that prioritize walking, cycling and transit over private vehicles.

### Strategic Growth

- Encourage increased density and a diversity of people and services in the Regional Centre to support socially, economically and environmentally responsible growth.
- Distribute growth throughout the Regional Centre in context-sensitive forms.
- Direct growth to established mixed-use commercial nodes, and under-utilized, vacant, and infill sites.

## **6.3A REGIONAL CENTRE SECONDARY MUNICIPAL PLANNING STRATEGY**

The Regional Centre Secondary Municipal Planning Strategy and Land Use By-Law will replace the Municipal Planning Strategies and Land Use By-laws for areas of Halifax and Dartmouth located within the Regional Centre Plan Area.

While the development of a Regional Centre Secondary Municipal Planning Strategy is recognized as a distinct project, planning is an ongoing process of addressing, and at times leading, community change. The Regional Centre is a dynamic area and consequently the emphasis that is placed on it through this Plan represents a commitment by the Municipality to undertake planning and make investments to improve the Regional Centre through both large and small initiatives. The Regional Centre Secondary Municipal Planning Strategy will provide a framework for future municipal investments that can support new growth and development.

**RC-1A** The Vision, Guiding Principles and Core Concepts shall guide the Regional Centre Secondary Municipal Planning Strategy and Land Use By-law. Any proposed amendments to the Regional Centre Secondary Municipal Planning Strategy or Land Use By-law shall be consistent with and further the Vision, Guiding Principles and Core Concepts for the Regional Centre, and all applicable objectives and policies of this Plan. Consideration shall also to be given to incentivizing development in the Regional Centre, streamlining development approvals, density bonusing and other applicable objectives and policies of this Plan.

### **6.3.1A Adoption Process**

Lands within the Regional Centre have been regulated by several different planning documents, including:

- the Municipal Planning Strategy for Halifax, and Land Use By-Law for Halifax Peninsula;
- the Municipal Planning Strategy for Dartmouth, and Land Use By-Law for Dartmouth;
- the Secondary Municipal Planning Strategy for Downtown Halifax, and Land Use By-Law for Downtown Halifax; and
- the Secondary Municipal Planning Strategy for Downtown Dartmouth, and Land Use By-Law for Downtown Dartmouth.

On June 13, 2017, Regional Council authorized the direction contained within the draft Centre Plan, and endorsed a two-phased adoption path for the Regional Centre Secondary Municipal Planning Strategy and the Regional Centre Land Use By-Law:

1. Package A includes areas where most new growth will be directed, including Downtown Dartmouth, Centres, Corridors, Higher Order Residential, and Future Growth Nodes; and
2. Package B will include Established Residential areas, Institutional and Industrial lands, Parks and Open Space lands.

**RC-2A** The Municipality shall, through a phased approach, adopt the Regional Centre Secondary Municipal Planning Strategy and Regional Centre Land Use By-Law for the entire Regional Centre, on lands that have been within the Halifax, Dartmouth, Downtown Halifax and Downtown Dartmouth Secondary Plan Areas.

#### **6.3.2A The Downtown Halifax Secondary Municipal Planning Strategy**

In 2009, the Downtown Halifax Secondary Municipal Planning Strategy, and Downtown Halifax Land Use By-law were approved to provide a vision, policies and a regulatory framework for land use, built form, design, heritage preservation and public investment within the Downtown Halifax Plan Area. It is the intention of Council to consider incorporating the Downtown Halifax Secondary Municipal Planning Strategy, and Downtown Halifax Land Use By-law into the Regional Centre Secondary Municipal Planning Strategy.

A key feature of the Downtown Halifax Secondary Municipal Planning Strategy and Downtown Halifax Land Use By-Law is greater predictability through adopting set limits for building height and form. A Design Manual, site plan approval process and incentive or bonus zoning program were introduced to provide a strong, yet flexible design process with incentives to further public benefits. The documents also provide direction for public investments in future capital and operating budgets.

**RC-3A** The Downtown Halifax Secondary Municipal Planning Strategy and the Downtown Halifax Land Use By-Law shall provide guidance for policies, programs and regulations for the Downtown Halifax Plan Area.

9. Amend Section 7.3.2, by deleting the second paragraph, as shown in ~~strikeout~~ below, and replacing it with a new paragraph as shown in **bold** below:

#### **7.3.2 Heritage Conservation Districts**

The *Heritage Property Act* enables HRM to designate an area as a Heritage Conservation District (HCD) through the adoption of a heritage conservation district plan and by-law. This allows HRM to protect and enhance the special building character-defining elements and cultural heritage value of groups of properties, streetscapes and areas. It also enables HRM to provide strong protection from demolition for all buildings within a district, whether registered or not, and to provide financial incentives for their restoration and rehabilitation. The designation of such districts will be a priority in future secondary planning strategies.

~~Heritage Conservation Districts prioritized under the Downtown Plan include the South Barrington/Hollis/Morris District and the Historic Properties District. In 2012, in response to a community request, HRM also directed that the Schmitzville HCD should be established following completion of the South Barrington HCD.~~

**The Barrington Street Heritage Conservation District Revitalization Plan and By-law were approved in conjunction with the Downtown Halifax Secondary Municipal Planning Strategy**

**and a heritage incentive program adopted with grants and incentives. Other Heritage Conservation Districts prioritized under the Downtown Halifax Secondary Municipal Planning Strategy include the South Barrington/Hollis/Morris District (Old South Suburb) and the Historic Properties District. In 2018, the Schmitville Heritage Conservation District Plan and By-law were approved for an area regulated under the Halifax Secondary Municipal Planning Strategy and the Halifax Peninsula Land Use By-law.**

In addition, there are numerous other areas in HRM with potential to become HCDs including a number of intact older neighbourhoods in the Regional Centre and older village centres in rural and coastal areas. In rural and coastal areas too, the identification of potential HCDs will overlap with the identification of Cultural Landscapes. Potential heritage districts may be identified as part of the *Culture & Heritage Priorities Plan* or through secondary planning.

CH-7 HRM shall consider developing Heritage Conservation Districts in accordance with this Plan and the *Culture and Heritage Priorities Plan*.

10. Amend Policy CH-10, by adding the words “Regional Centre Secondary Municipal Planning Strategy and Regional Centre Land Use By-Law, the” after the words “adopted under the” and before the words “Halifax Secondary Municipal Planning Strategy”, as shown in **bold** below:

CH-10 HRM shall support views and viewplane policies and regulations adopted under the **Regional Centre Secondary Municipal Planning Strategy and Regional Centre Land Use By-Law, the** Halifax Secondary Planning Strategy and Halifax Peninsula Land Use By-law, the Downtown Halifax Secondary Municipal Planning Strategy and Downtown Halifax Land Use By-law and the Downtown Dartmouth Secondary Planning Strategy and Downtown Dartmouth Land Use By-law. No alteration to these policies or regulations may be considered without an amendment to this Plan.

11. Amend Section 7.4 “Development Abutting Registered Heritage Properties”, by deleting the last two sentences in the first paragraph, as shown in ~~strikeout~~ below:

#### 7.4 DEVELOPMENT ABUTTING REGISTERED HERITAGE PROPERTIES

The Halifax Secondary Planning Strategy contains criteria requiring that the architecture of new development in the immediate environs of heritage properties be sensitive and complementary to the heritage properties. While this criterion applies only within the Halifax Plan Area, the development of properties which abut federally, provincially or municipally registered heritage properties in all areas of HRM also warrants consideration. ~~In accordance with Policy RC-3 HRM will prepare a Regional Centre Urban Design Study that will be coordinated with the Culture and Heritage Priorities Plan (Policy CH-3). Once completed this plan will, among other things, address and clarify issues surrounding heritage protection and new development.~~

12. Amend the second paragraph of Section 7.4 “Development Abutting Registered Heritage Properties”, by deleting the words “In the interim,” before the words and numbers “Policy CH-16”, as shown in ~~strikeout~~ below:

~~In the interim,~~ Policy CH-16 will provide guidance for development abutting heritage properties. The intent is to support innovative design solutions, with emphasis on heritage integration, that incorporate architecture, place-making, and material selection of the highest quality that are appropriate in relation to their abutting neighbours.

13. In Appendix B, under the heading “Regional Centre and Urban Communities Plans”, adding the words **“Regional Centre Secondary Municipal Planning Strategy”** immediately above the words “Dartmouth Municipal Planning Strategy”.

THIS IS TO CERTIFY that the by-law of which this is a true copy  
was duly passed at a duly called meeting of the Council of  
Halifax Regional Municipality held on the \_\_\_\_ day of  
\_\_\_\_\_, A.D., 20\_\_\_\_\_.

GIVEN under the hand of the Municipal Clerk and under the  
Corporate Seal of the said Municipality this \_\_\_\_ day of  
\_\_\_\_\_, A.D., 20\_\_\_\_\_.

\_\_\_\_\_  
Municipal Clerk