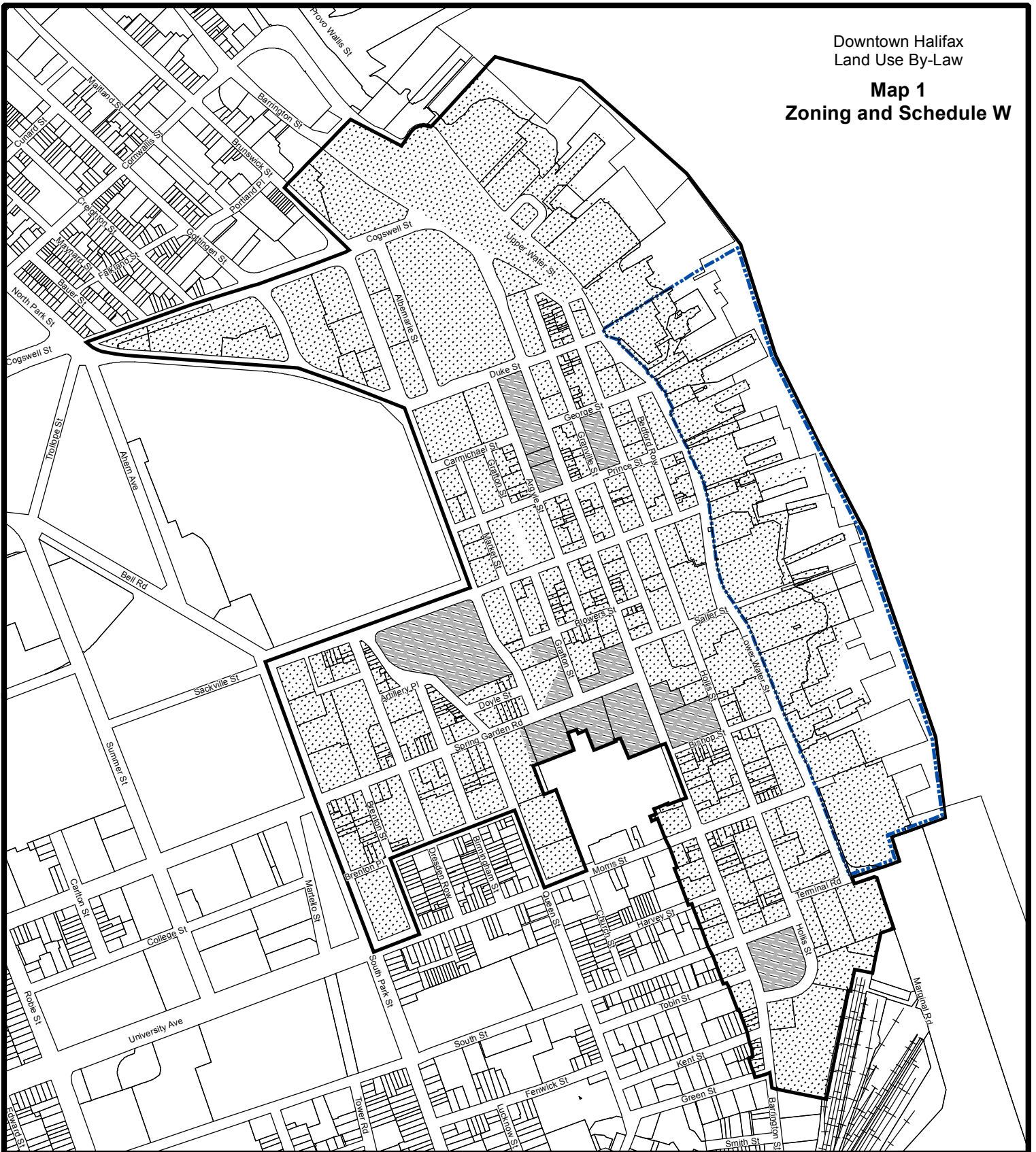




Downtown Halifax
Land Use By-Law
Map 1
Zoning and Schedule W




DOWNTOWN HALIFAX LAND USE BY-LAW

Zone

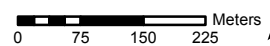
-  DH-1 Downtown Halifax
-  ICO Institutional, Cultural & Open Space

Overlay

-  Schedule W

HALIFAX

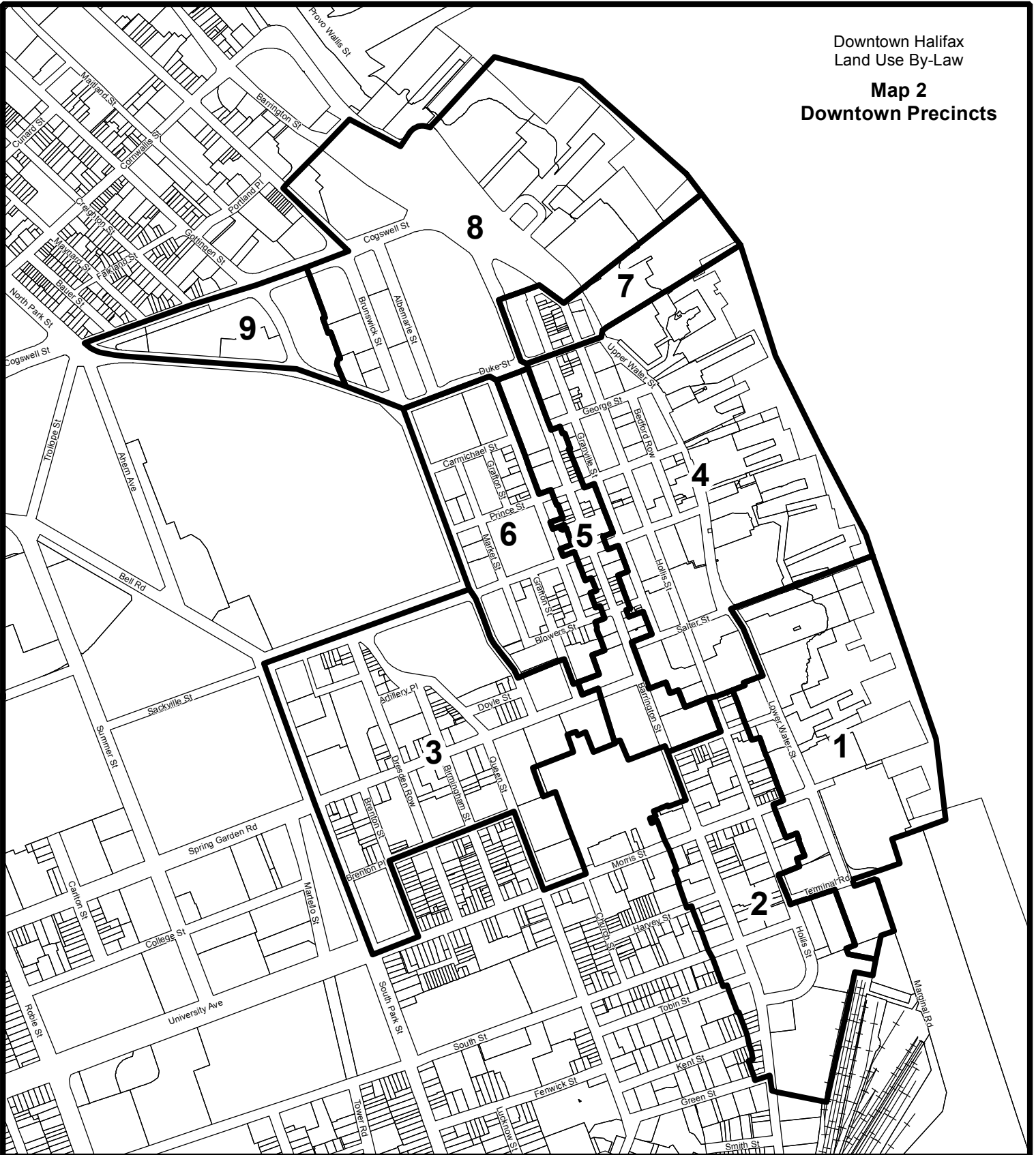
Planning & Development
Urban Design - Policy



Effective:

HRM does not guarantee the accuracy of any base map information on this map.

Downtown Halifax
Land Use By-Law
Map 2
Downtown Precincts



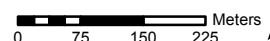
DOWNTOWN HALIFAX LAND USE BY-LAW

Precincts

- 1 Southern Waterfront
- 2 Barrington Street South
- 3 Spring Garden Road
- 4 Lower Central Downtown
- 5 Barrington Street Heritage Conservation
- 6 Upper Central Downtown
- 7 Historic Properties
- 8 Cogswell
- 9 North End Gateway



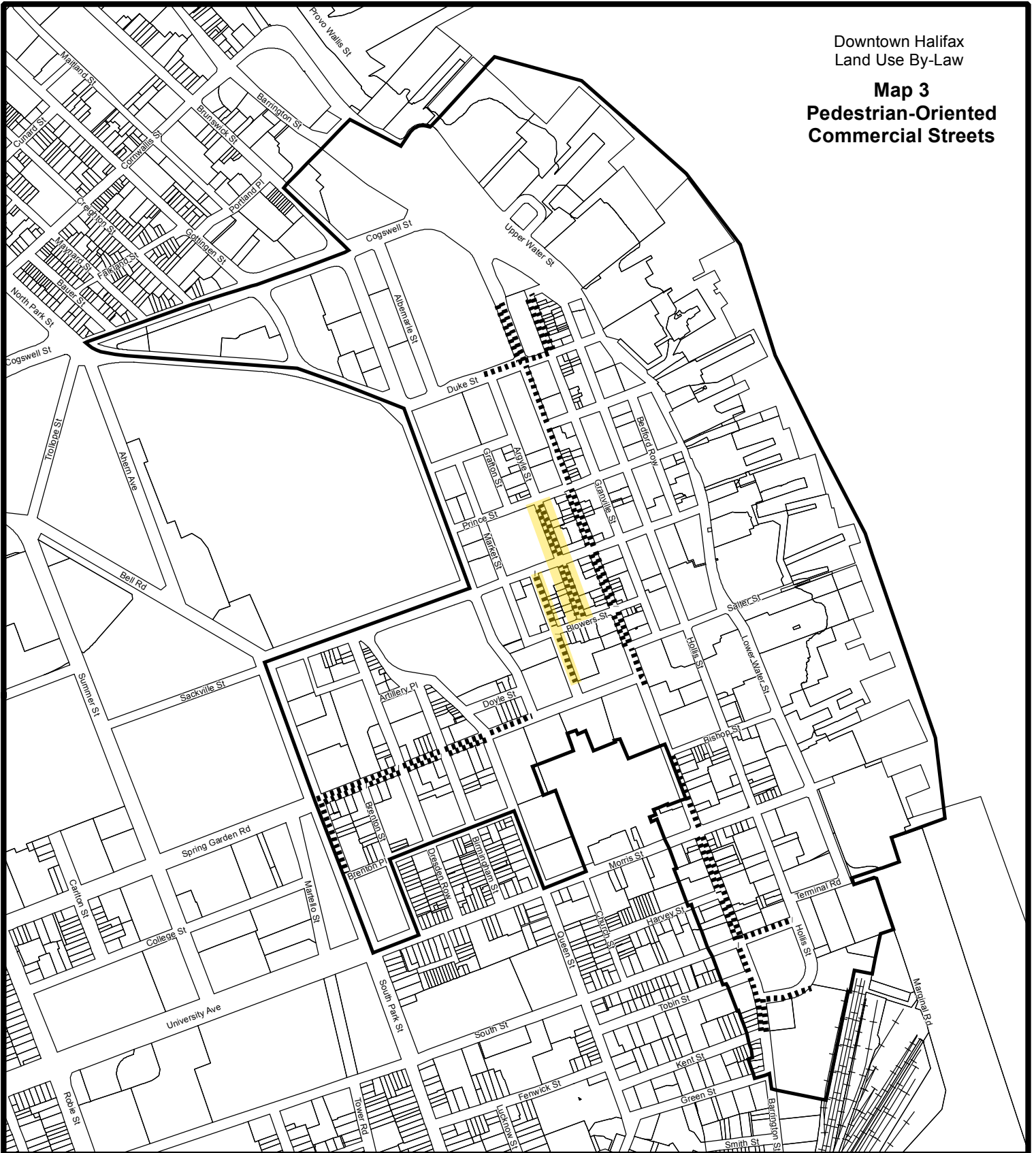
Planning & Development
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Effective:

HRM does not guarantee the accuracy of any base map information on this map.

Downtown Halifax
Land Use By-Law
Map 3
**Pedestrian-Oriented
Commercial Streets**

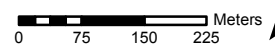


DOWNTOWN HALIFAX LAND USE BY-LAW

..... Pedestrian-Oriented Commercial Street

HALIFAX

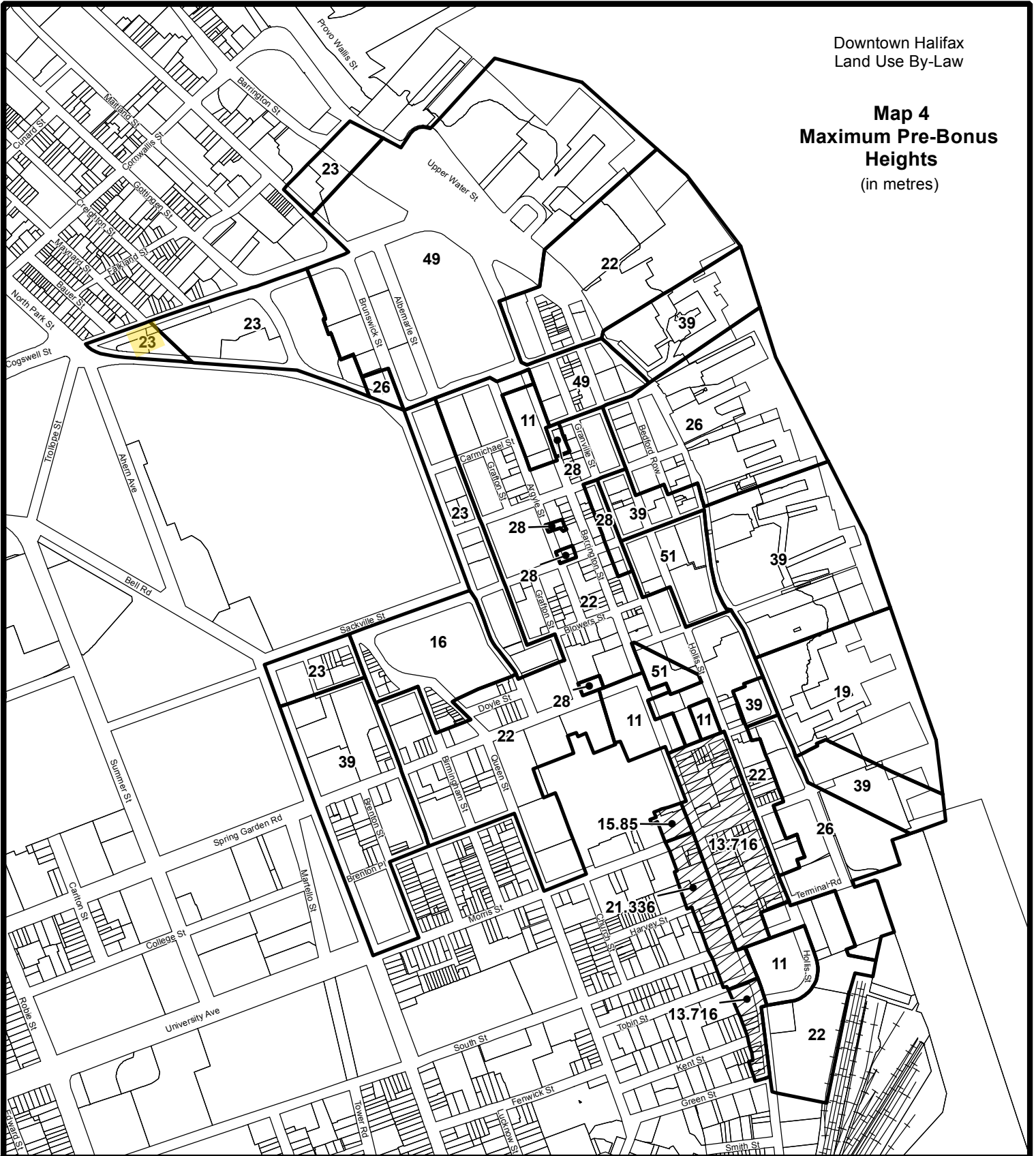
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Effective:

HRM does not guarantee the accuracy of any base map information on this map.

Map 4
Maximum Pre-Bonus
Heights
(in metres)



DOWNTOWN HALIFAX LAND USE BY-LAW



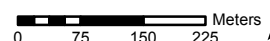
Pre-Bonus Height Area



Area where building height is measured between the commencement of the top of the storey of a building and the mean grade of the finished ground adjoining the building between the building and the fronting street.



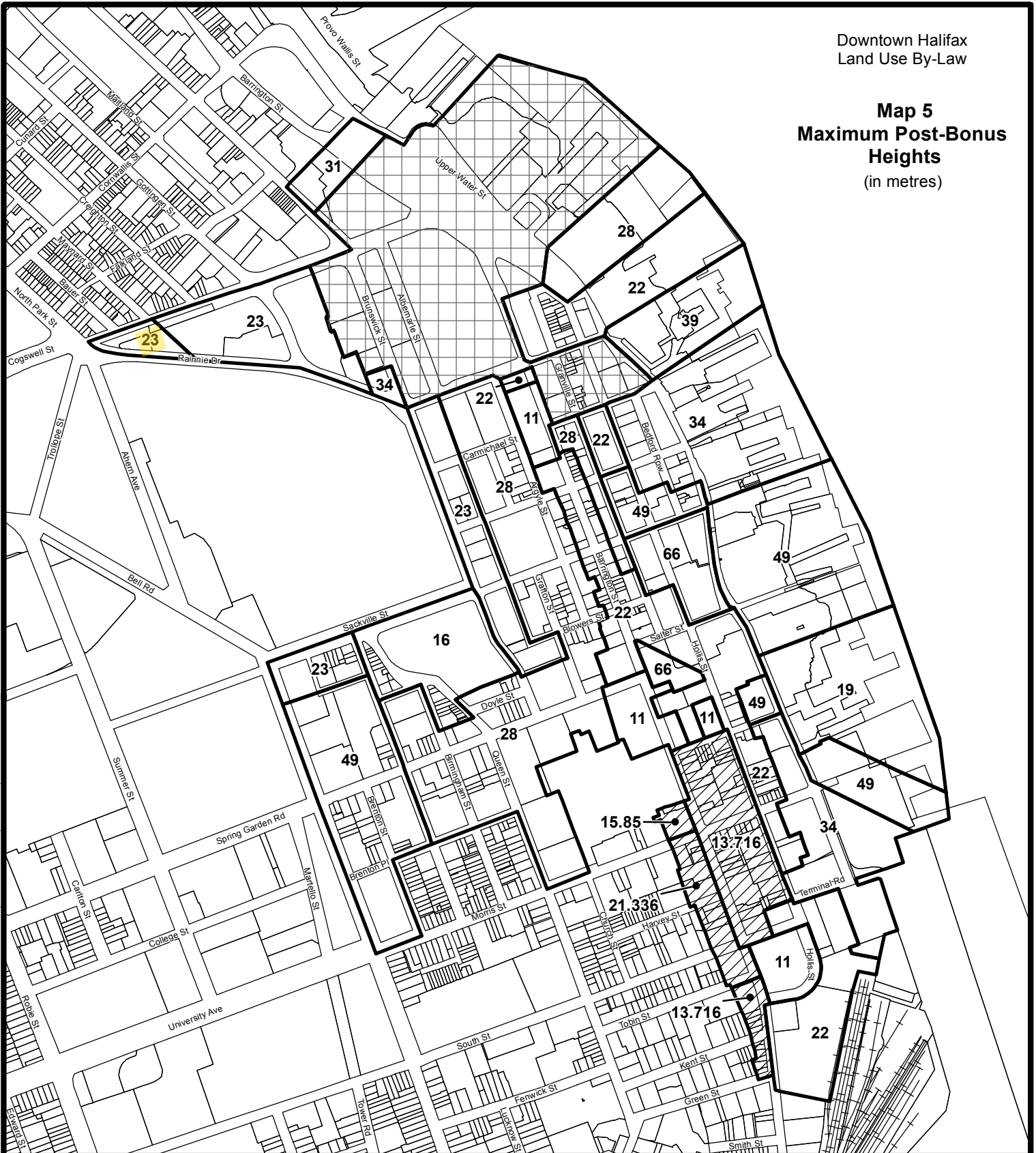
Planning & Development
Urban Design - Policy






Effective:

HRM does not guarantee the accuracy of any base map information on this map.

Map 5
Maximum Post-Bonus
Heights
(in metres)



DOWNTOWN HALIFAX LAND USE BY-LAW

-  Post-Bonus Height Area
-  Rampart Maximum
-  Area where building height is measured between the commencement of the top of the storey of a building and the mean grade of the finished ground adjoining the building between the building and the fronting street.

HALIFAX

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Urban Design - Policy

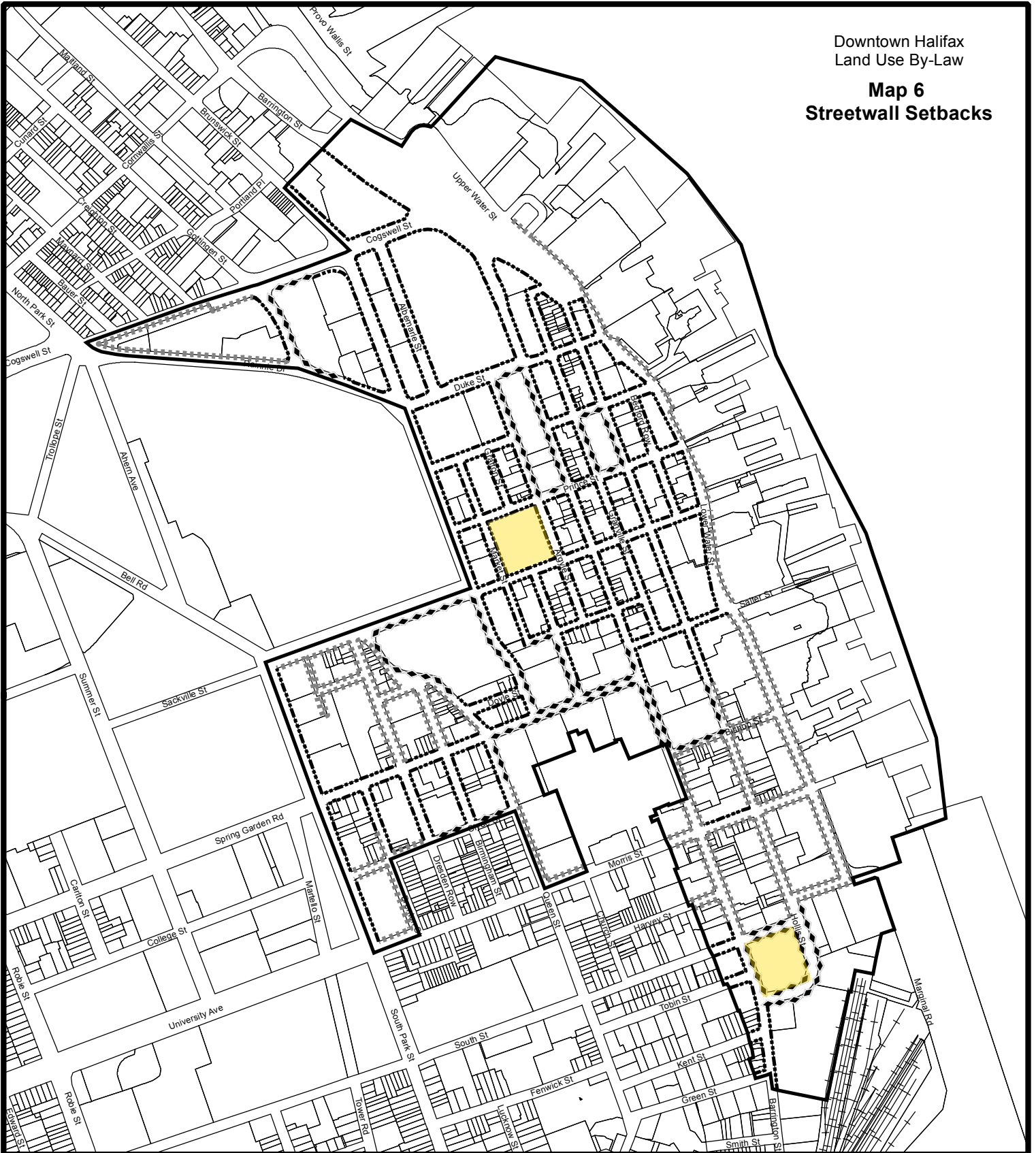
0 75 150 225 Meters



Effective:

HRM does not guarantee the accuracy of any base map information on this map.

Downtown Halifax
Land Use By-Law
Map 6
Streetwall Setbacks



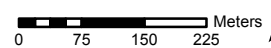
DOWNTOWN HALIFAX LAND USE BY-LAW

Streetwall Placement

- Setbacks vary (0-1.5m)
- Setbacks vary (0-4.0m)
- ◆◆◆◆ Minimum Setback 4.0m

HALIFAX

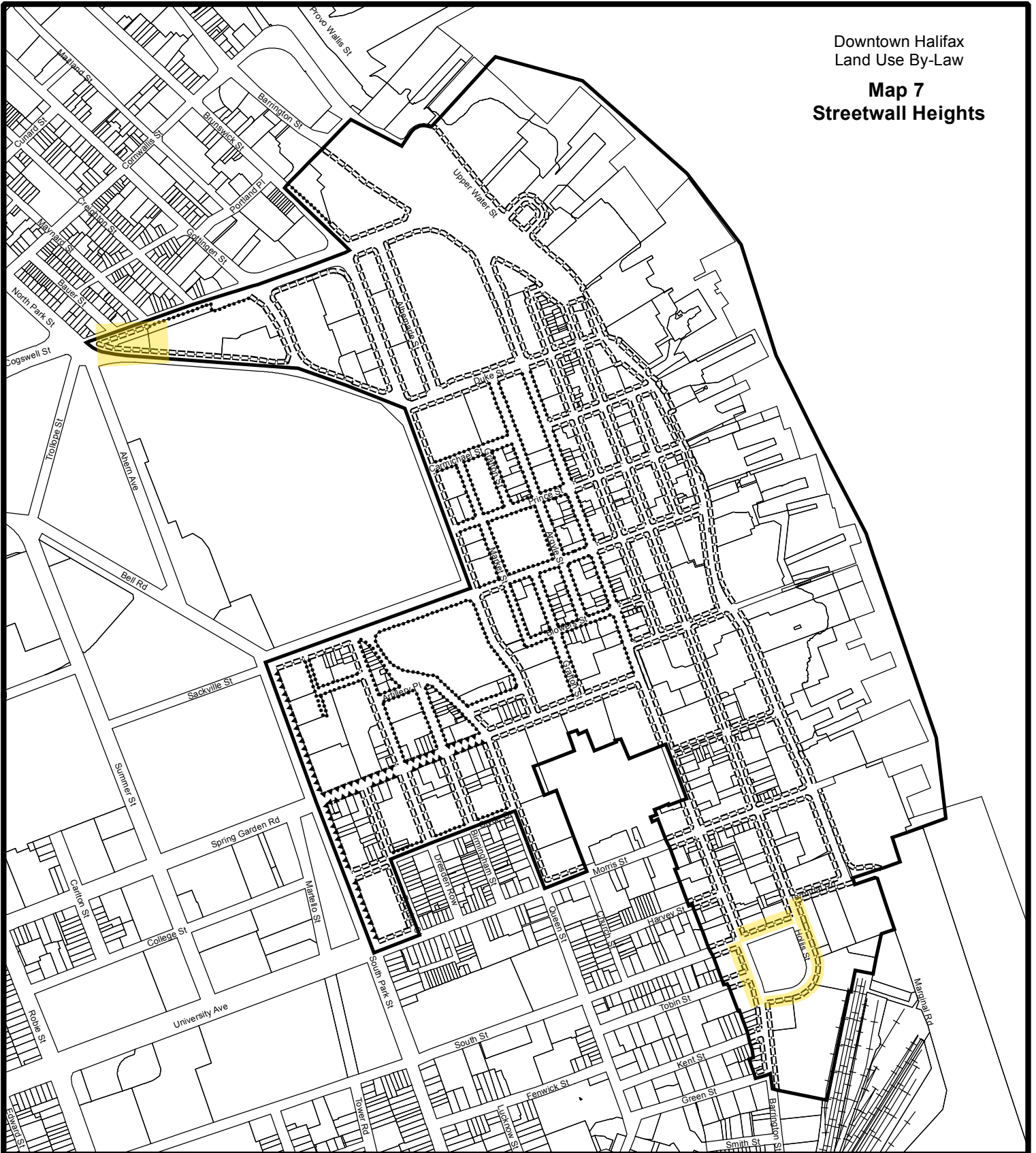
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Urban Design - Policy



Effective:

HRM does not guarantee the accuracy of any base map information on this map.

Downtown Halifax
Land Use By-Law
Map 7
Streetwall Heights



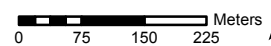
DOWNTOWN HALIFAX LAND USE BY-LAW

Streetwall Height

- 15.5 metres
- ▲▲▲▲▲ 17.0 metres
- 18.5 metres

HALIFAX

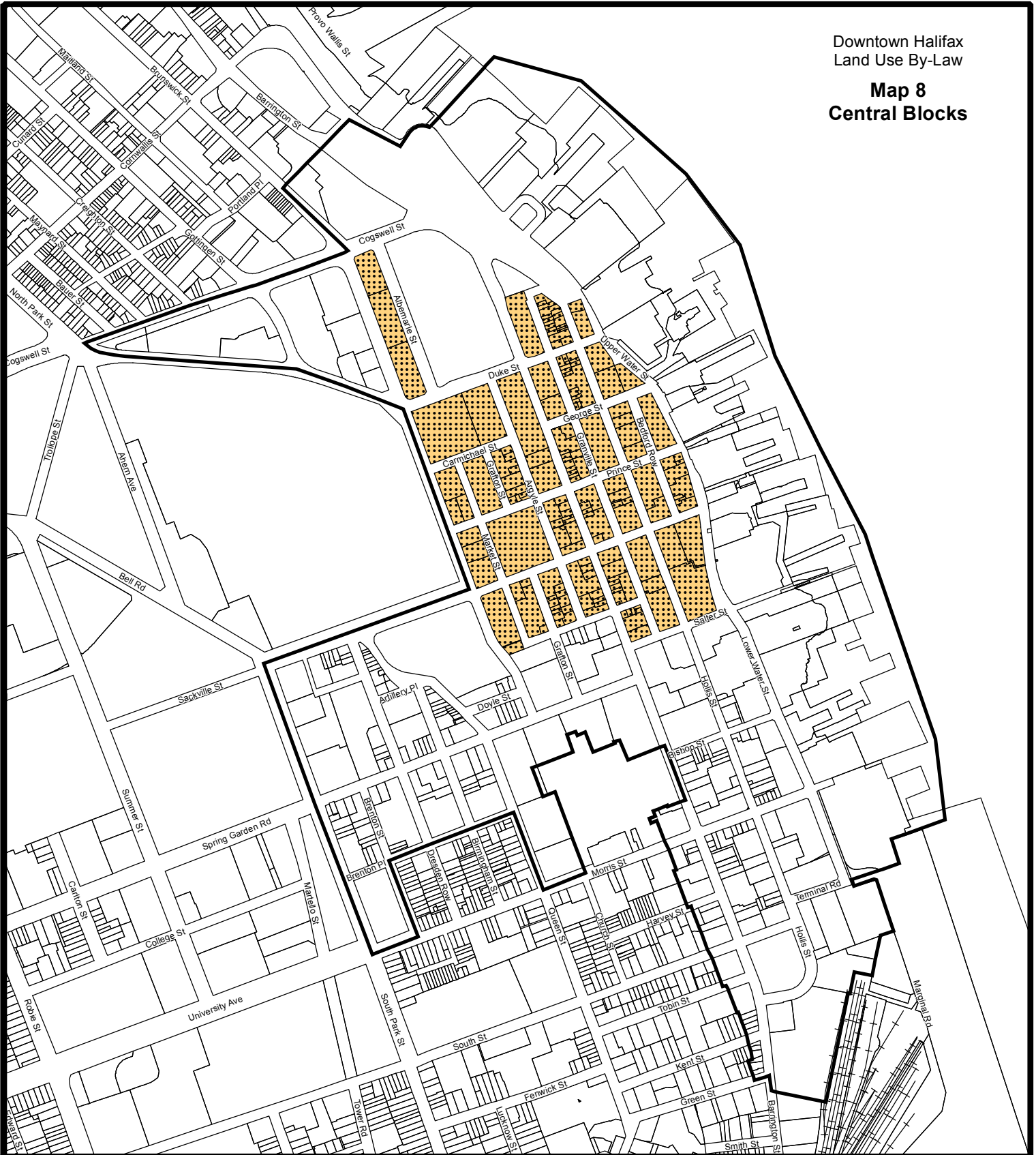
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Urban Design - Policy



Effective:

HRM does not guarantee the accuracy of any base map information on this map.

**Map 8
Central Blocks**

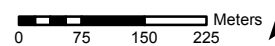


DOWNTOWN HALIFAX LAND USE BY-LAW

 Central Block

HALIFAX

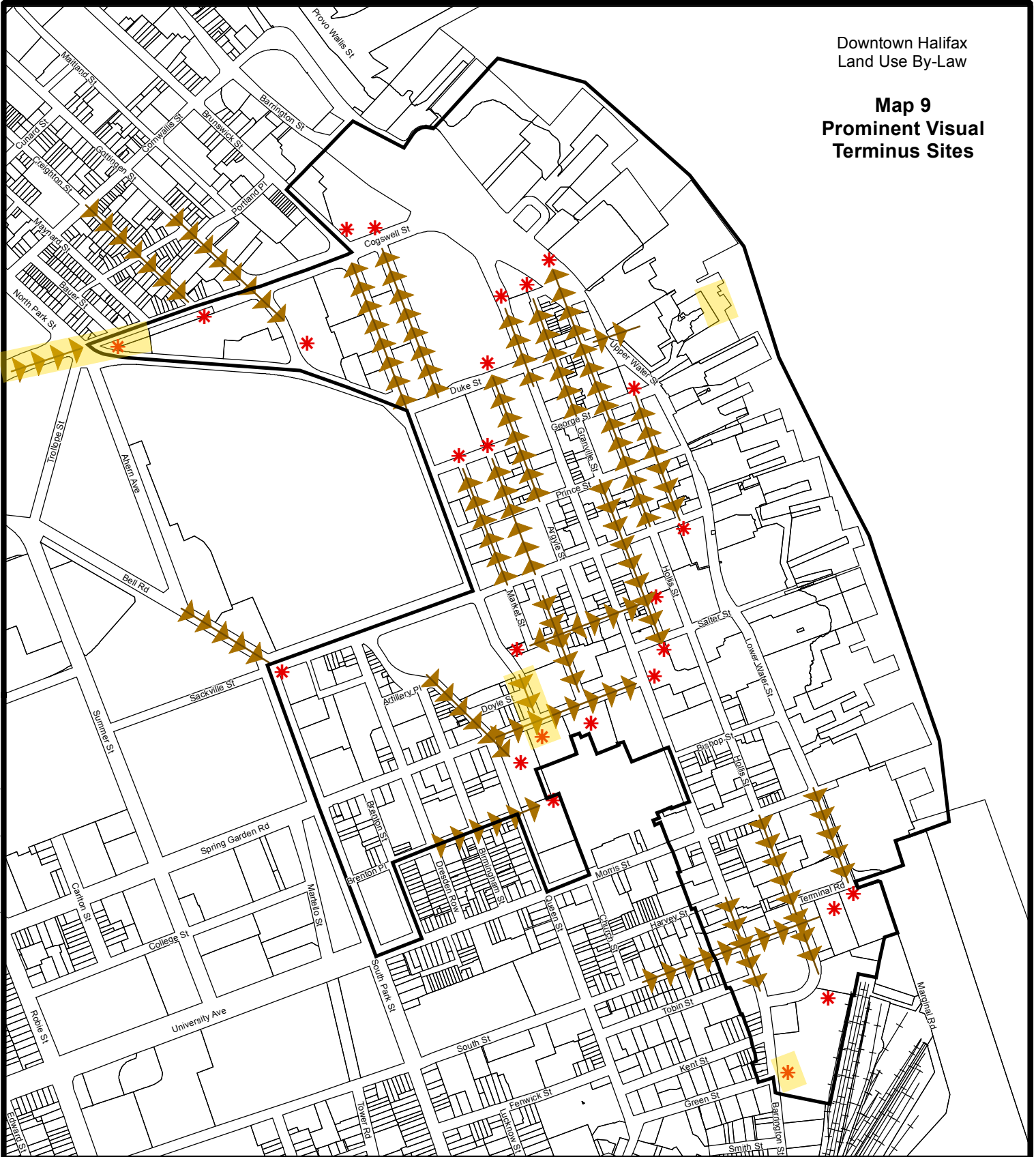
Planning & Development
Urban Design - Policy





Effective:

HRM does not guarantee the accuracy of any base map information on this map.

Map 9 Prominent Visual Terminus Sites

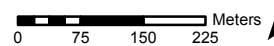


DOWNTOWN HALIFAX LAND USE BY-LAW

-  Terminus Views
-  Prominent Visual Terminus

HALIFAX

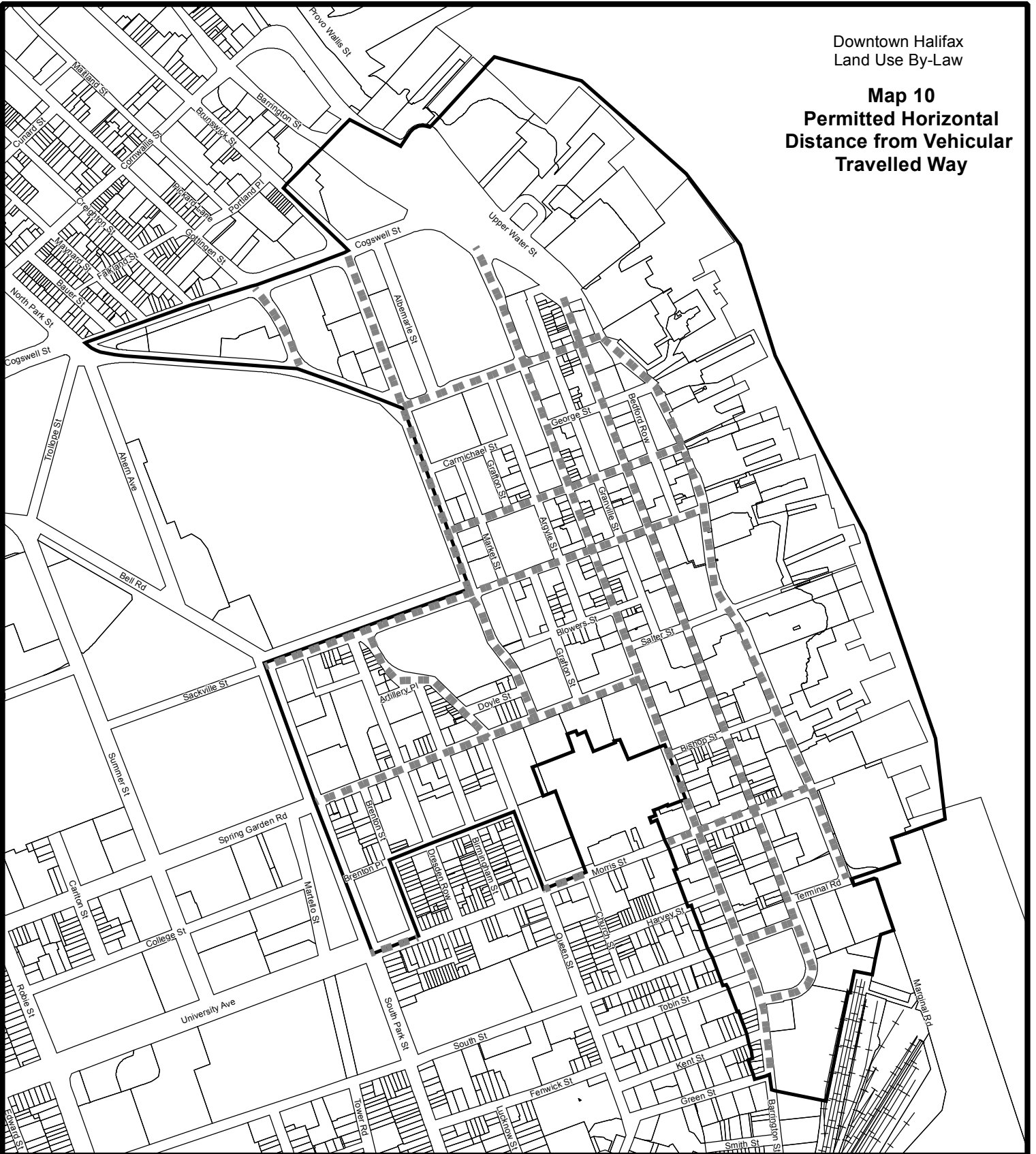
Planning & Development
Urban Design - Policy



Effective:

HRM does not guarantee the accuracy of any base map information on this map.

Map 10
Permitted Horizontal
Distance from Vehicular
Travelled Way

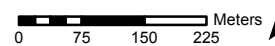


DOWNTOWN HALIFAX LAND USE BY-LAW

- Streets Requiring 1.5m Clearance
- *Please note that all other streets require a 1.0m clearance

HALIFAX

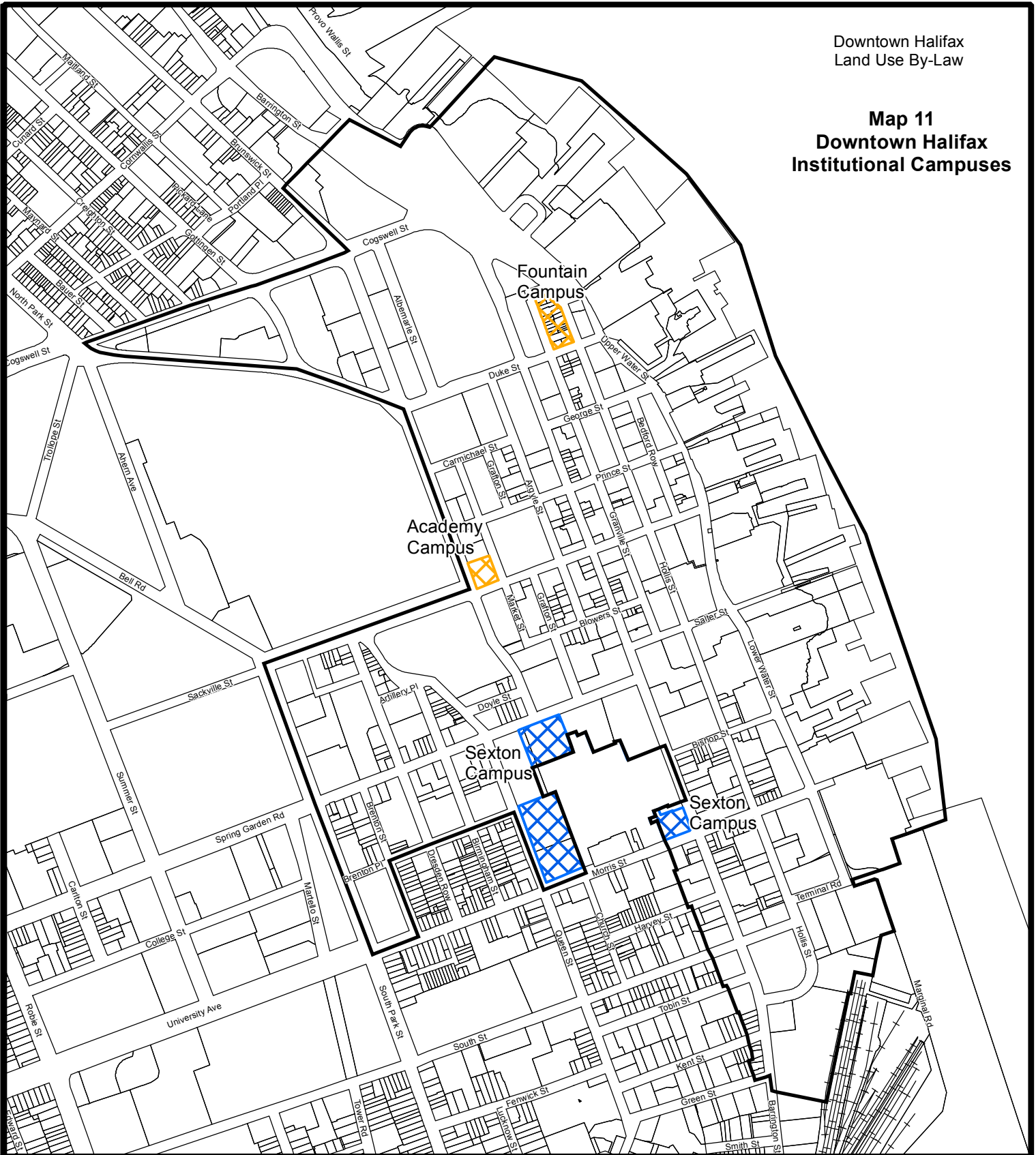
Planning & Development
Urban Design - Policy



Effective:



HRM does not guarantee the accuracy of any base map information on this map.

Map 11
Downtown Halifax
Institutional Campuses



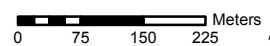
DOWNTOWN HALIFAX LAND USE BY-LAW

University Campuses

-  Dalhousie Campus
-  NSCAD Campus

HALIFAX

Planning & Development
Urban Design - Policy



Effective:

HRM does not guarantee the accuracy of any base map information on this map.

Schedule S-2: Wind Assessment Performance Standards

General

- (1) A new building that is proposed to be greater than ~~20~~ 22 metres in height or an addition to a building that will result in the building being greater than ~~20~~ 22 metres in height shall be subject to ~~either a qualitative or a quantitative~~ a wind impact assessment.
- (2) The wind impact assessment shall address:
 - (a) existing conditions, accounting for buildings and other physical features on the lot and any surrounding buildings and features that may influence the development or that may be influenced by the development;
 - (b) the impact of the development on the following areas:
 - (i) the public realm, including parks, plazas, and other open spaces, sidewalks and other pedestrian traveled ways, building entrances; and
 - (ii) private amenity spaces such as rooftop gardens;
 - (c) the expected level of comfort for various activities associated with the above-noted areas with regard to factors such as sitting, standing, **strolling** and walking;
 - (d) **safety failures, where excessive wind gust speeds can adversely affect a pedestrian's balance and footing; and**
 - (e) the methodology and standards used in the assessment.
- (3) **Any issues or impact identified by the wind impact assessment shall be mitigated through the design of the building and the site.**

Qualitative Assessment

- (4) For development that is minor in scope, such as a small addition in building height or a development where wind impact is not expected to be detrimental or may be improved upon in the opinion of the qualified professional, the wind impact assessment may be limited to a qualitative assessment.
- (5) A qualitative assessment shall include an analysis and description of expected wind impacts without the use of quantitative scale model simulation analysis.
- (6) The qualitative assessment shall be in the form of a report and shall be subject to the acceptance of the Development Officer or Design Review Committee.

Quantitative Assessment

- (7) **The decision to require a quantitative assessment for a proposed development shall be at the sole discretion of the Development Officer.**

- (8) Notwithstanding S-2(7), any site plan approval application involving a new building, which is proposed to exceed a height of 33.5 metres, shall automatically be required to be accompanied by a quantitative wind assessment.
- (9) Where a quantitative wind assessment is required, such analysis shall be based upon scale model simulation analysis.

Determination

- (10) Where the impact of the development upon the areas identified in S-2(2)(b) can be mitigated, with consideration of the criteria of the Design Manual regarding overall building design, the development shall be approved by the Development Officer or Design Review Committee.



NOTES:

1. COORDINATES REFER TO ZONE 5, CENTRAL MERIDIAN 64° 30' WEST, OF THE NOVA SCOTIA 3° MTM PROJECTION, ATS77 DATUM.
2. PARCEL GSVC RELATES TO HRM PLAN NO. HRMDHWVC01 DATED MARCH 1, 2016.

COORDINATE LIST:

NSCM 4819	N	4,945,732.715m	E	5,573,521.713m
1	N	4,945,848.040m	E	5,573,596.480m
2	N	4,945,916.139m	E	5,573,779.934m
3	N	4,945,902.469m	E	5,573,786.900m
4	N	4,945,834.873m	E	5,573,604.800m

HALIFAX

PLAN SHOWING
PARCEL GSVC
GEORGE STREET
WATERFRONT VIEW CORRIDOR

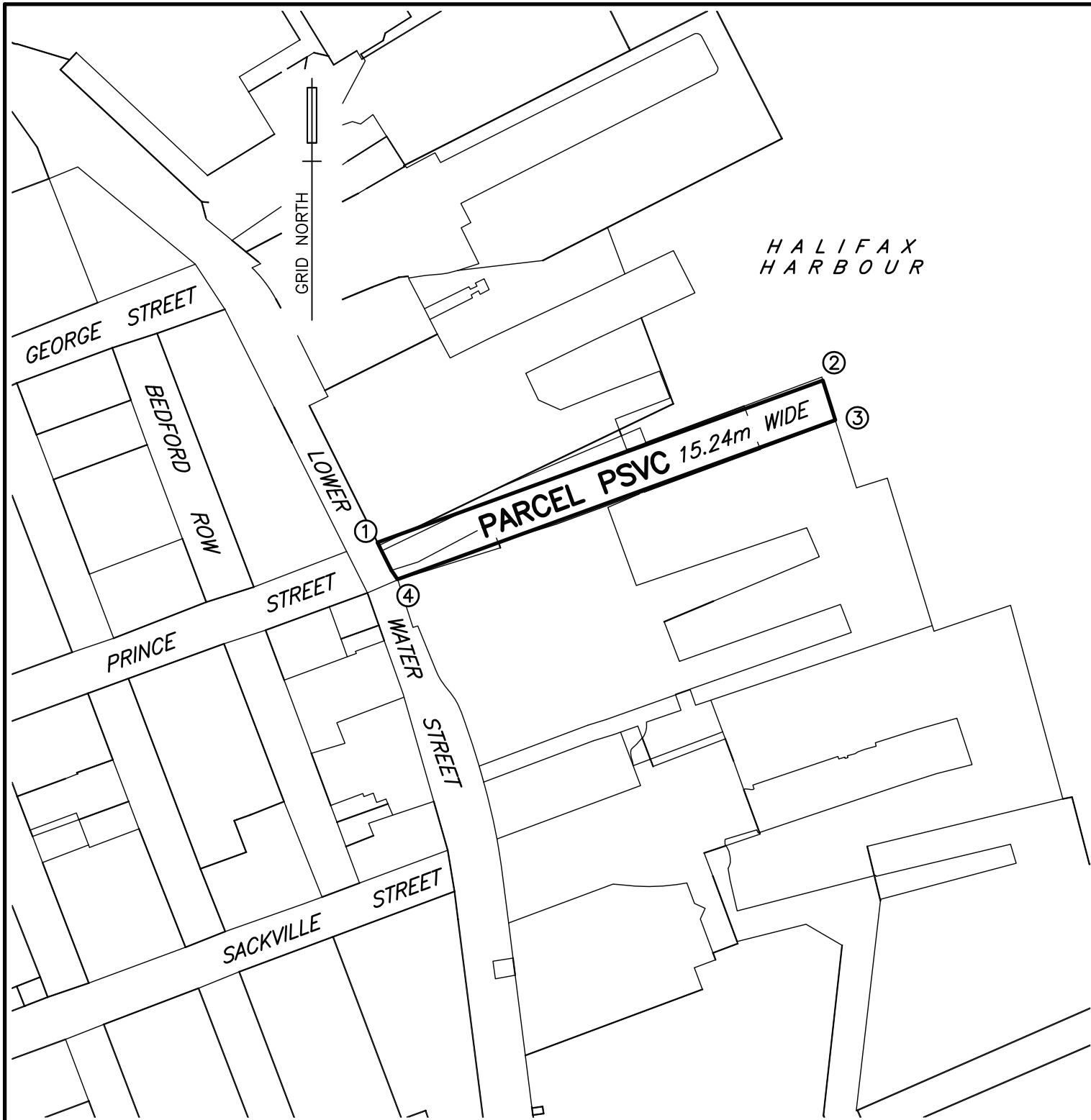
DATE
01/03/2016

SCALE
1 : 2000

SCHEDULE
S-3A

APPROVED

FIG. NO.



HALIFAX
HARBOUR

NOTES:

1. COORDINATES REFER TO ZONE 5, CENTRAL MERIDIAN 64°30' WEST, OF THE NOVA SCOTIA 3° MTM PROJECTION, ATS77 DATUM.
2. PARCEL PSVC RELATES TO HRM PLAN NO. HRMDHWVC01 DATED MARCH 1, 2016.

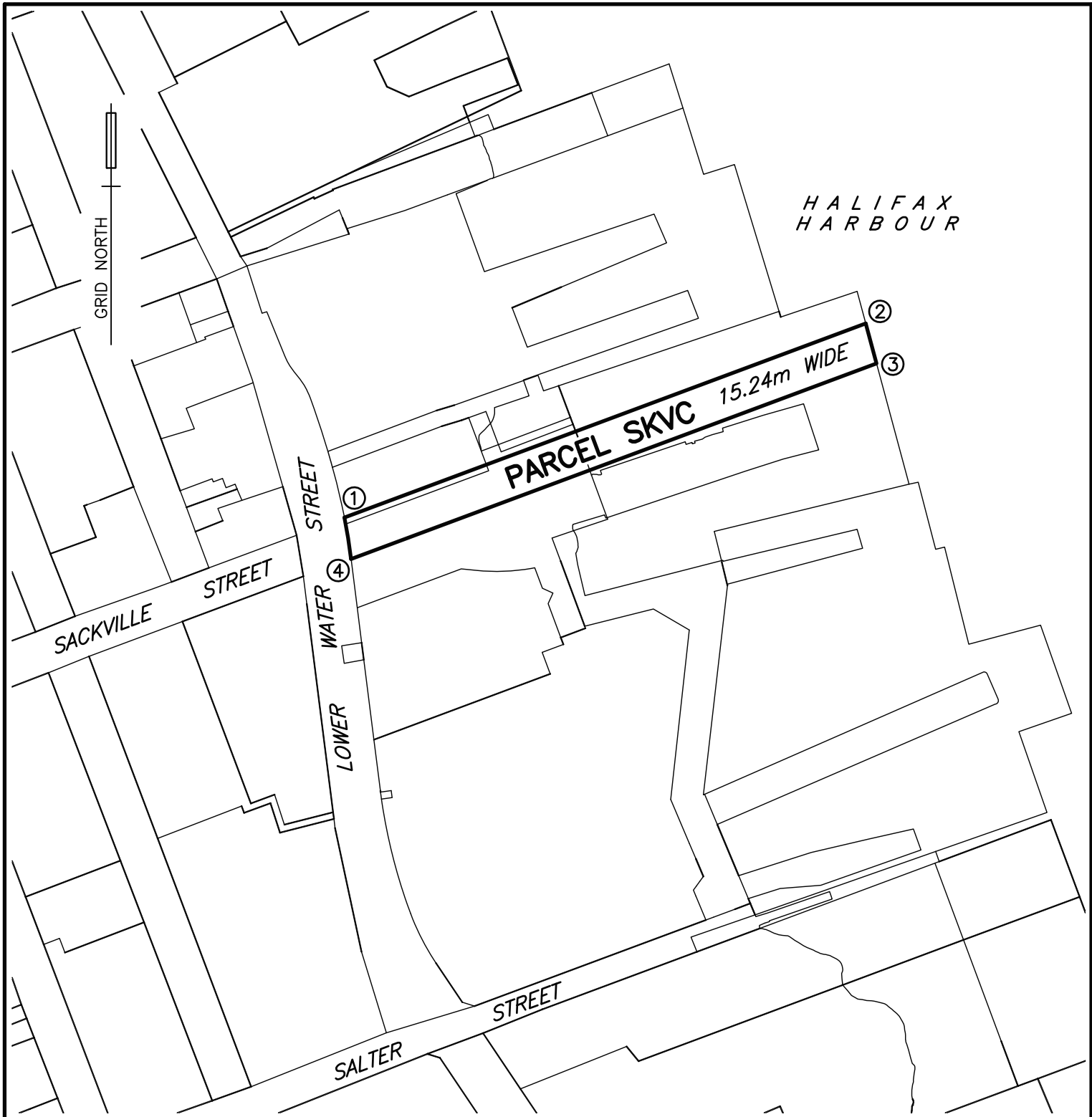
COORDINATE LIST:

NSCM 4819	N	4,945,732.715m	E	5,573,521.713m
1	N	4,945,741.220m	E	5,573,644.687m
2	N	4,945,800.821m	E	5,573,808.426m
3	N	4,945,786.264m	E	5,573,812.989m
4	N	4,945,727.679m	E	5,573,652.041m

HALIFAX

PLAN SHOWING
PARCEL PSVC
PRINCE STREET
WATERFRONT VIEW CORRIDOR

DATE 01/03/2016	SCHEDULE S-3B	APPROVED
SCALE 1 : 2000		FIG. NO.



NOTES:

1. COORDINATES REFER TO ZONE 5, CENTRAL MERIDIAN 64°30' WEST, OF THE NOVA SCOTIA 3° MTM PROJECTION, ATS77 DATUM.
2. PARCEL SKVC RELATES TO HRM PLAN NO. HRMDHWVC02 DATED MARCH 1, 2016.

COORDINATE LIST:

NSCM 4819	N	4,945,732.715m	E	5,573,521.713m
1	N	4,945,634.614m	E	5,573,688.143m
2	N	4,945,706.256m	E	5,573,880.638m
3	N	4,945,691.478m	E	5,573,884.624m
4	N	4,945,619.270m	E	5,573,690.610m

HALIFAX

PLAN SHOWING
PARCEL SKVC
SACKVILLE STREET
WATERFRONT VIEW CORRIDOR

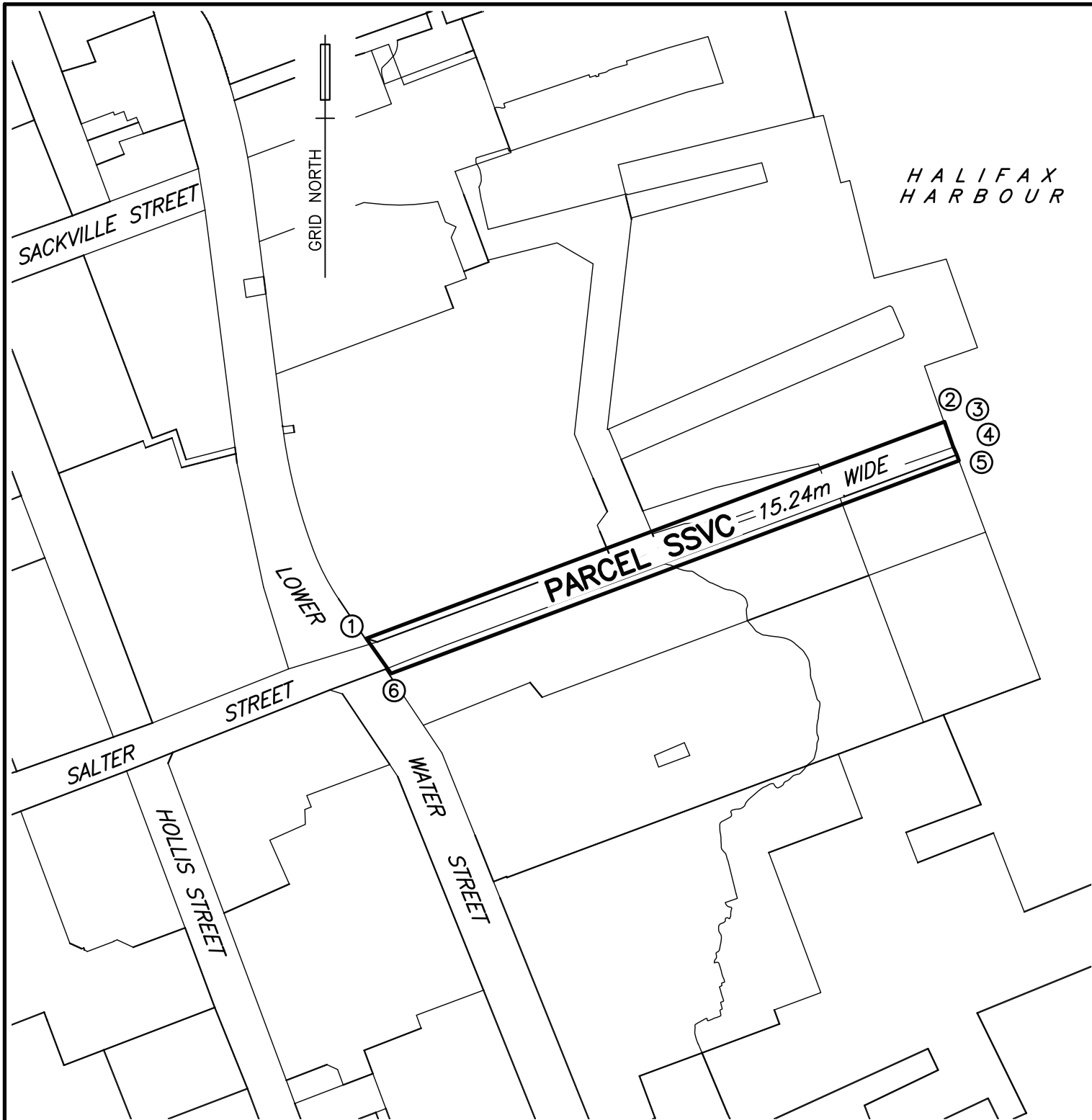
DATE
01/03/2016

SCALE
1 : 2000

SCHEDULE
S-3C

APPROVED

FIG. NO.



NOTES:

1. COORDINATES REFER TO ZONE 5, CENTRAL MERIDIAN 64°30' WEST, OF THE NOVA SCOTIA 3° MTM PROJECTION, ATS77 DATUM.
2. PARCEL SSVC RELATES TO HRM PLAN NO. HRMDHWVC03 DATED MARCH 1, 2016.

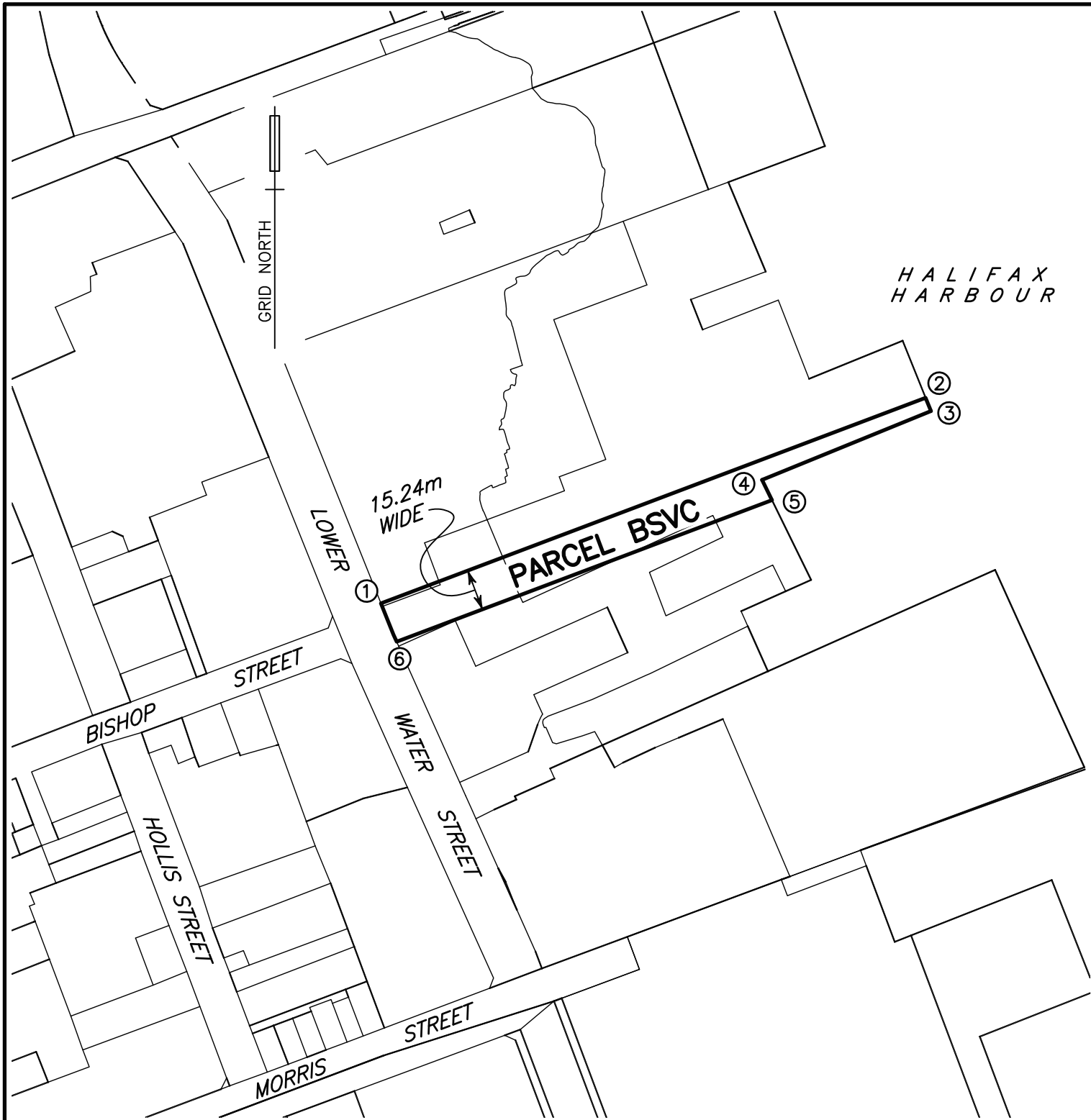
COORDINATE LIST:

NSCM 4819	N	4,945,732.715m	E	5,573,521.713m
1	N	4,945,455.495m	E	5,573,732.187m
2	N	4,945,535.115m	E	5,573,944.575m
3	N	4,945,526.196m	E	5,573,947.670m
4	N	4,945,523.028m	E	5,573,949.035m
5	N	4,945,520.820m	E	5,573,949.857m
6	N	4,945,442.640m	E	5,573,741.312m

HALIFAX

PLAN SHOWING
PARCEL SSVC
SALTER STREET
WATERFRONT VIEW CORRIDOR

DATE 01/03/2016	SCHEDULE S-3D	APPROVED
SCALE 1 : 2000		FIG. NO.



NOTES:

1. COORDINATES REFER TO ZONE 5, CENTRAL MERIDIAN 64°30' WEST, OF THE NOVA SCOTIA 3° MTM PROJECTION, ATS77 DATUM.
2. PARCEL BSVC RELATES TO HRM PLAN NO. HRMDHWVC04 DATED MARCH 1 2016.

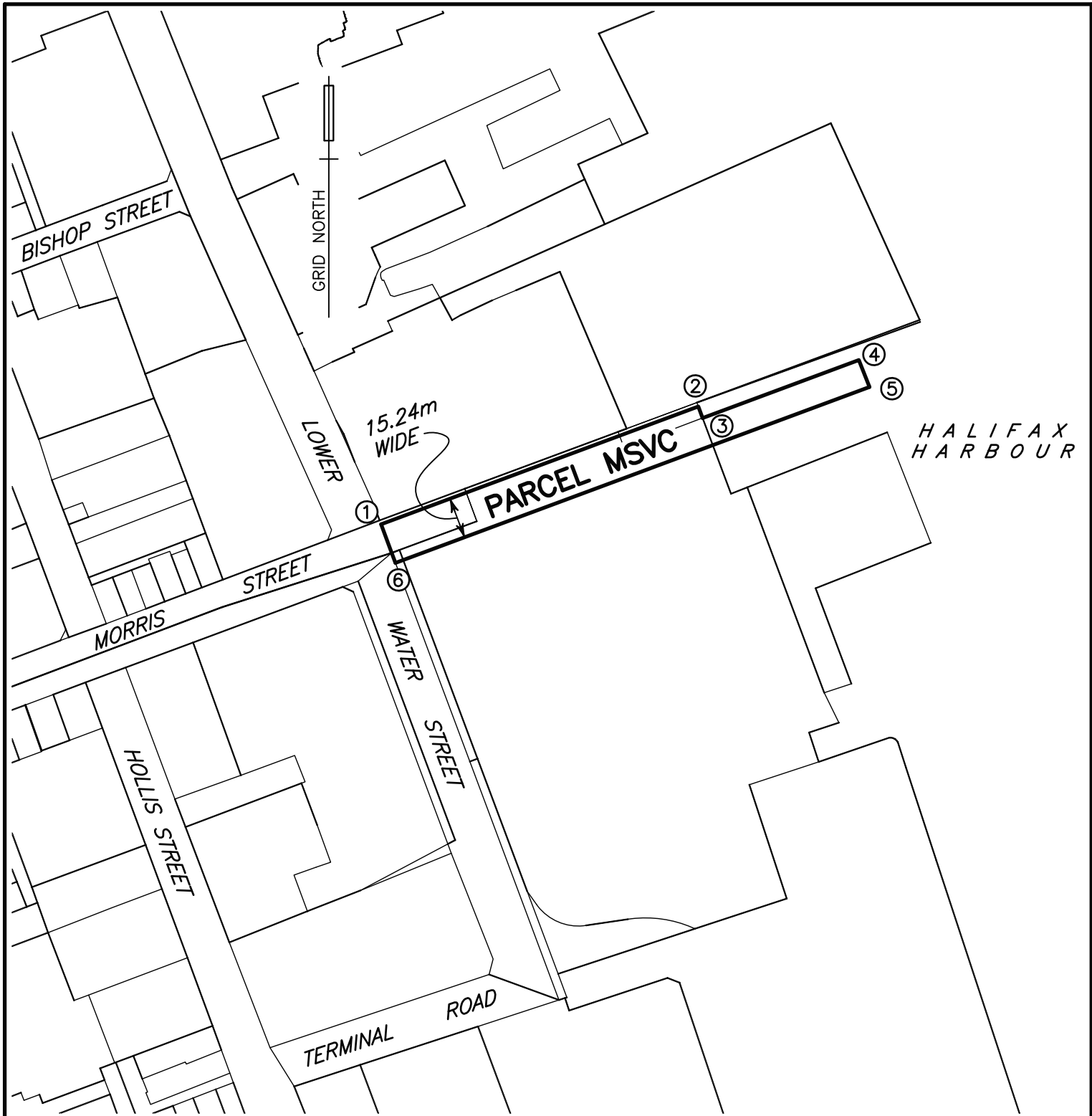
COORDINATE LIST:

NSCM 4820	N	4,945,578.620m	E	5,573,580.562m
1	N	4,945,272.506m	E	5,573,816.491m
2	N	4,945,348.118m	E	5,574,016.721m
3	N	4,945,343.218m	E	5,574,018.689m
4	N	4,945,317.912m	E	5,573,956.592m
5	N	4,945,310.494m	E	5,573,960.229m
6	N	4,945,258.397m	E	5,573,822.270m

HALIFAX

PLAN SHOWING
PARCEL BSVC
 BISHOP STREET
 WATERFRONT VIEW CORRIDOR

DATE 01/03/2016	SCHEDULE S-3E	APPROVED
SCALE 1 : 2000		FIG. NO.



NOTES:

1. COORDINATES REFER TO ZONE 5, CENTRAL MERIDIAN 64°30' WEST, OF THE NOVA SCOTIA 3° MTM PROJECTION, ATS77 DATUM.
2. PARCEL MSVC RELATES TO HRM PLAN NO. HRMDHWVC05 DATED MARCH 1, 2016

COORDINATE LIST:

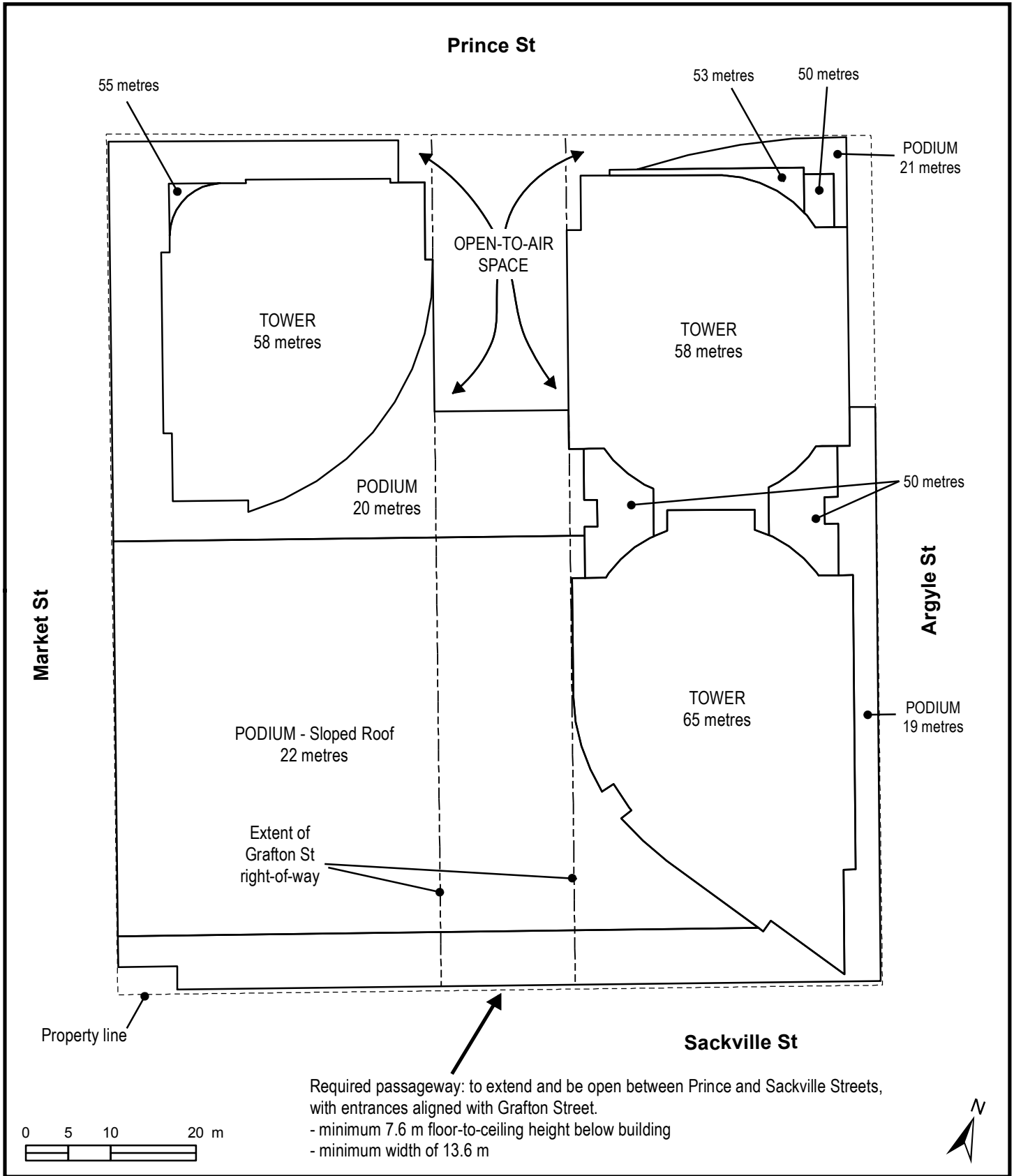
NSCM 4850	N	4,945,079.989m	E	5,573,767.418m
1	N	4,945,136.790m	E	5,573,876.176m
2	N	4,945,180.261m	E	5,573,993.322m
3	N	4,945,175.991m	E	5,573,994.907m
4	N	4,945,197.404m	E	5,574,052.601m
5	N	4,945,187.456m	E	5,574,056.517m
6	N	4,945,122.501m	E	5,573,881.475m

HALIFAX

PLAN SHOWING
PARCEL MSVC
 MORRIS STREET
 WATERFRONT VIEW CORRIDOR

DATE 01/03/2016	SCHEDULE S-3F	APPROVED
SCALE 1 : 2000		FIG. NO.

Appendix A
Publicly Sponsored Convention Centre



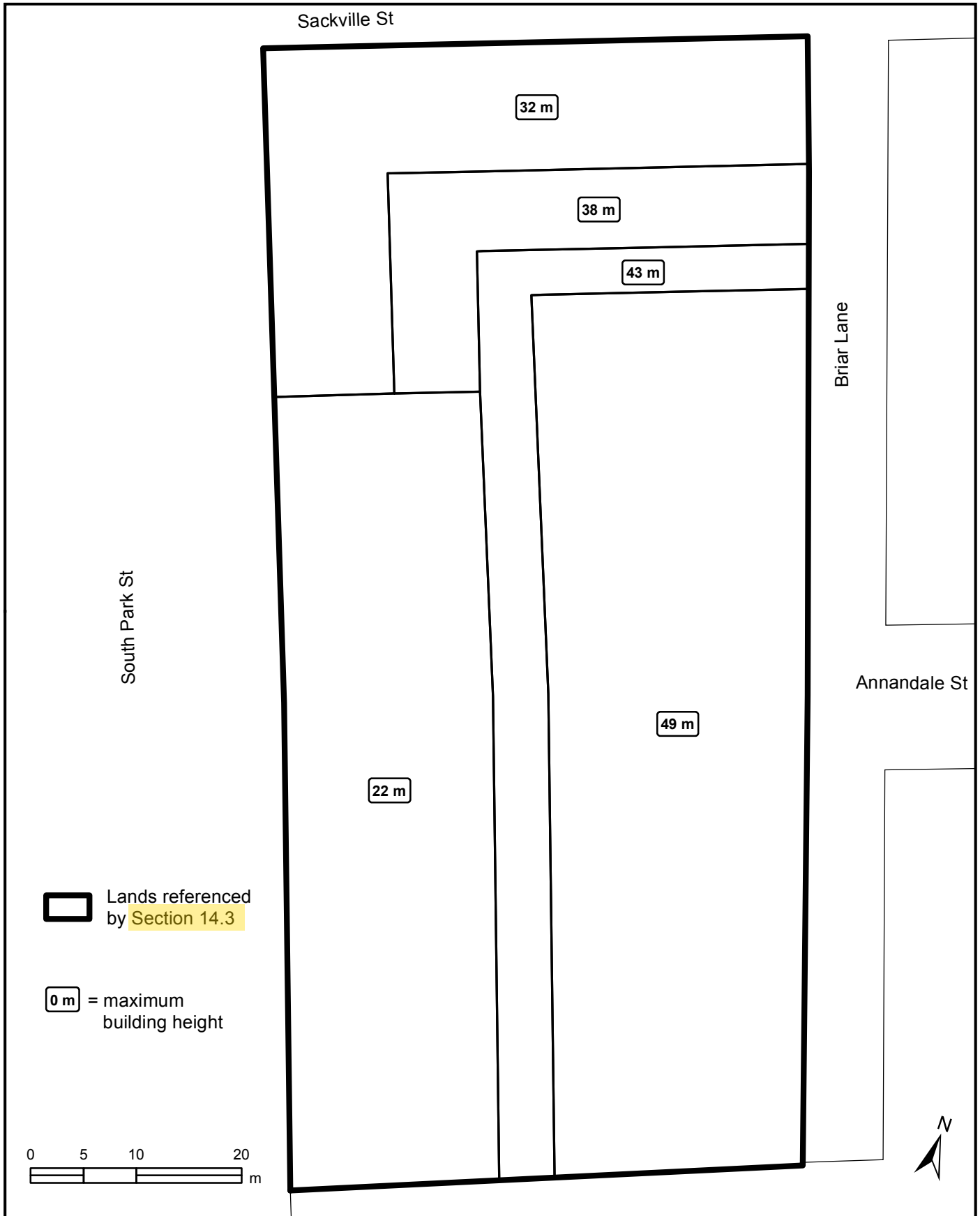
Effective:

Notes:

Heights shown are maximum permitted heights from average grade.

Depicted setbacks and stepbacks are the required minimum setbacks and stepbacks.

Appendix "B"
Building Height Limits Pursuant to Section 14.3



Effective: