



PO Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Item No. 3

**Halifax Regional Council
April 14, 2009**

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY:

A handwritten signature in black ink, appearing to read "Paul Dunphy", written over a horizontal line.

Paul Dunphy, Director of Community Development

DATE: April 8, 2009

SUBJECT: **Regional Centre Urban Design Study - Downtown Halifax Urban
Design Plan**

SUPPLEMENTARY INFORMATION REPORT

ORIGIN

Staff recommendation report to the Urban Design Task Force, Regional Plan Advisory Committee, and Heritage Advisory Committee, dated February 4, 2009.

BACKGROUND AND DISCUSSION

As part of the approval process for the proposed Downtown Halifax Plan, it will be necessary to proceed with housekeeping amendments to existing planning documents, including the existing Regional Municipal Planning Strategy (RMPS), the Halifax Municipal Planning Strategy (MPS), and the Halifax Peninsula Land Use By-law (LUB). The proposed amendments to these documents were all presented to Council under the February 4, 2009 staff report.

However, on the day following first reading, staff became aware that Appendixes "A" to "I" were missing from Attachment "B-2" (Amendments to the Halifax MPS) of the February 4th report. While the appendixes did not get attached to the report, they were nonetheless referenced in the amendments contained in Attachment B-2 and were thus part of the motions of Council. The original motions will therefore not be affected.

This report is intended to provide notice to Council of staff's oversight. It is important to note, however, that the omissions from the staff report will have no impact on the public hearing scheduled for May 5th. Prior to the publication of the public hearing notice in the April 11, 2009 edition of the Chronicle-Herald, corrections were made to the Municipality's website and to the documents on display to include these attachments.

BUDGET IMPLICATIONS

None.

FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN

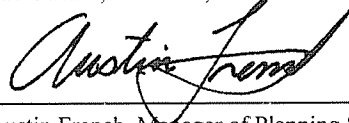
This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating reserves, as well as any relevant legislation.

ATTACHMENTS

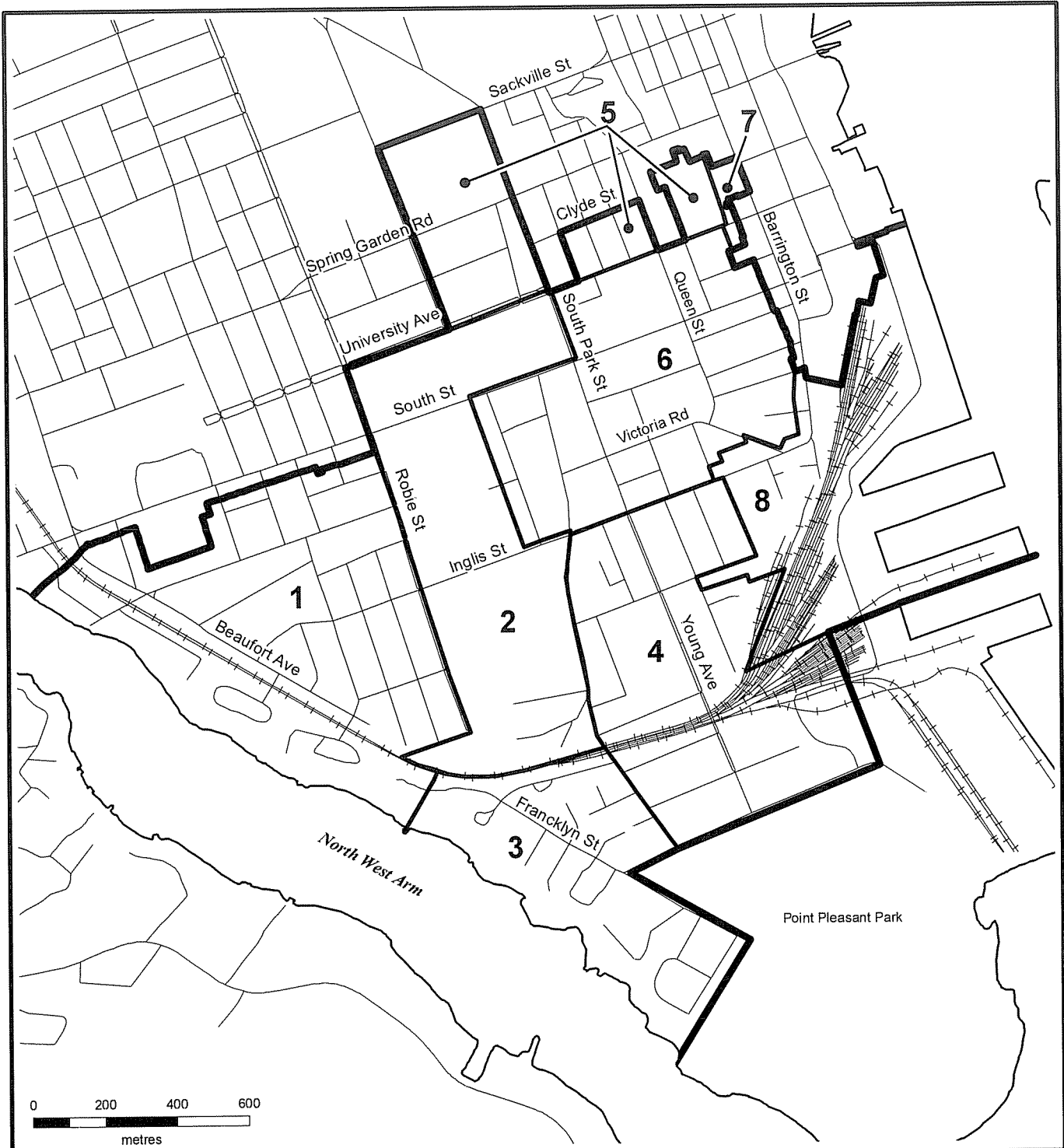
Appendix "A"	Amendment to Map 1, Section V, Part II of Halifax MPS
Appendix "B"	Amendment to Map 2-5, Section V, Part II of Halifax MPS
Appendix "C"	Amendment to Map 2-6, Section V, Part II of Halifax MPS
Appendix "D"	Amendment to Map 2-7, Section V, Part II of Halifax MPS
Appendix "E"	Amendment to Map 2-8, Section V, Part II of Halifax MPS
Appendix "F"	Amendment to Map 9A, Section V, Part II of Halifax MPS
Appendix "G"	Amendment to Map 1, Section XI, Part II of Halifax MPS
Appendix "H"	Amendment to Map 3, Section XI, Part II of Halifax MPS
Appendix "I"	Amendment to Map 9Gg, Section XI, Part II of Halifax MPS

A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/cagenda.html> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by : Luc Ouellet, Planner 1, 490-3689

A handwritten signature in black ink, appearing to read "Austin French", written over a horizontal line.

Report Approved by: Austin French, Manager of Planning Services, 490-6717



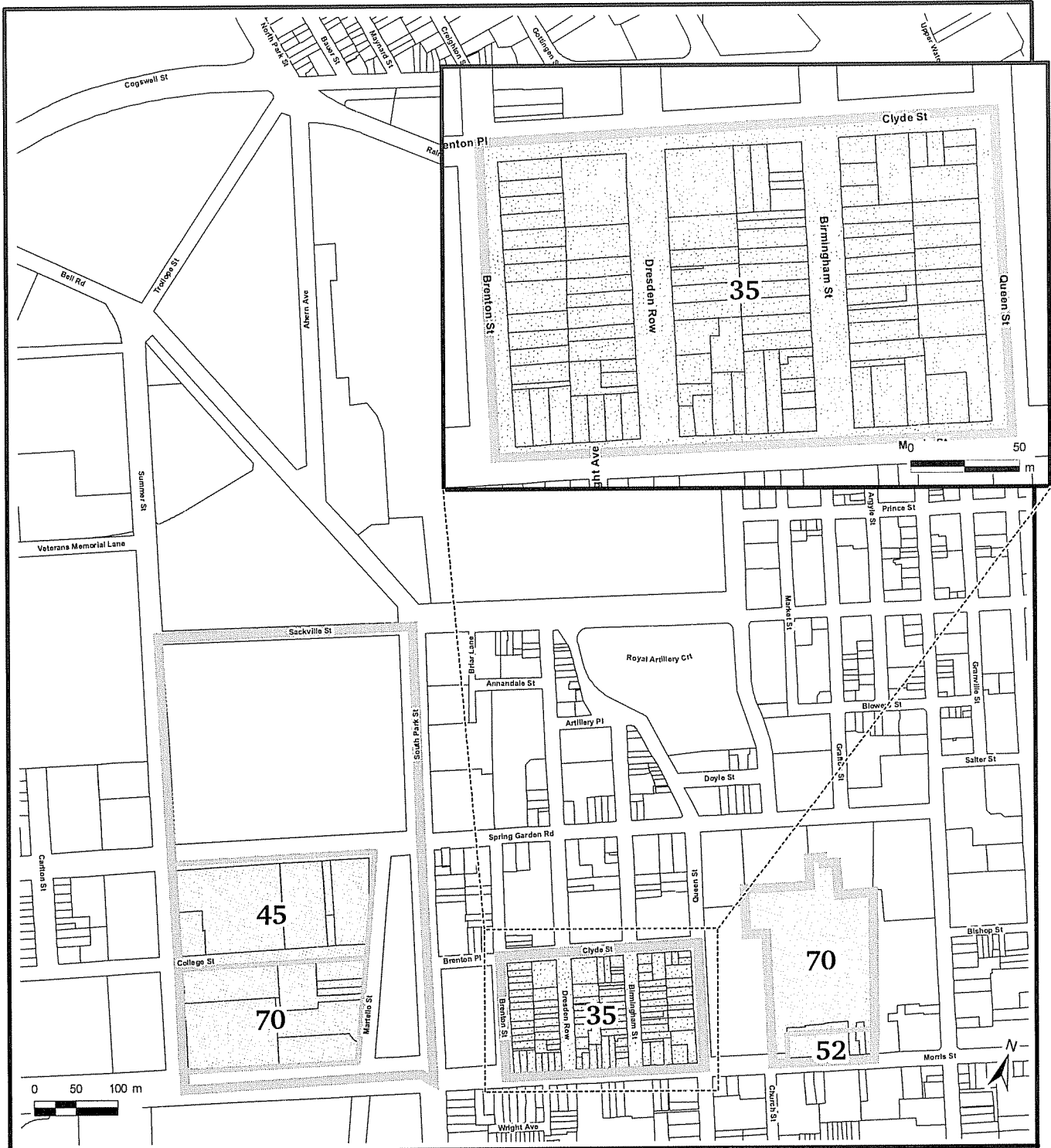
South End Area Plan

Map 1

Planning Districts


HALIFAX
REGIONAL MUNICIPALITY
COMMUNITY DEVELOPMENT
PLANNING SERVICES





Height Precincts
District 5

00 Maximum permitted height in feet

 Height precinct boundary



Area where maximum permitted height is measured between the highest point of the roof and the mean grade of the finished ground adjoining the building

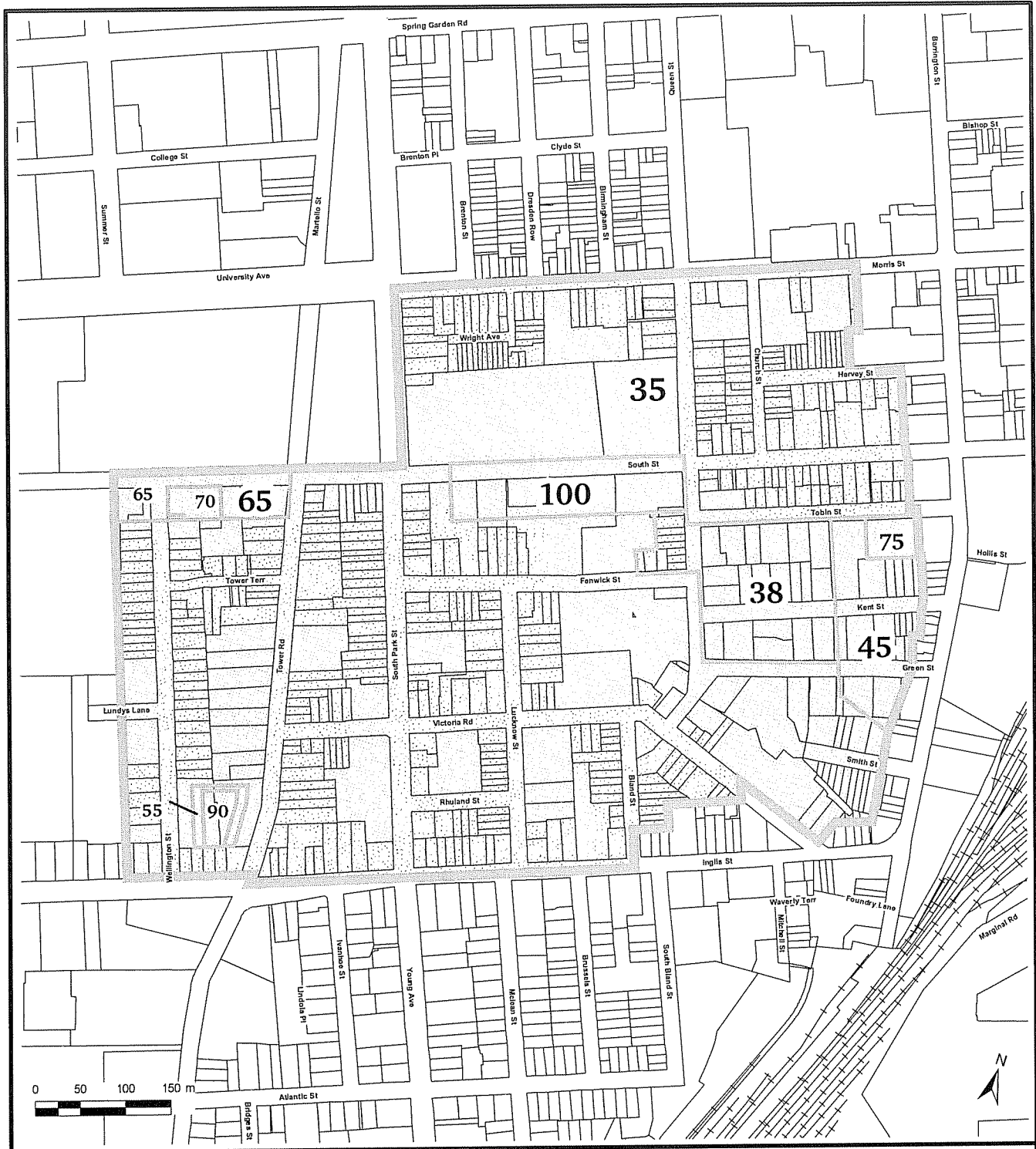


Area where maximum permitted height is measured between the highest point of the building, exclusive of any non habitable roof and the mean grade of the finished ground adjoining the building between the building and the fronting street







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



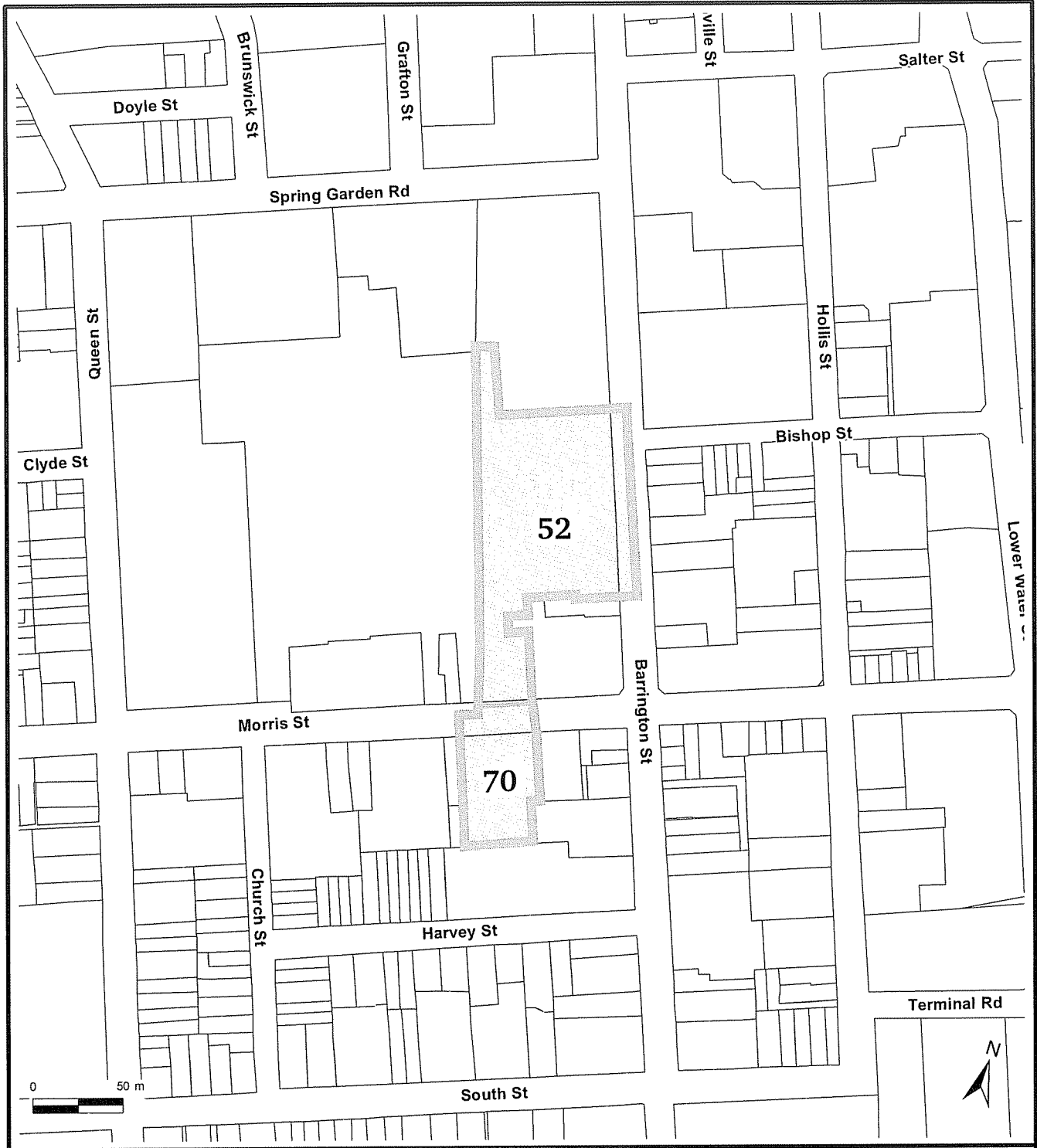


**Height Precincts
District 6**

- 00** Maximum permitted height in feet
-  Height precinct boundary


-  Area where maximum permitted height is measured between the highest point of the roof and the mean grade of the finished ground adjoining the building
-  Area where maximum permitted height is measured between the highest point of the building, exclusive of any non habitable roof and the mean grade of the finished ground adjoining the building between the building and the fronting street
-  Area where maximum permitted height is measured between the commencement of the top storey of a building and the mean grade of the finished ground adjoining the building between the building and the fronting street





**Height Precincts
District 7**

00 Maximum permitted height in feet

 Height precinct boundary



Area where maximum permitted height is measured between the highest point of the roof and the mean grade of the finished ground adjoining the building

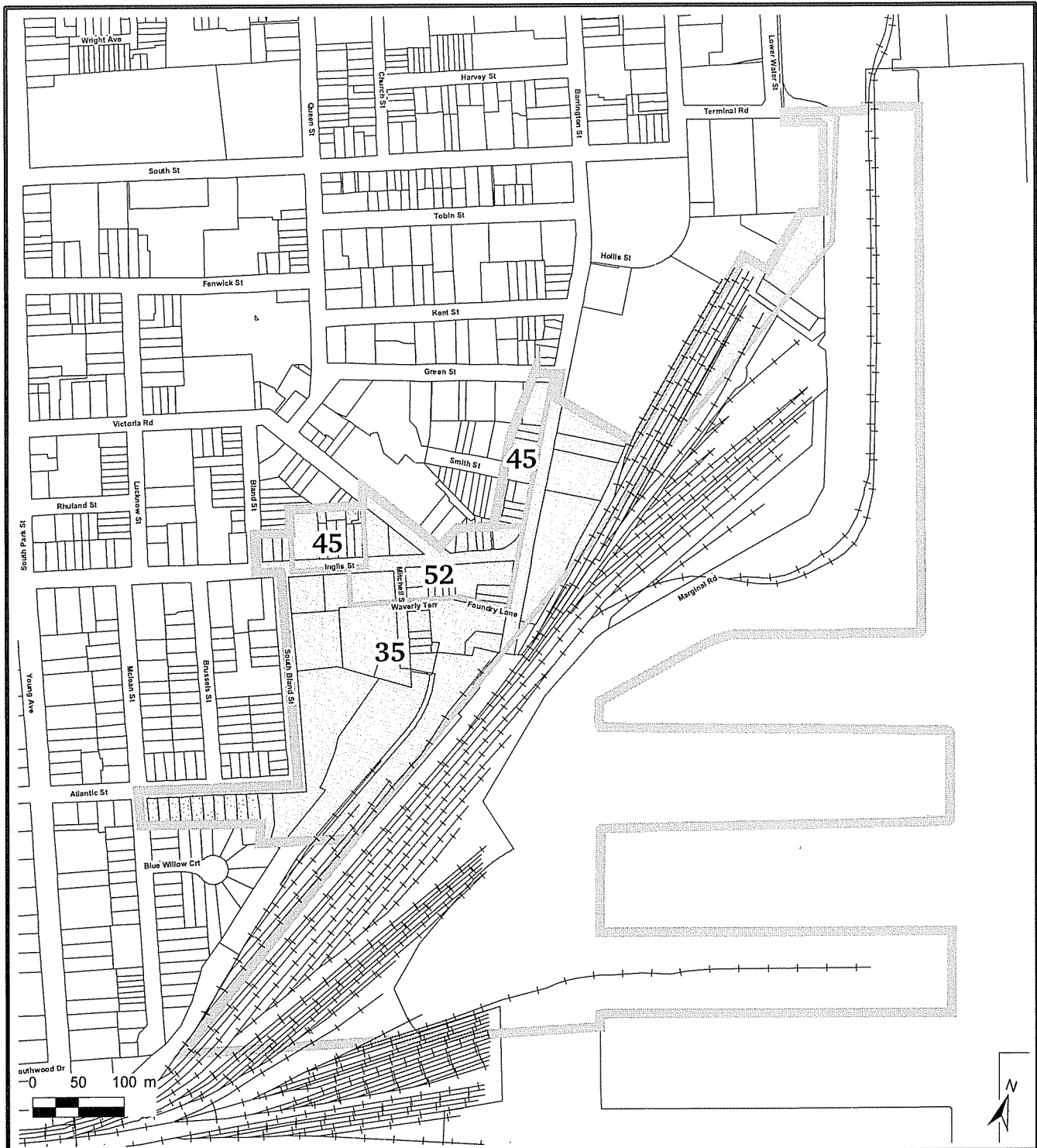


Area where maximum permitted height is measured between the highest point of the building, exclusive of any non habitable roof and the mean grade of the finished ground adjoining the building between the building and the fronting street




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








**Height Precincts
District 8**

00 Maximum permitted height in feet

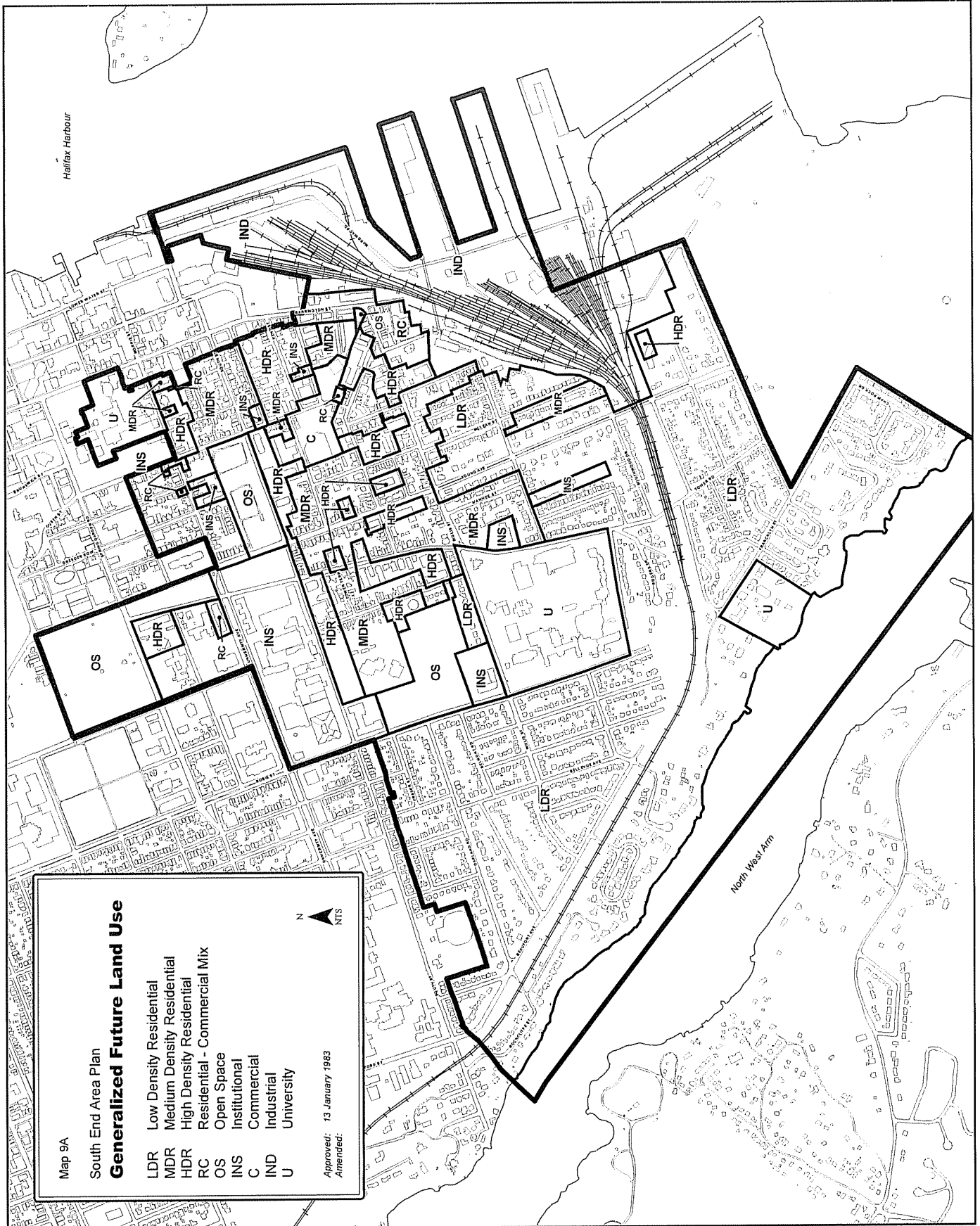
 Height precinct boundary

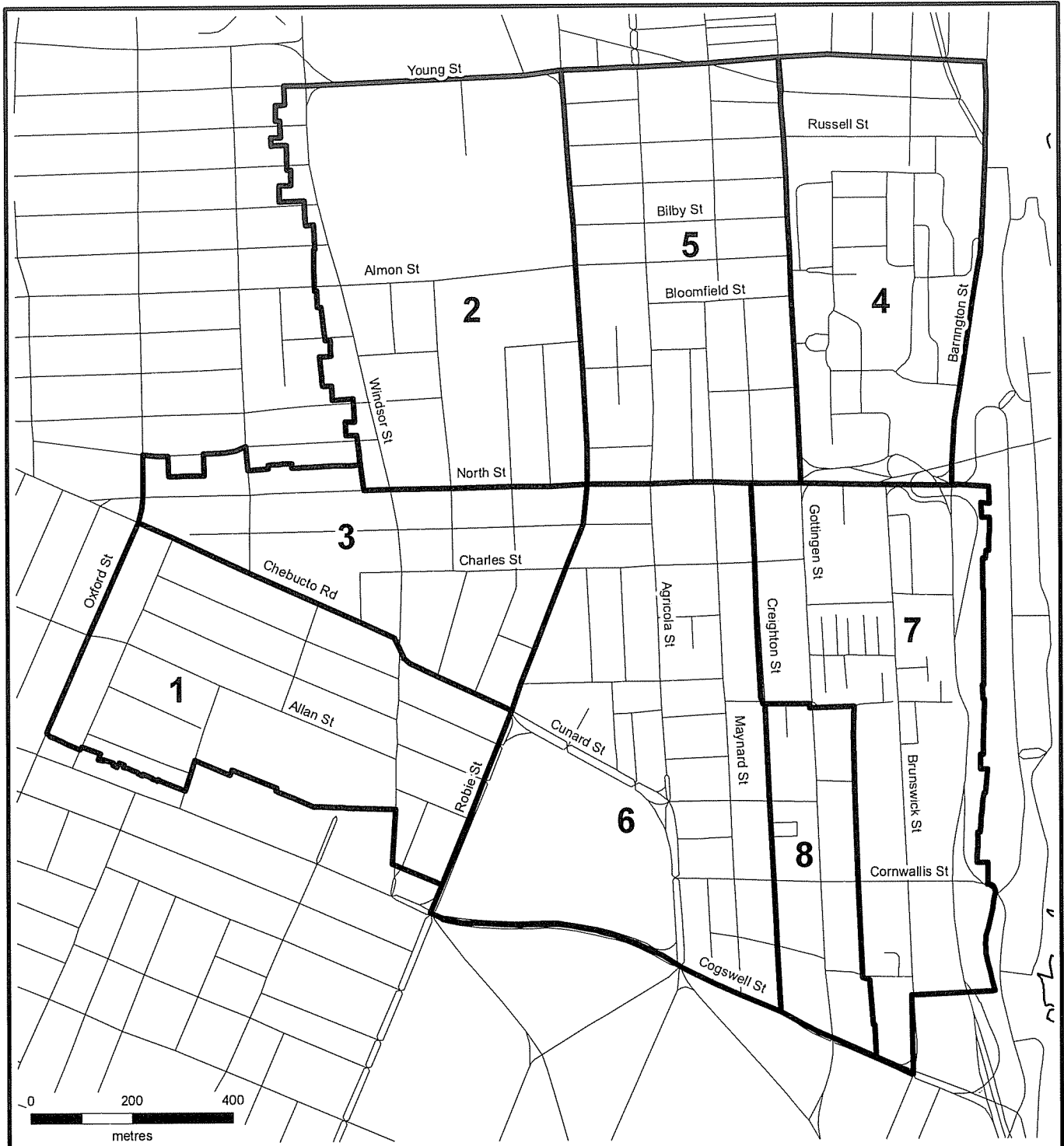
 Area where maximum permitted height is measured between the highest point of the roof and the mean grade of the finished ground adjoining the building

 Area where maximum permitted height is measured between the highest point of the building, exclusive of any non habitable roof and the mean grade of the finished ground adjoining the building between the building and the fronting street

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





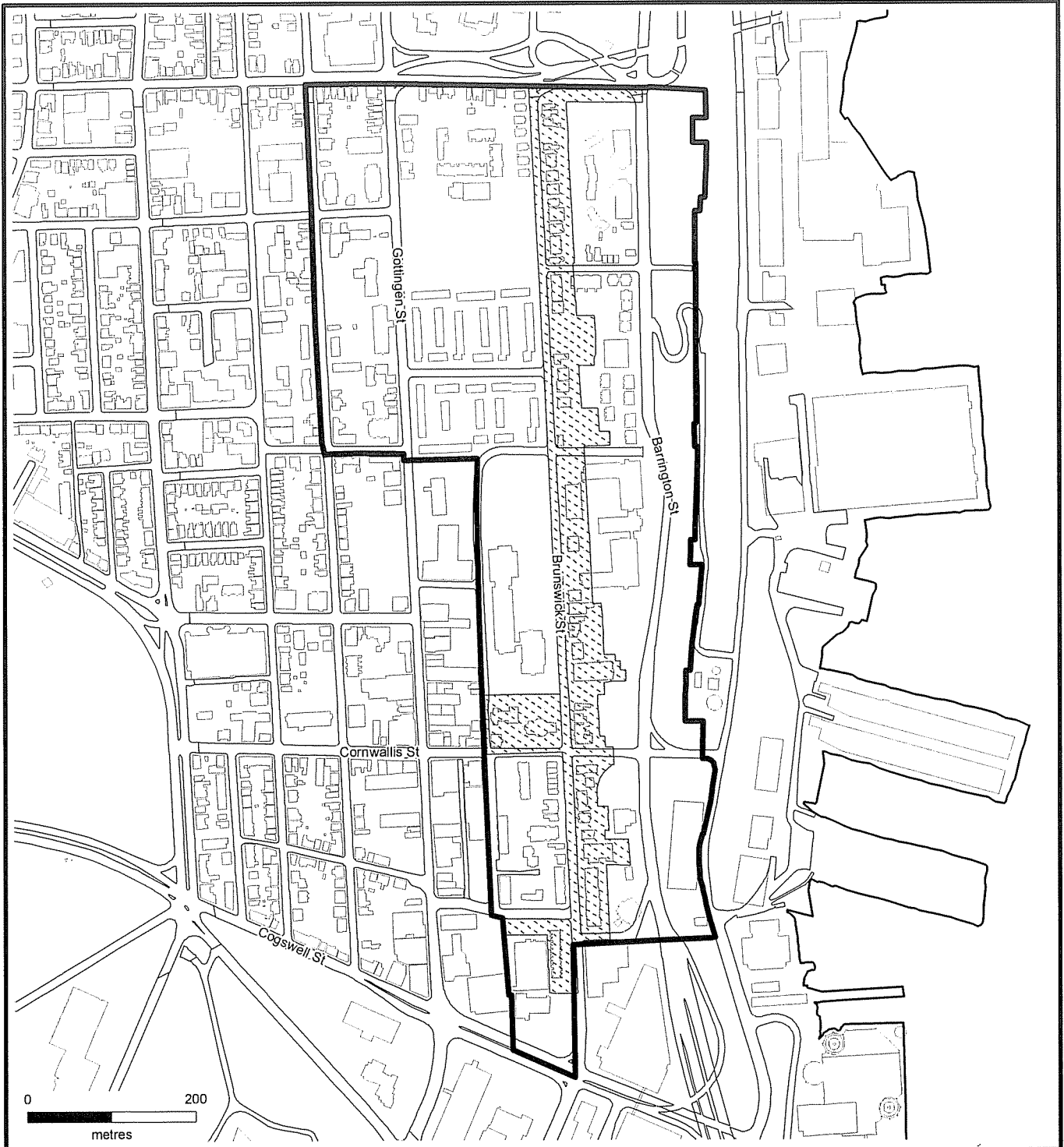


Peninsula North Planning Area

Map 1

Planning Area Boundary





Peninsula North Planning Area - Area 7

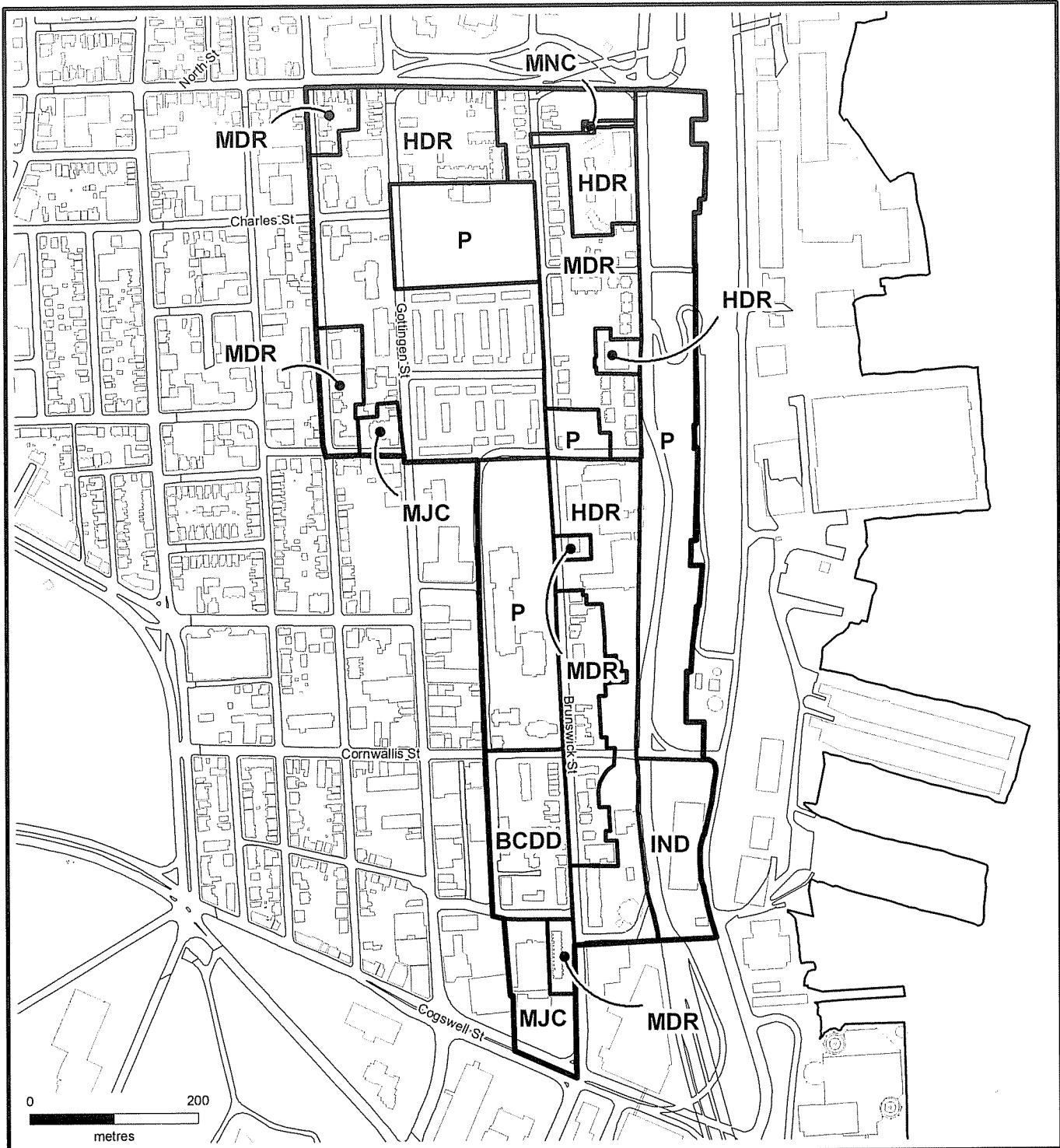
Map 3

Brunswick Street
Heritage Area

 Heritage Area

HALIFAX
REGIONAL MUNICIPALITY
COMMUNITY DEVELOPMENT
PLANNING SERVICES





Peninsula North Planning Area - Area 7

Map 9G

Generalized Future Land Use



MDR Medium Density Residential
 HDR High Density Residential
 MJC Major Commercial
 MNC Minor Commercial

IND Industrial
 P Park and Institutional
 BCDD Brunswick Comprehensive Development District

