

SMART BUSINESS: we want developments in HRM to make good business sense and not hand our view from the Citadel over to private developers

A. Drop the Exemption for a Convention Centre

At present there are unwarranted provisions which would allow 14- and 18-storey towers on the blocks between Argyle, Prince, Market and Sackville streets - provided the towers are together with a publicly-sponsored convention centre. These provisions should be deleted by making the following amendments:

1. Delete Policy 90E and the preceding paragraph in the Downtown Halifax Municipal Planning Strategy.
2. In the Downtown Halifax Land Use By-law, delete Publicly-Sponsored Convention Centre from the Table of Contents, delete subsections 15A and 15B of section 7 and the title of these subsections and delete Appendix "B".

Here is the text of the sections of the Land Use By-law to be deleted:

Publicly-Sponsored Convention Centre

(15A) Notwithstanding any provision of this By-law except subsections (14) through (17) of section 8, a publicly-sponsored convention centre together with retail, hotel, residential or office, and underground parking space, may be developed on the two blocks bounded by Argyle Street, Prince Street, Market Street and Sackville Street in accordance with the drawings attached as Appendix "B" to this By-law. For the purposes of this subsection, "publicly-sponsored convention centre" means an establishment funded or otherwise financially supported by any or all levels of government which is used for the holding of conventions, seminars, workshops, trade shows, meetings or similar activities, and which may include dining and lodging facilities for the use of the participants as well as other compatible accessory facilities.

(15B) In addition to the requirements of subsection (15A), the requirements of subsection (6) of section 5 shall apply. The Development Officer shall refer the application for site plan approval to the Design Review Committee for their approval of the proposal's qualitative elements as set out in section 1.1 b. of the Design Manual.

B. Protect the View of George's Island from the Roadway on Citadel Hill

HRMbyDesign deletes policies and as-of-right height limits that have protected the view of George's Island from the roadway, between viewplanes. We know that 91% of downtown pedestrians want this view protected. To achieve this, heights need to be lowered to values between the HRMbyDesign heights and the as-of-right heights that have been in place for three decades. Pre-bonus and post-bonus heights on Maps 4 and

5 of the Planning Strategy and Land Use By-law should be changed as follows for specific blocks of the downtown containing the following buildings:

Block	HbD Pre-Bonus (m)	HbD Post-Bonus (m)	Proposed Pre- & Post-Bonus Height (m/ft)
Palace, Alehouse	23	23	13/43
Dispensary, Molson, Academy	23	23	13/43
Midtown	22	28	16/52
Herald	22	28	18/60
Canada Permanent, Durty Nelly's	22	28	22/72
Texpark	51	66	34/110
Bank of Canada, Ralston	51	66	34/110
WDC/Medjuck site	39	49	34/110

C. Protect Heritage Buildings with Compatible Height Limits

The maximum height allowed on a registered heritage property should be set equal to the actual current height of the building on the property. Otherwise there is a financial incentive for an owner to apply to demolish the building and replace it by a taller building. On June 16, 2009, members of Council moved motions to accomplish this for various areas downtown. Councillors Sloane and Watts moved the motions and they were seconded by Councillors Barkhouse and Outhit. However, these motions were ruled by the HRM Solicitor to require a new public hearing. Now Council can hold a new public hearing and adopt the amendment.

D. Limit Heights around Schmidville

On June 16, Councillor Sloane explained that residents in Schmidville had requested that the Curry Village property be a transition property and not the height of the Trillium property. This height should be lowered to a value compatible with Schmidville, which is a proposed heritage conservation district.

Proposed Amendments to provide for more citizen participation:

1. In Section 4(2) of the land Use By-law, delete clauses (b), (c) and (d) so that all citizens, not just members of a few professions, have an equal opportunity to serve on the Design Review Committee.
2. Delete Section 5(14) so the Design Review Committee does not have the power to relax the requirements of the Land Use By-law, potentially reducing the rights of neighbours.