



MAP OF THE DEVASTATED AREA OF HALIFAX AS REPLANNED.

feet, and while wide streets have been established in certain instances for traffic reasons, and as an incentive to a more desirable housing development; still many existing streets, on the other hand, bearing no direct traffic have been reduced, all street widths being fixed with regard to their grades, length and estimated traffic.

Building Lines:—A general plan with regard to building lines was adopted, fixing a distance of not less than fifteen (15) feet from the street line, where lots are one hundred (100) feet deep or over. For shallow lots the set back has been reduced three (3) feet for every ten (10) feet of reduction in the depth of the lot, subject to proper architectural treatment being given to the building. A scale computed in accordance with this rule resulted as follows:

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|--------------------|-------|-------------------|
| Lots 100 feet deep | | set back 15 feet. |
| " 90 feet deep | | set back 12 feet. |
| " 80 feet deep | | set back 9 feet. |
| " 70 feet deep | | set back 6 feet. |
| " 60 feet deep | | set back 3 feet. |
| " 50 feet deep | | set back Nil. |

Open Spaces:—On the original City Plan of this district there were open spaces having a total area of approximately five (5) acres, but so located as to be of indifferent value. In the study of the new plan, the Commission has abandoned these open spaces, absorbing same within the building area, the site of the old parks being exceptionally good locations for building purposes, while due to their position and the con-

tour of the ground, they are practically impossible as playground or satisfactory park lands.

For open spaces other than streets and paved areas, Fort Needham with an area of over eight (8) acres has been acquired by the Relief Commission for a public park, while playground areas have been provided in the form of open spaces or courts of three hundred (300) feet in depth and one hundred and forty (140) feet in width, forming the grass areas or open courts between houses of the "Court Development," eight of these Courts being provided in this particular development.

Fort Needham is very well situated as a park for the southern section of the devastated area and occupies the highest land in the vicinity (lying at an elevation of from 180 to 225 feet above ordnance datum), with remarkably beautiful views of the harbor, Bedford Basin and the ocean. It is, however, unsuitable for building purposes owing to its steep approaches.

Building Restrictions:—Building restrictions were carefully considered and established governing the spacing of houses and class of materials used in their construction. The subdivision of land acquired by the Commission has been adjusted on a unit of 120 feet, giving two 60 ft. lots, three 40 ft. lots (and in terrace groups, four 30 ft. lots, and even less).

A restricted building area east of Gottingen Street, extending to the water front, permits only of the construction of the better type of buildings, having masonry, brick, concrete or stucco walls, with a fireproof material for the