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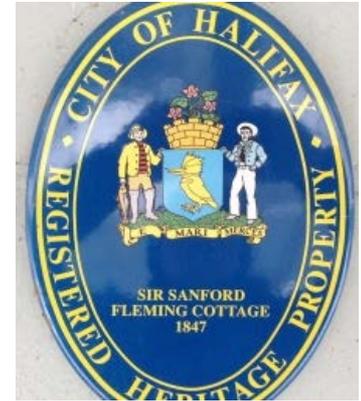
**Heritage Advisory
Committee
Orientation**

February 28th 2018



Heritage Property Program at a Glance

- HRM Currently has over 490 registered heritage properties
- The Barrington Street Heritage Conservation District is HRMs only HCD, but there are two more currently being drafted.
- HRM has an annual grant program with a total budget of \$150,000 which offers private registered property owners individual grants up to \$10,000 to help with repairs and maintenance.
- There are currently three (soon to be four) heritage Planners working within HRM Planning and Development. Their roles are:
 - Advising heritage property owners on conservation and regulations;
 - Administering the grants programs;
 - Drafting reports to HAC under the Heritage Property Act;
 - Drafting Development Agreements for heritage properties;
 - Working with Regional Planning Staff to draft new policy;
 - Issuing Certificates of Appropriateness for developments in HCDs.



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Current Major Projects

- Supporting the creation of a new Culture and Heritage Priorities Plan for the Municipality.
- Drafting new heritage policy for the Centre Plan.
- Drafting two new Heritage Conservation Districts.
- Creating a financial incentives program for our new heritage conservation districts.



The Role of HAC

HAC's role is to advise Council on:

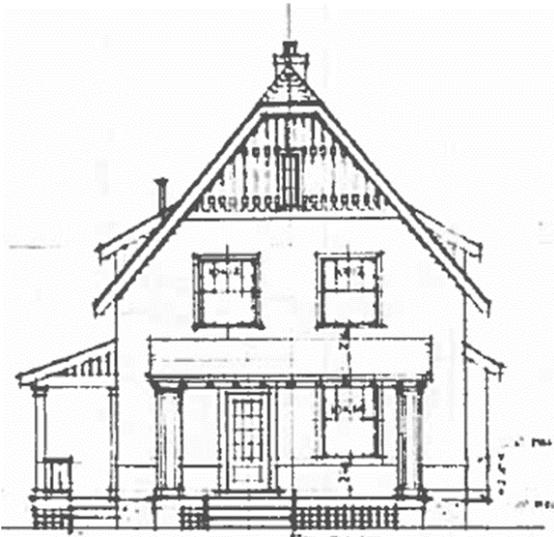
- The inclusion of properties, sites and districts in the municipal heritage registry;
- Applications to substantially alter or demolish a registered heritage property;
- The preparation, revision or repeal of Conservation District Plans and Bylaws
- The administration of heritage grant programs;
- Potentially any matter which falls under the intent or scope of the Heritage Property Act.

Some Recent Cases

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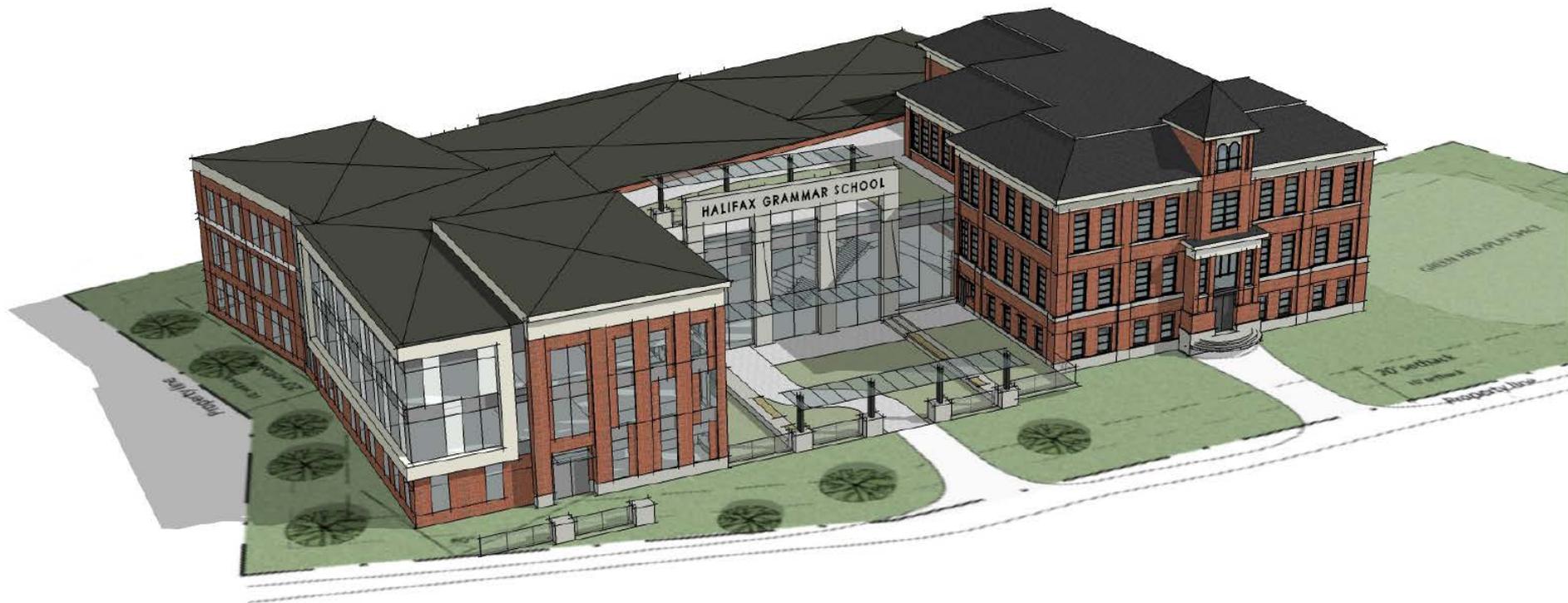
Registration of 68 Hawthorne Street, Dartmouth

- Built in 1921
- A good example of Post-Explosion Hydrostone Architecture
- Somewhat rare in Dartmouth
- Good architectural integrity
- Connections to Thomas Adams



Substantial Alteration of the Halifax Grammar School

- The historic structure is proposed to be maintained and restored;
- The new structure is designed to contrast with the historic structure;
- Architectural prominence is provided to the historic portion.



De-Registration of a Portion of St. David's Church Property

- The Church applied for a substantial alteration to subdivide a portion of their lot to allow for a residential development and were approved.
- Once the lot was subdivided, the church was able to show that the rear lot did not contain any residual heritage value associated with the church and was able to de-register the lot.

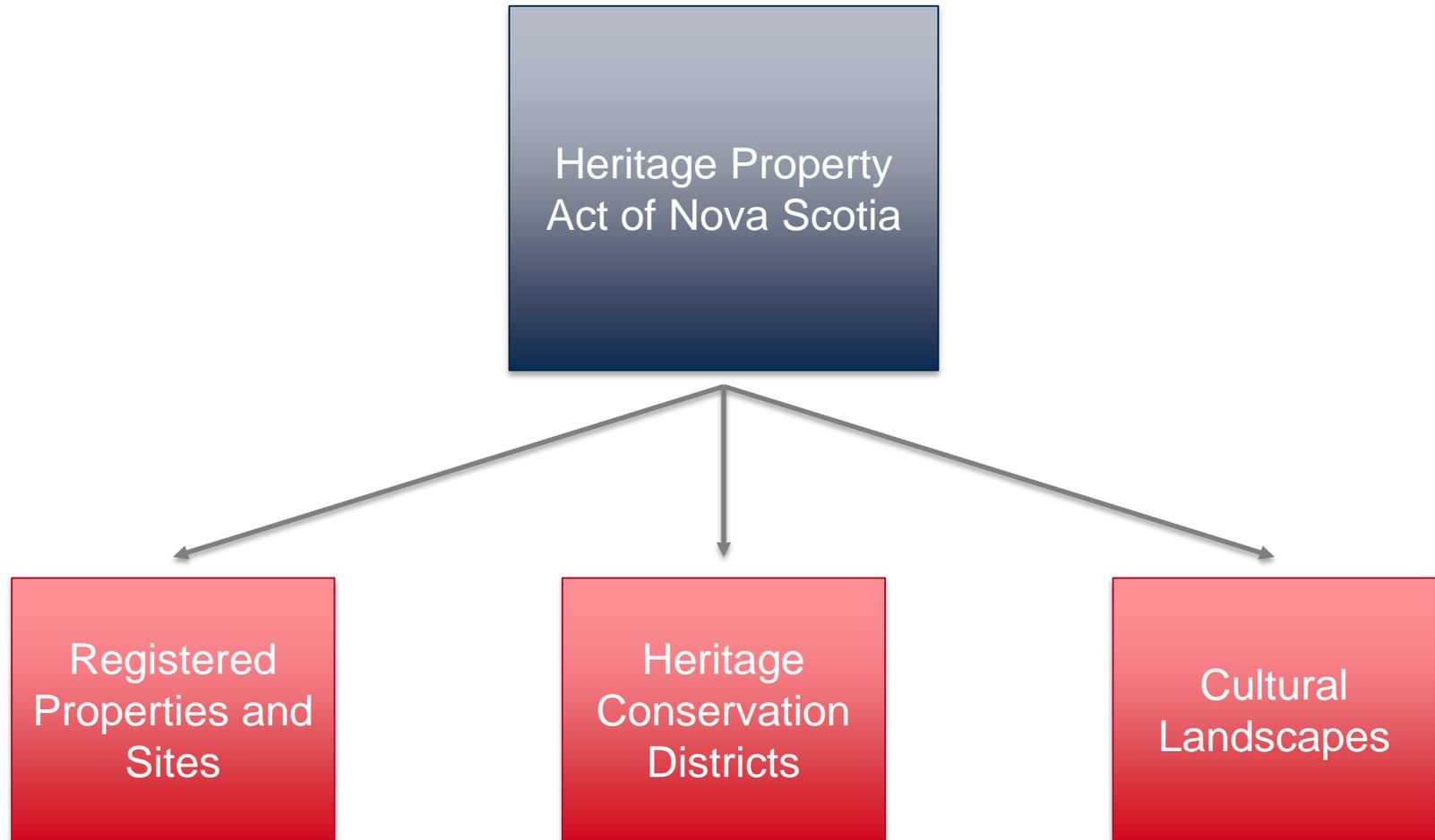


Application for a Heritage Agreement – St. Paul’s Church

- The municipality can provide special funding to conserve registered heritage properties through a “heritage Agreement”.
- In return for increased public access and a waiver of Section 18 of the HPA, the church was granted \$500,000 to help restore the historic wall.



Legislative Authority



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What is a registered heritage property?

A property, site or building that contributes to the common history of the municipality due to a combination of the following:

1. Age
2. Association with important people or events
3. Represents the work of a well known or celebrated architect or builder
4. Represents an important or rare architectural style

Significant changes to the exterior of heritage buildings or to features on heritage sites must be approved by Regional Council through a formal process. Registered properties are identified with a plaque and protected from demolition or redevelopment.

ie: City Hall

What is a Heritage Conservation District?

A district or neighbourhood that represents a significant era or architectural style which merits protection and recognition.

HCDs are identified and researched by community groups and municipal staff. Once an area has been delineated area specific conservation policies and development rules are created.

HCDs typically have accompanying grant programs to help property owners conserve their properties.

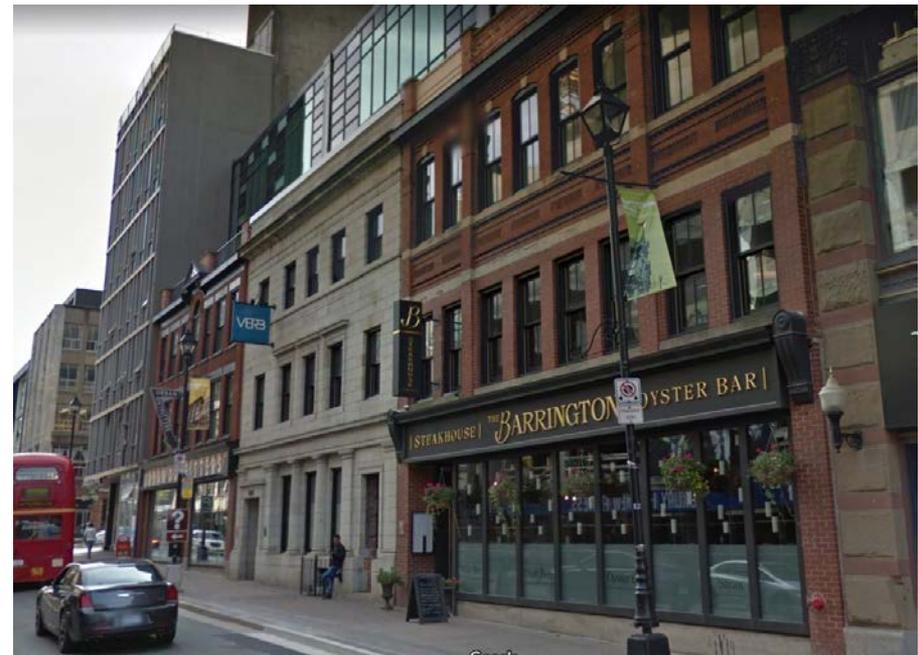
ie: Schidville

Barrington Street Heritage Conservation District

- \$4.1 million in grants, fee waivers and tax rebates in support of façade improvements and building rehabilitation since 2009.
- 33 separate funding applications received.



2012



2017

What is a Cultural Landscape?

A Cultural Landscape is an area that has been identified for protection due to its connection with culturally significant human activity over time.

Such areas can have associations with one or more specific cultural groups, such as first nations, and may rely more on geography than built form to embody the site's history.

We are still awaiting a proposed evaluation framework and guidelines to be drafted by the Province to further clarify how these areas will be delineated and administered.

ie: Shubenacadie Canal

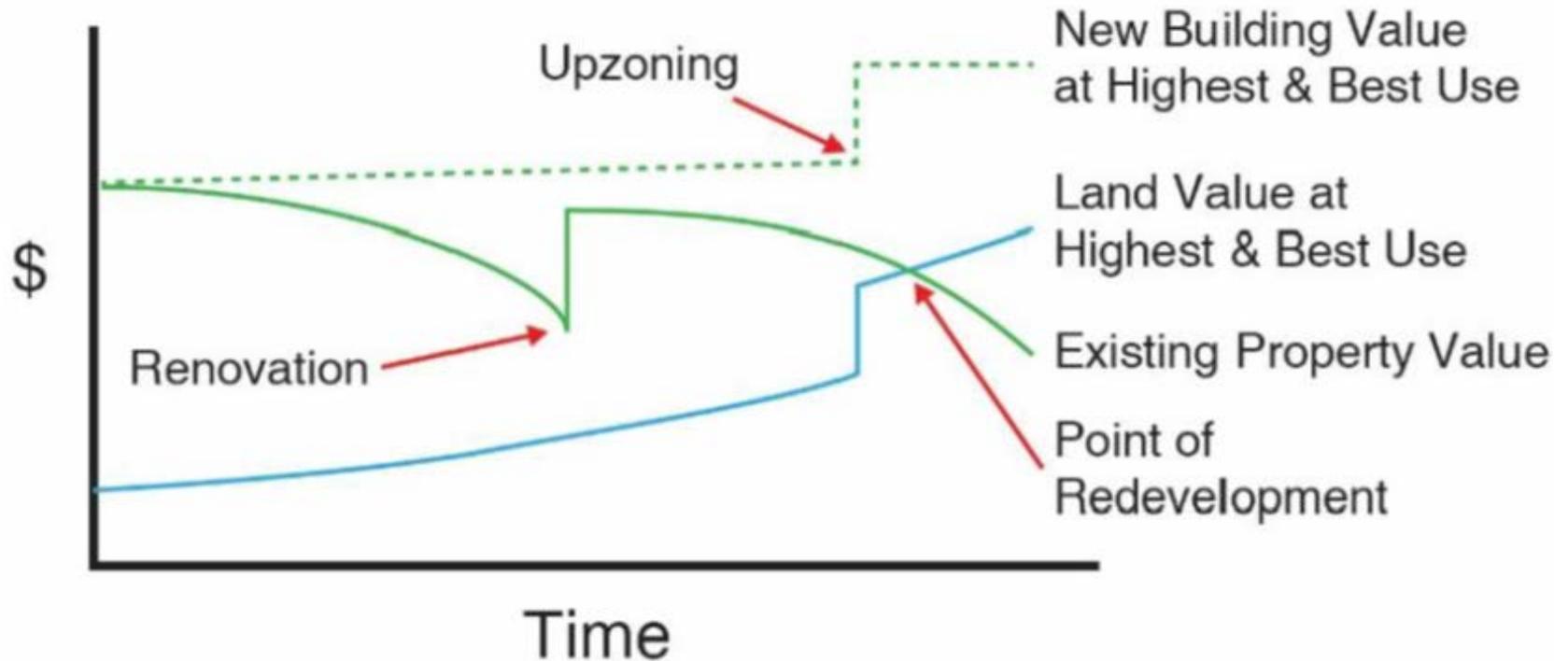
What other forms of heritage protection are there?

- Provincial Heritage Properties
- Nova Scotia Special Places
- National Historic Sites
- Municipal, Provincial and National Parks
- Zoning

Issues to Consider

- Third Party Heritage Registrations
- Section 18 of the Heritage Property Act
- Heritage Development Agreements
- The evolution and periodic review of our heritage evaluation criteria

Why do heritage buildings need protection?



What happens when historic buildings are redeveloped?

Adaptive Re-Use



Integrated Development



“Façadism”



...Or Demolition

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