

# HALIFAX

**Case H00445:**

**Schmidtville**

**Heritage Conservation District**

Heritage Advisory Committee

March 28, 2018

# Presentation Outline

## Background

- What is a Heritage Conservation District?
- What is Schmitdville and why is it significant?

## HCD Plan

- What is the purpose of heritage conservation in Schmitdville?

## Implementation of the HCD Plan

- How do we implement the goals of the HCD Plan?

# Where are we in the process?



APPENDIX 1  
Heritage Districts

# What is a Heritage Conservation District?

Urban or rural area with historic or architectural value established under the *Heritage Property Act*.



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# What is a Heritage Conservation District?

## Municipal Heritage Properties

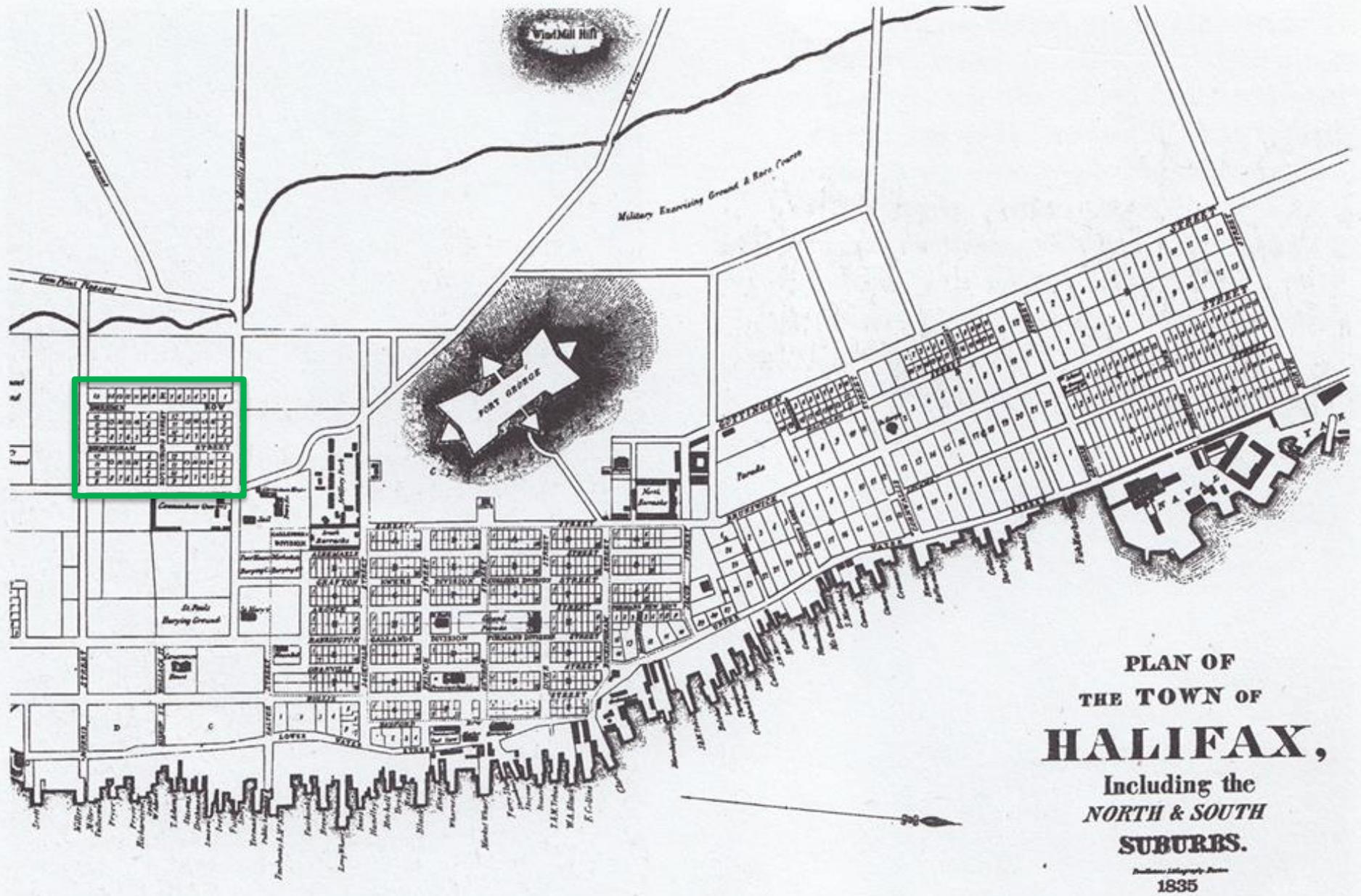
## Contributing Heritage Resources

## Legislative Authority

*Heritage Property Act*, including section “19A (1) A municipality may establish a heritage conservation district by concurrently adopting a **heritage conservation district plan** and a **heritage conservation district by-law** for a part of the municipality and there may be different conservation plans and conservation by-laws for different parts of the municipality.”

# What is Schmidville?

Town of Halifax in 1835



PLAN OF  
THE TOWN OF  
**HALIFAX,**  
Including the  
NORTH & SOUTH  
SUBURBS.

Published by George S. ...  
1835

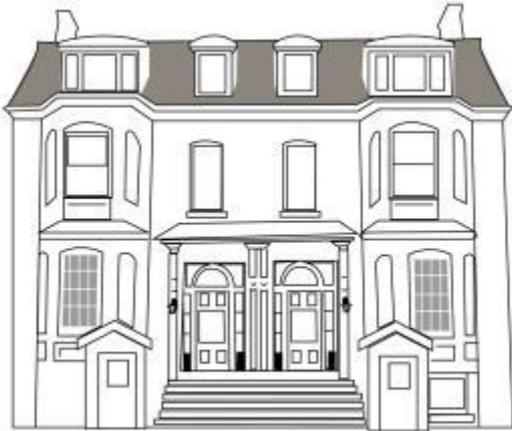


# Why is Schidville Significant?

Late Georgian and Early Victorian Period  
(1800-1867)



Mid-Victorian Period (1867-1885)



# Why is Schmidville Significant?

Late Victorian Period (1885-1900)



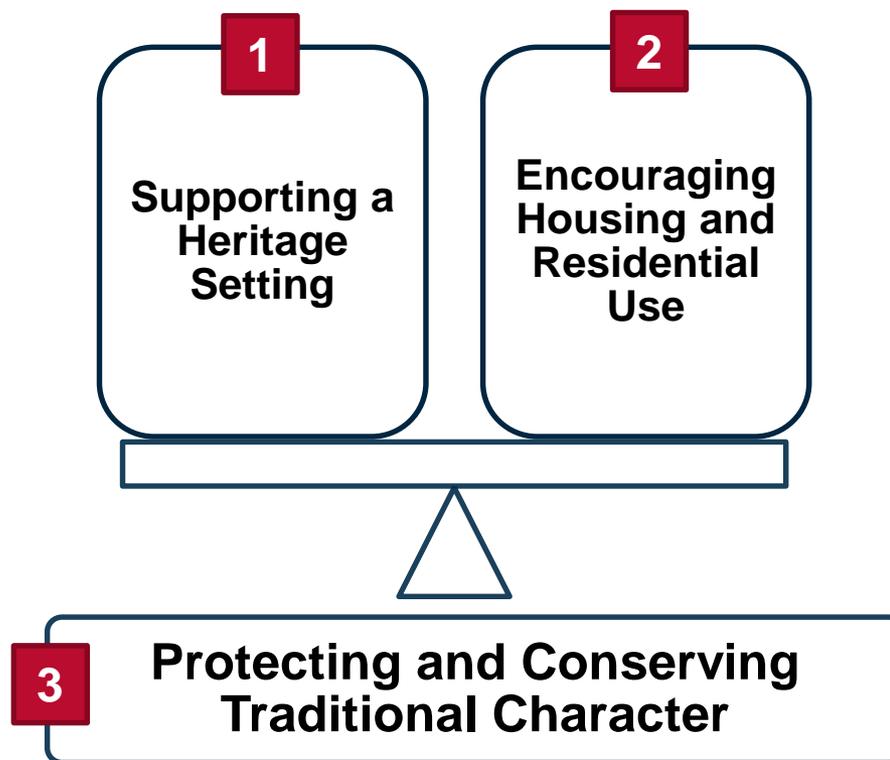
George H. Wright Development  
(c. 1897)



# Why is Schmidville Significant?



# Heritage Conservation District Plan



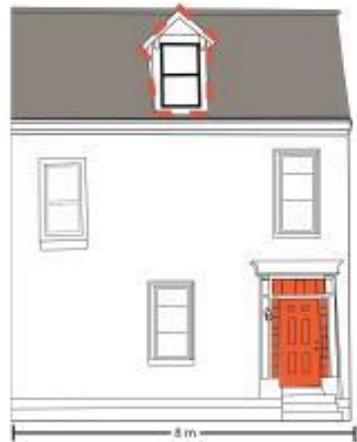
# Heritage Conservation District Plan



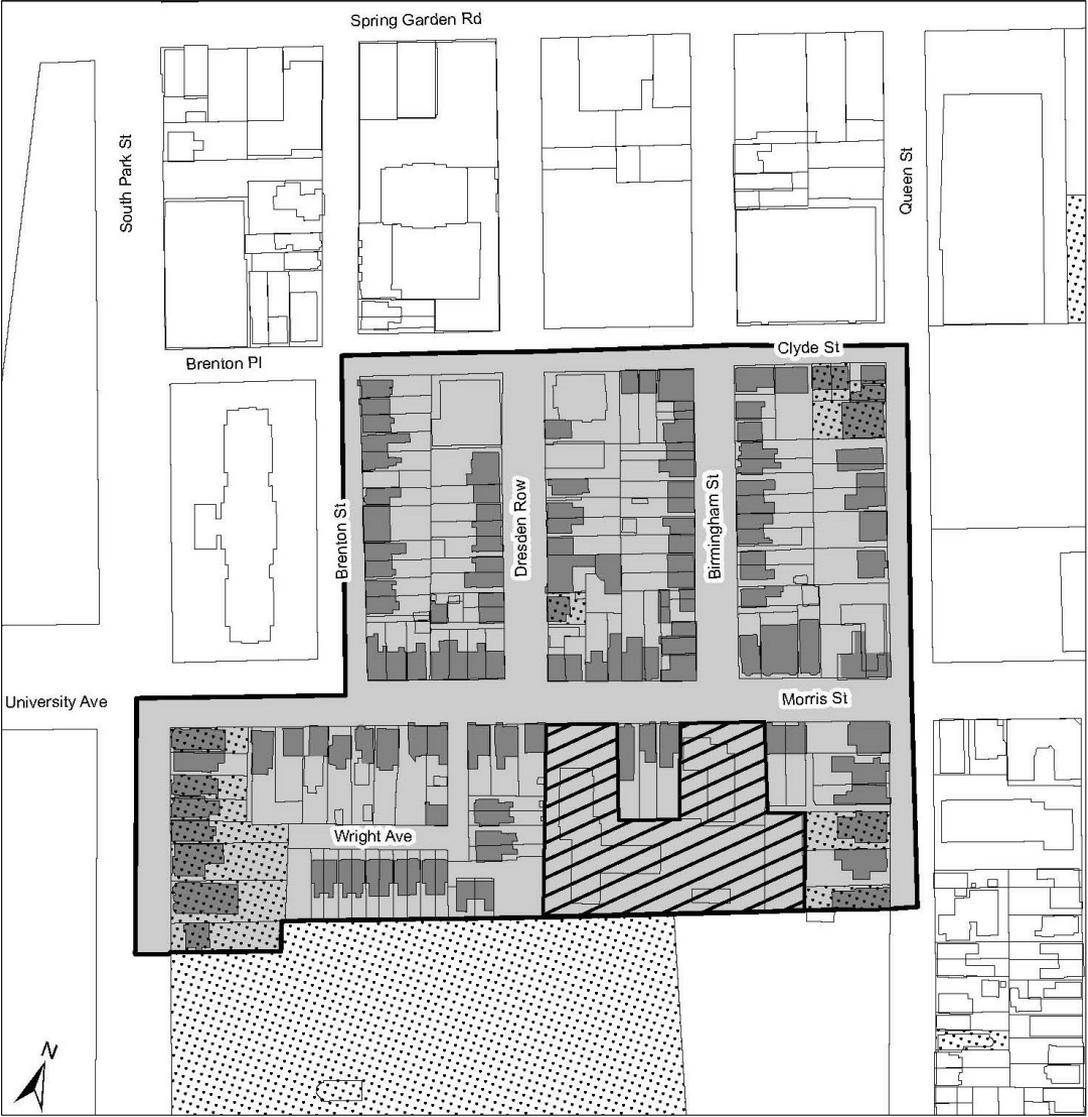
# Heritage Conservation District Plan



# Heritage Conservation District By-law



# Heritage Conservation District By-law



# Implementation of the HCD Plan



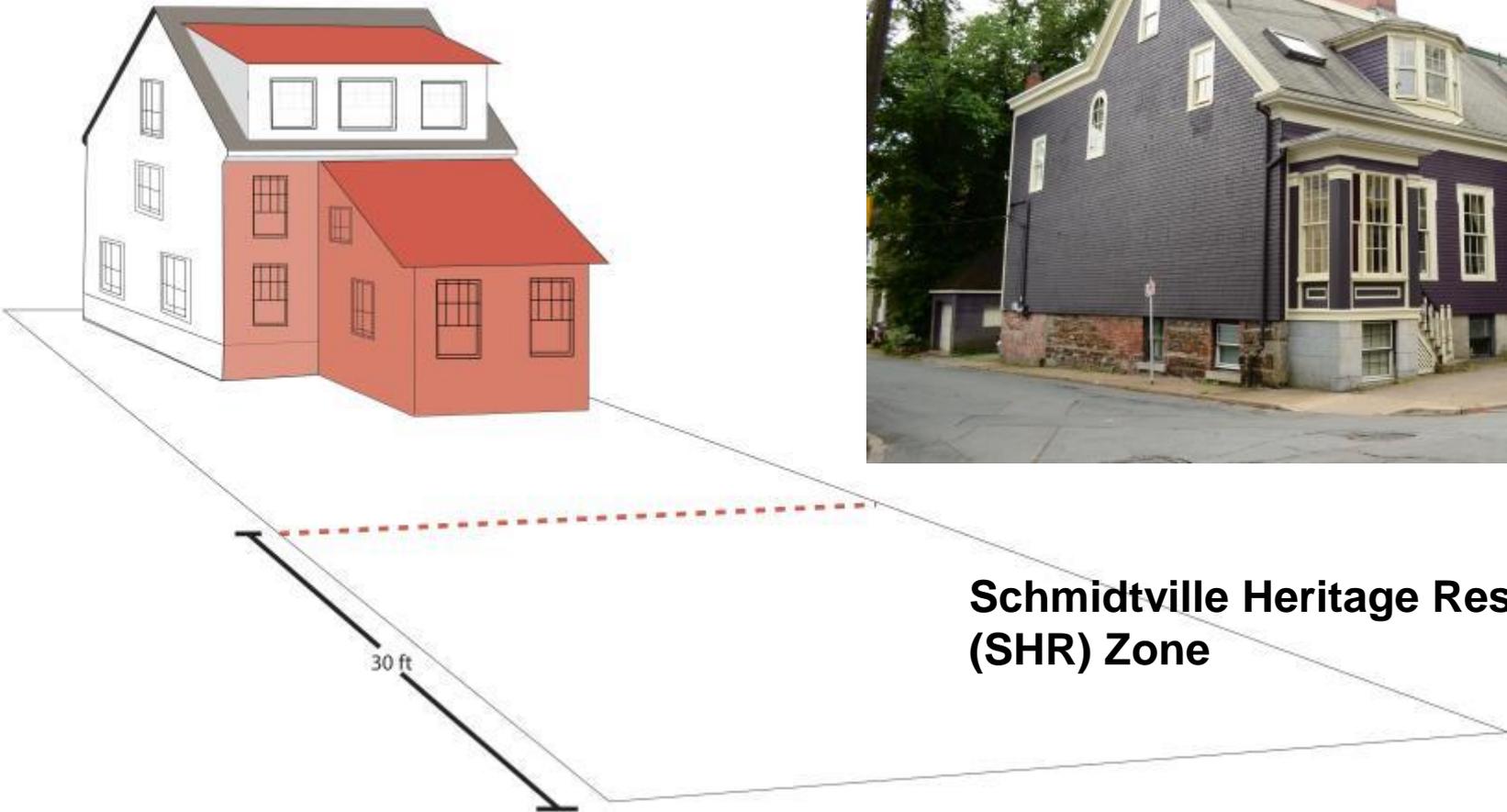
**Schmidville Heritage Residential (SHR) Zone**

**Schmidville Heritage Residential Commercial (SHRC) Zone**



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# Implementation of the HCD Plan



**Schmidtville Heritage Residential (SHR) Zone**

# Implementation of the HCD Plan



**Schmidville Heritage Residential (SHR) Zone**



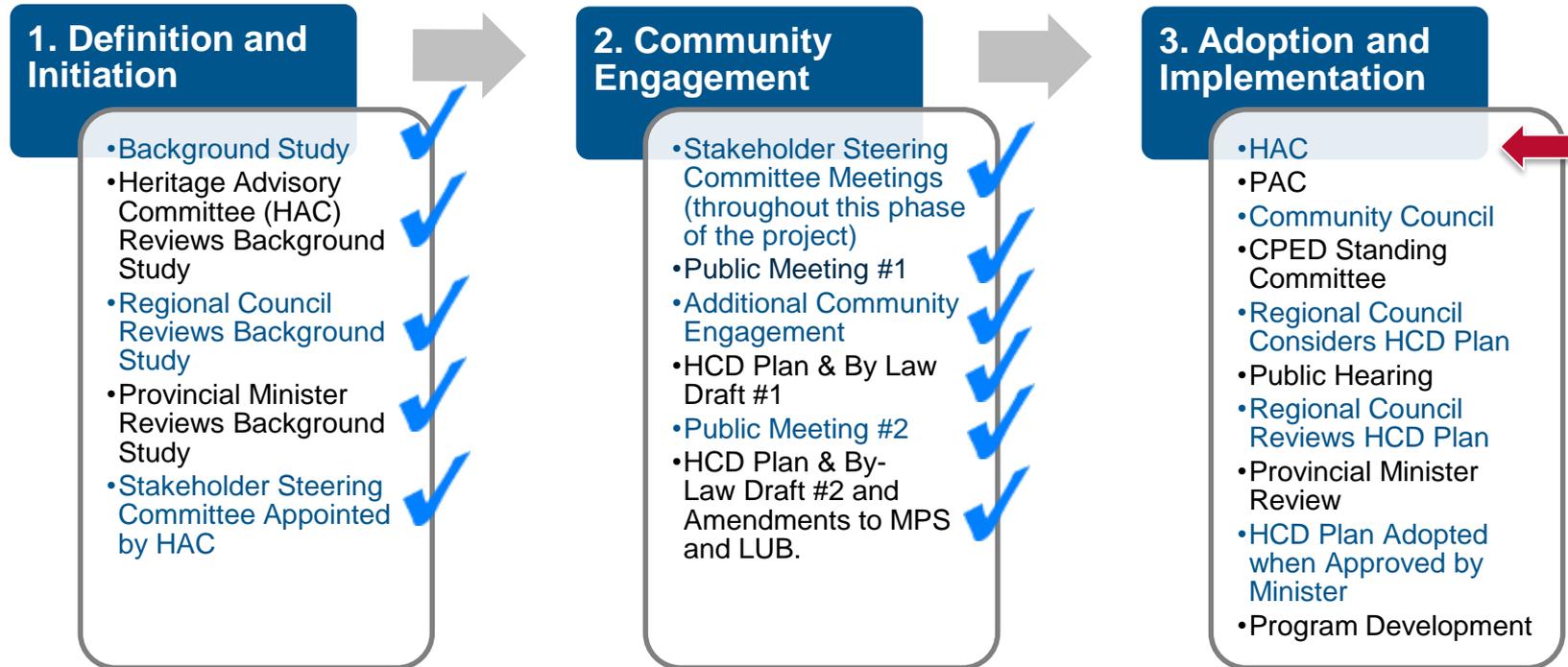
# Implementation of the HCD Plan



Schidmtville Heritage Residential Commercial (SHRC) Zone



# What we've done so far and where we are in the process?



# Recommendations

It is recommended that the Heritage Advisory Committee recommend that Halifax Regional Council:

- Give First Reading to consider amendments to the Municipal Planning Strategy and Land Use By-law.
- Give First Reading to consider the Schmitdville Heritage Conservation District Plan and Bylaw.
- Adopt the amendments to the MPS and LUB and the Schmitdville HCD Plan and Bylaw.



# Amended Recommendations

It is recommended that the Heritage Advisory Committee recommend that Halifax Regional Council:

- Give First Reading to consider the amendments to the Municipal Planning Strategy for Halifax and the amendments to the Land Use By-law for Halifax Peninsula as contained in Attachments C and D and schedule a public hearing;
- Give First Reading to consider the Schmitville Heritage Conservation District Plan and the Schmitville Heritage Conservation District Bylaw as contained in Attachments A and B, and schedule a public hearing.
- Adopt the amendments to the Municipal Planning Strategy for Halifax, the Land Use By-law for Halifax Peninsula, Schmitville Heritage Conservation District Plan, and the Schmitville Heritage Conservation District Bylaw as set out in Attachments A, B, C, and D.

# Downtown Halifax

## Heights

North of Clyde Street and west of Dresden Row

Pre-bonus height: 39 m (12 storeys)

Post-bonus height: 49 m (16 storeys)

East of Queen Street

Pre-bonus height: 22 m (7 storeys)

Post-bonus height: 28 m (9 storeys)

## Streetwall heights

Clyde Street: 15.5 m (4 storeys)

Brenton Place: 18.5 m (5 storeys)

Brenton Street: 18.5 m

Queen Street: 18.5 m





**Schedule A - Zoning**

Schmidville Area, Halifax

- Areas to be Rezoned from R-2A to P
- Areas to be Rezoned from R-2A, RC-1, & RC-2 to SHRC (Schmidville Heritage Residential Commercial)
- Areas to be Rezoned from R-2A to SHR (Schmidville Heritage Residential)
- Plan area boundary

Halifax Peninsula Land Use By-law Area

**Zone - Halifax Peninsula**

- R-2A General Residential Conversion Multiple Dwelling
- R-3 Neighbourhood Commercial
- RC-1 Residential Minor Commercial
- RC-2 Park and Institutional
- P Low-Density University

**Zone - Downtown Halifax**

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

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This map is an unofficial reproduction of a portion of the Zoning Map for the plan area indicated.

The accuracy of any representation on this plan is not guaranteed.



**ZM-24 Areas where Converted Multiple Dwelling Houses Are Permitted**

Schmidville Area, Halifax

- Converted Multiple Dwelling Houses Permitted
- Plan area boundary

Halifax Peninsula Land Use By-law Area

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**ZM-24 Areas where Converted Multiple Dwelling Houses Are Permitted**  
Schmitzville Area, Halifax

**HALIFAX**

-  Converted Multiple Dwelling Houses Permitted
-  Plan area boundary



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Halifax Peninsula Land Use By-law Area

Effective: 18 January 2018

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