

HALIFAX

Case H00445:

Schmidtville

Heritage Conservation District

Community Planning and Economic Development
Standing Committee

April 18, 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?

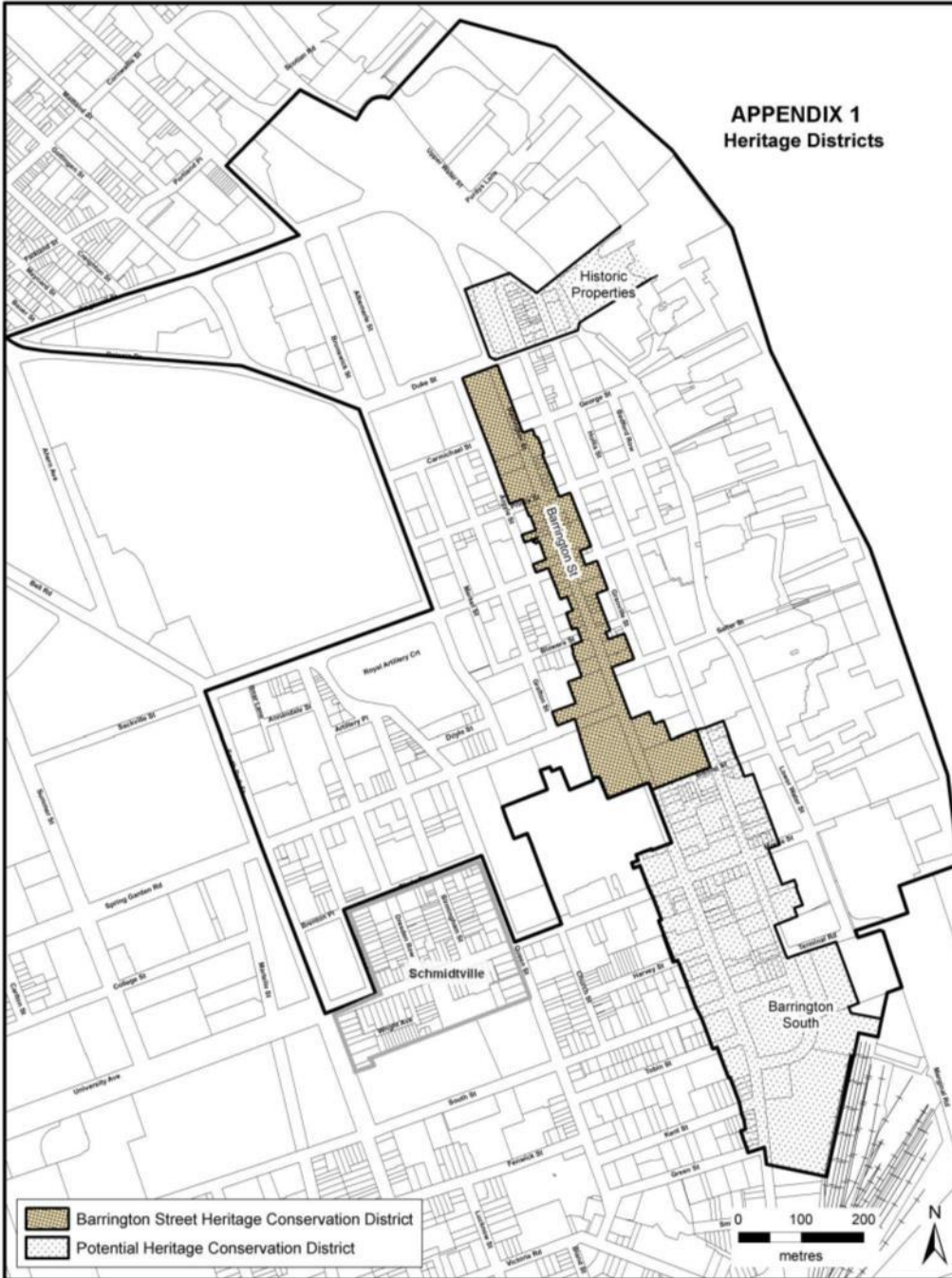
Where are we in the process?



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

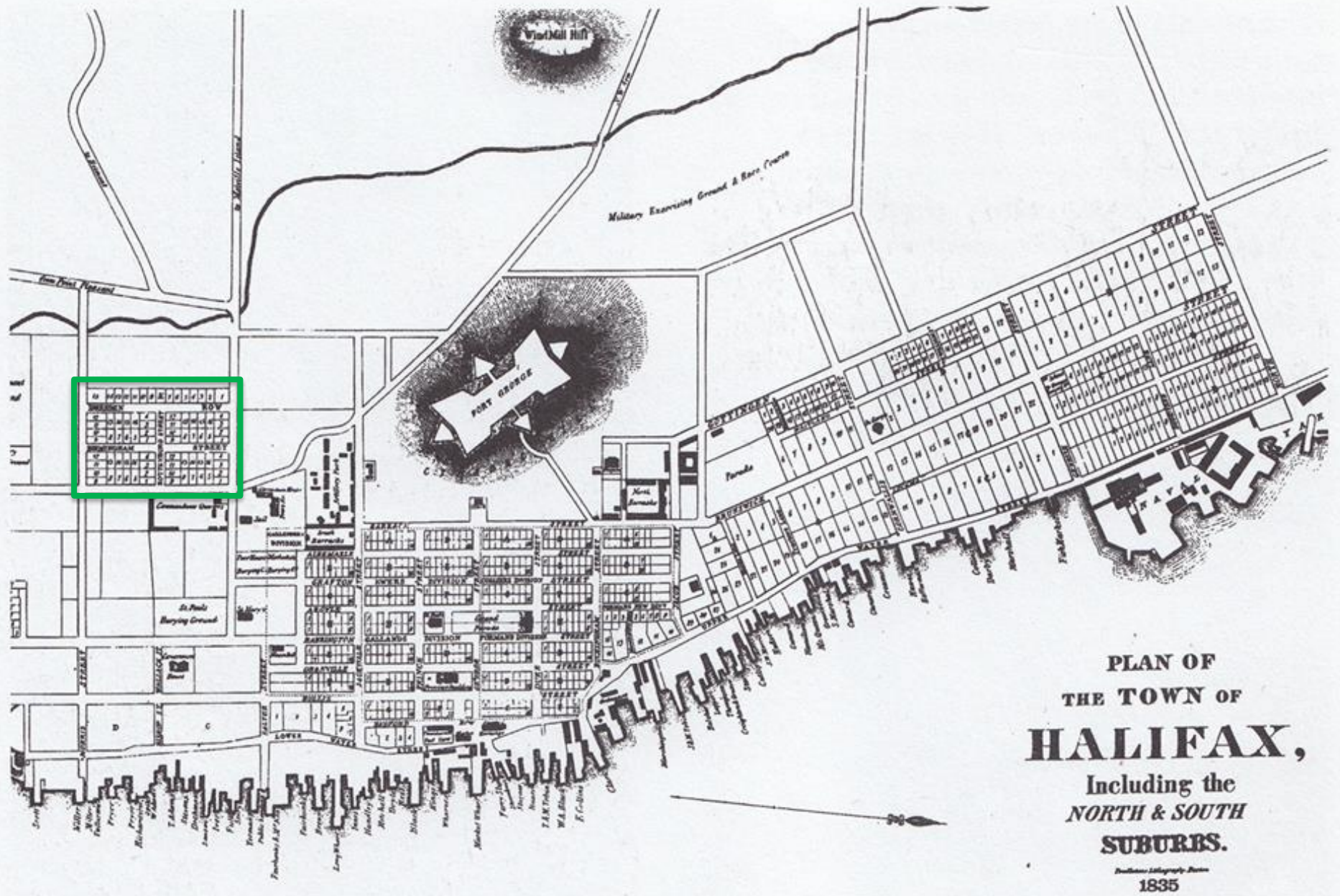
Contributing Heritage Resources

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?

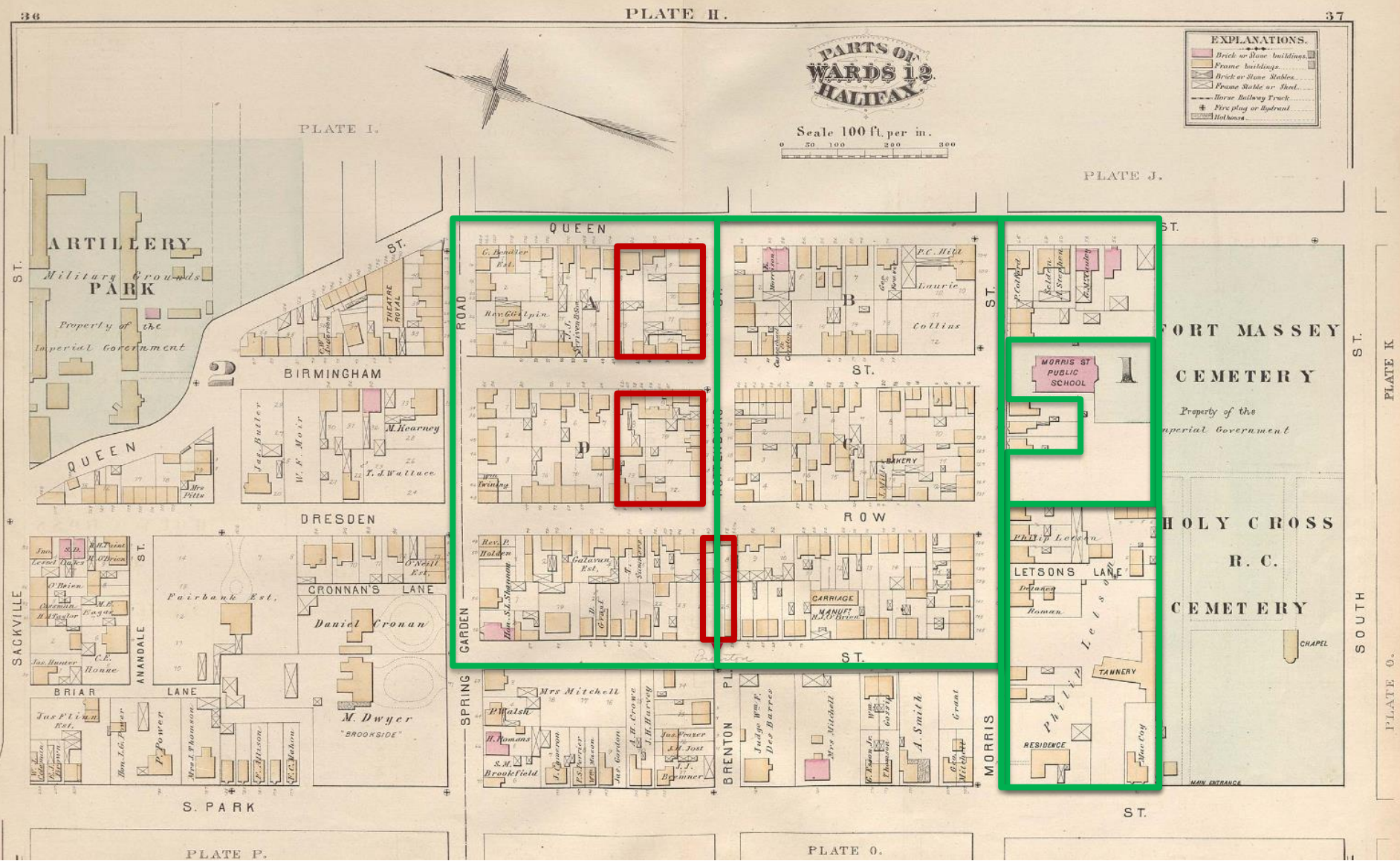
Town of Halifax in 1835



**PLAN OF
THE TOWN OF
HALIFAX,**
Including the
**NORTH & SOUTH
SUBURBS.**
Published by George S. ...
1835

What is Schmidville?

Schmidville area in 1878



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)



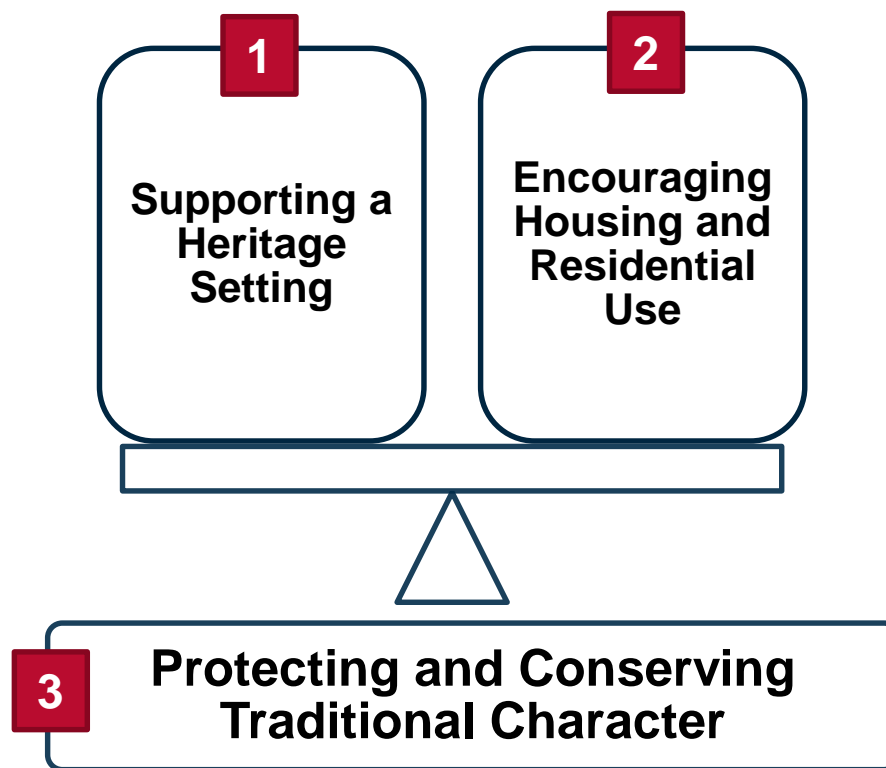
George H. Wright Development
(c. 1897)



Why is Schmidville Significant?



Heritage Conservation District Plan



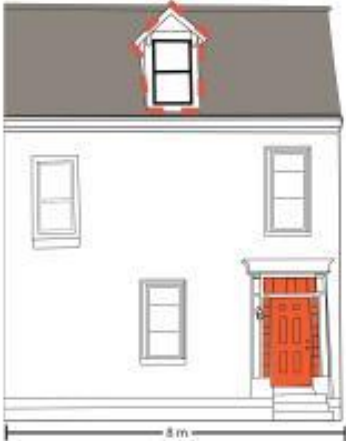
Heritage Conservation District Plan



Heritage Conservation District Plan



Heritage Conservation District By-law



Heritage Conservation District By-law



Implementation of the HCD Plan



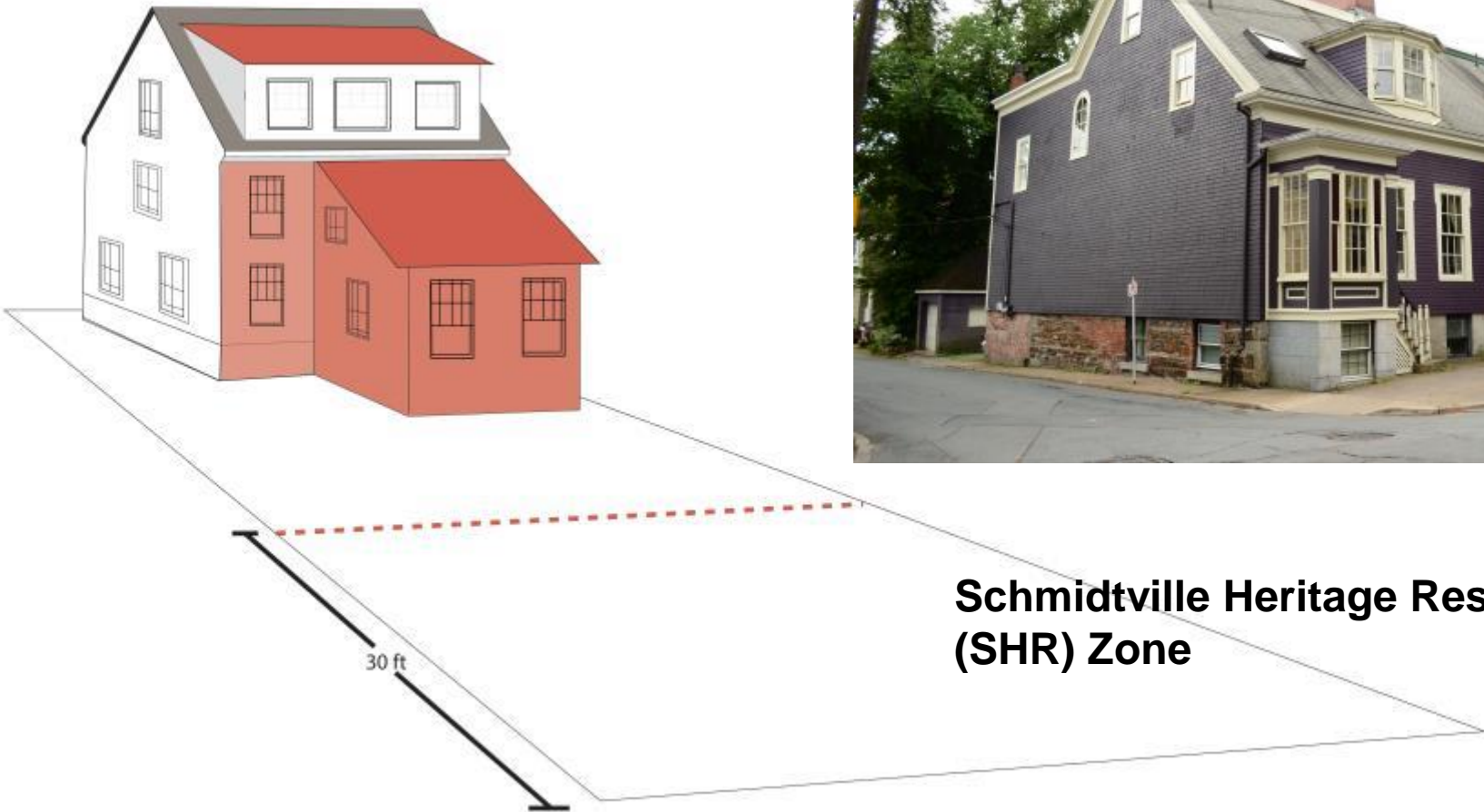
Schmidville Heritage Residential (SHR) Zone

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



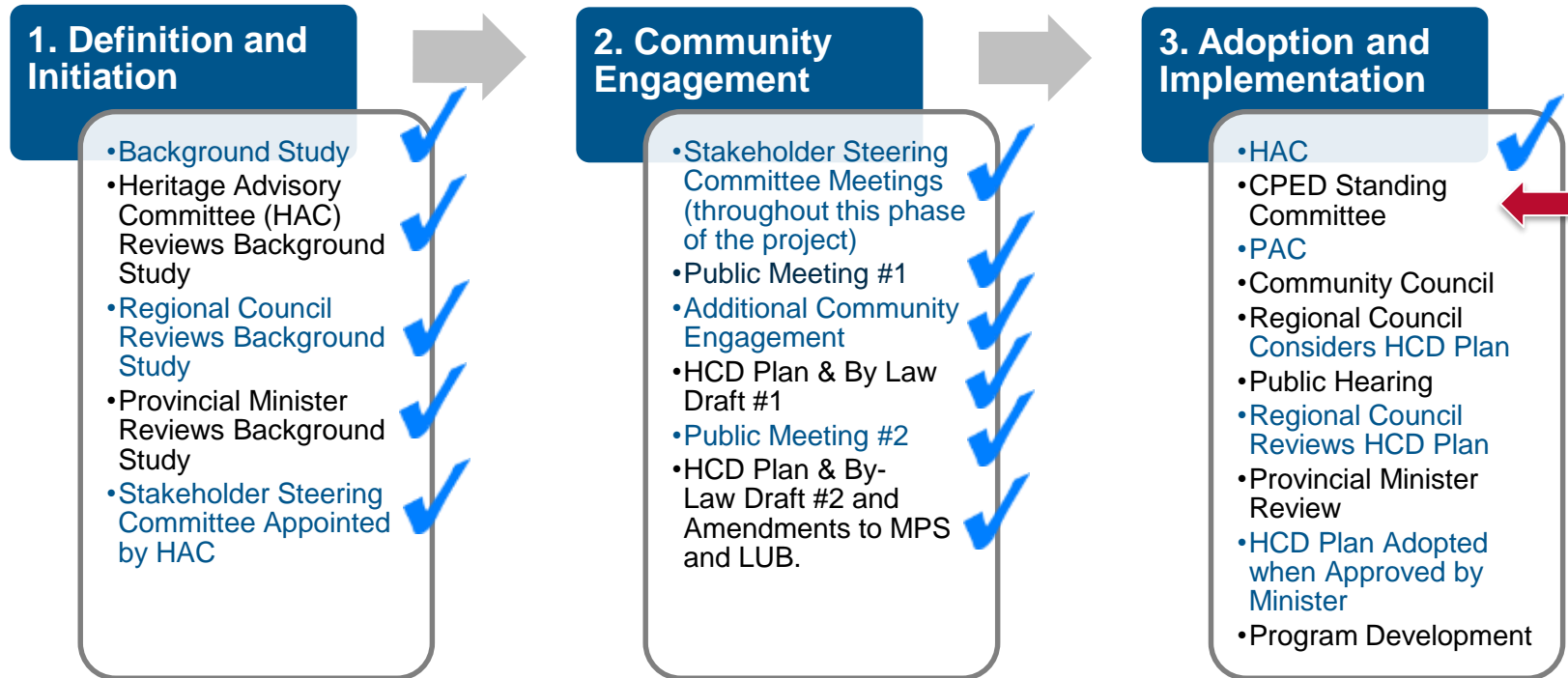
Implementation of the HCD Plan



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 CPED 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. *Amend to replace Heritage Design Guidelines with copy received today and remove inventory sheets for properties on Brenton Street and Brenton Place which are outside of the HCD boundary.*
- Adopt the amendments to the MPS and LUB and the Schmitdville HCD Plan and Bylaw. *Amend to replace Heritage Design Guidelines with copy received today and remove inventory sheets for properties on Brenton Street and Brenton Place which are outside of the HCD boundary.*



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 Schmitdville Heritage Conservation District Plan and the Schmitdville Heritage Conservation District Bylaw as contained in Attachments A and B, and schedule a public hearing with the following amendments:
 - Amend Attachment A, the Schmitdville Heritage Conservation District Plan, to remove the following Heritage Inventory Sheets from Appendix A:
 - 1445 Brenton Street; 1447 Brenton Street; 1448 Brenton Street; 1456 Brenton Street; 1460 Brenton Street; 1468 Brenton Street; and 1474 Brenton Street; and
 - 5673 Brenton Place and 5677-5681 Brenton Street.
 - Amend Attachment B, the Schmitdville Heritage Conservation District Bylaw, to replace Schedule C with the Heritage Design Guidelines received on March 28, 2018.
- Adopt the amendments to the Municipal Planning Strategy for Halifax, the Land Use By-law for Halifax Peninsula, Schmitdville Heritage Conservation District Plan, and the Schmitdville Heritage Conservation District Bylaw as set out in Attachments A, B, C, and D with the following amendments:
 - Amend Attachment A, the Schmitdville Heritage Conservation District Plan, to remove the following Heritage Inventory Sheets from Appendix A:
 - 1445 Brenton Street; 1447 Brenton Street; 1448 Brenton Street; 1456 Brenton Street; 1460 Brenton Street; 1468 Brenton Street; and 1474 Brenton Street; and
 - 5673 Brenton Place and 5677-5681 Brenton Street.
 - Amend Attachment B, the Schmitdville Heritage Conservation District Bylaw, to replace Schedule C with the Heritage Design Guidelines received on March 28, 2018.

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

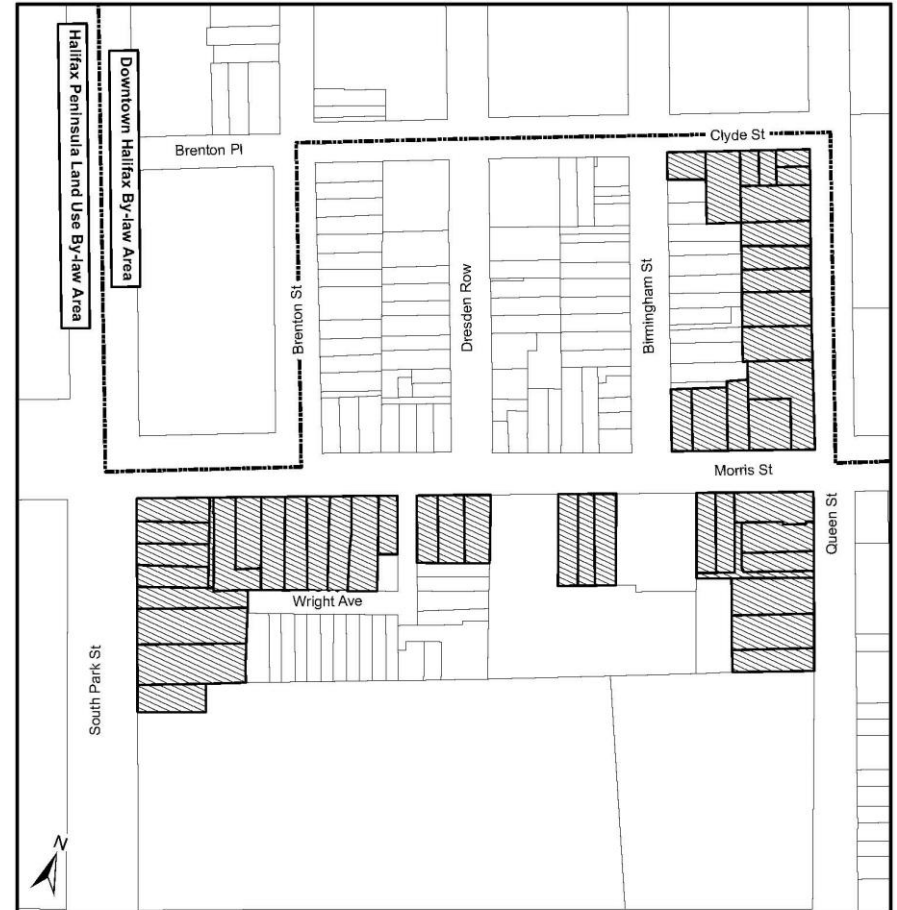
- DH-1 Downtown Halifax
- ICO Institutional, Cultural and Open Space

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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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