

HALIFAX

Case H00437

Strategy for the Protection of Potential Heritage
Resources in Downtown Halifax (Map 6)

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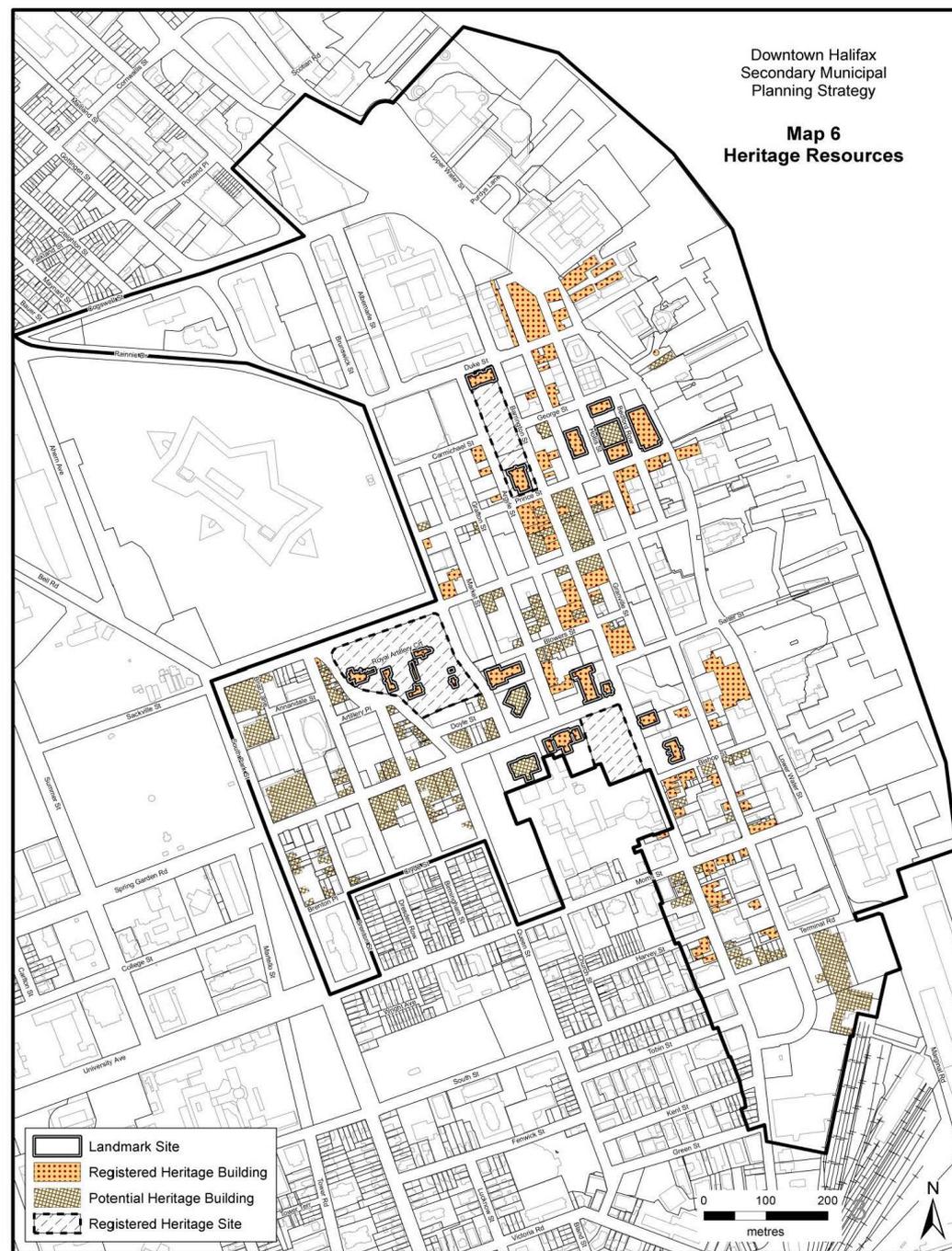
Origin

“THAT Halifax Regional Council request a staff report with regard to placing a moratorium on the demolition of buildings inventoried as properties which have potential for registration as municipal heritage properties or inclusion in municipal heritage conservation districts, as identified in the Downtown Halifax Secondary Municipal Planning Strategy, Map 6: "Heritage Resources", forming part of the Downtown Halifax Secondary Municipal Planning Strategy, pending consideration of, and incorporation of a strategy for preserving these buildings in the Regional Plan revisions (RP+5).”

Downtown Halifax Municipal Planning Strategy – Map 6

Downtown Halifax
Secondary Municipal
Planning Strategy

Map 6
Heritage Resources



Registry of Municipal Heritage Property and Inventory of Heritage Resources



Downtown Halifax
Secondary Municipal
Planning Strategy

Map 6
Heritage Resources

Table 1: HRM Evaluation Criteria for Registration of Heritage Buildings, Total Possible Scoring Summary

Criterion	Highest Possible Score
1. Age	25
2. Historical or Architectural Importance	20
3. Significance of Architect/Builder	10
4. Architectural Merit: Construction type and Style	20
5. Architectural Integrity	15
6. Relationship to Surrounding Area	10
Total	100



Updated Inventory of Heritage Resources

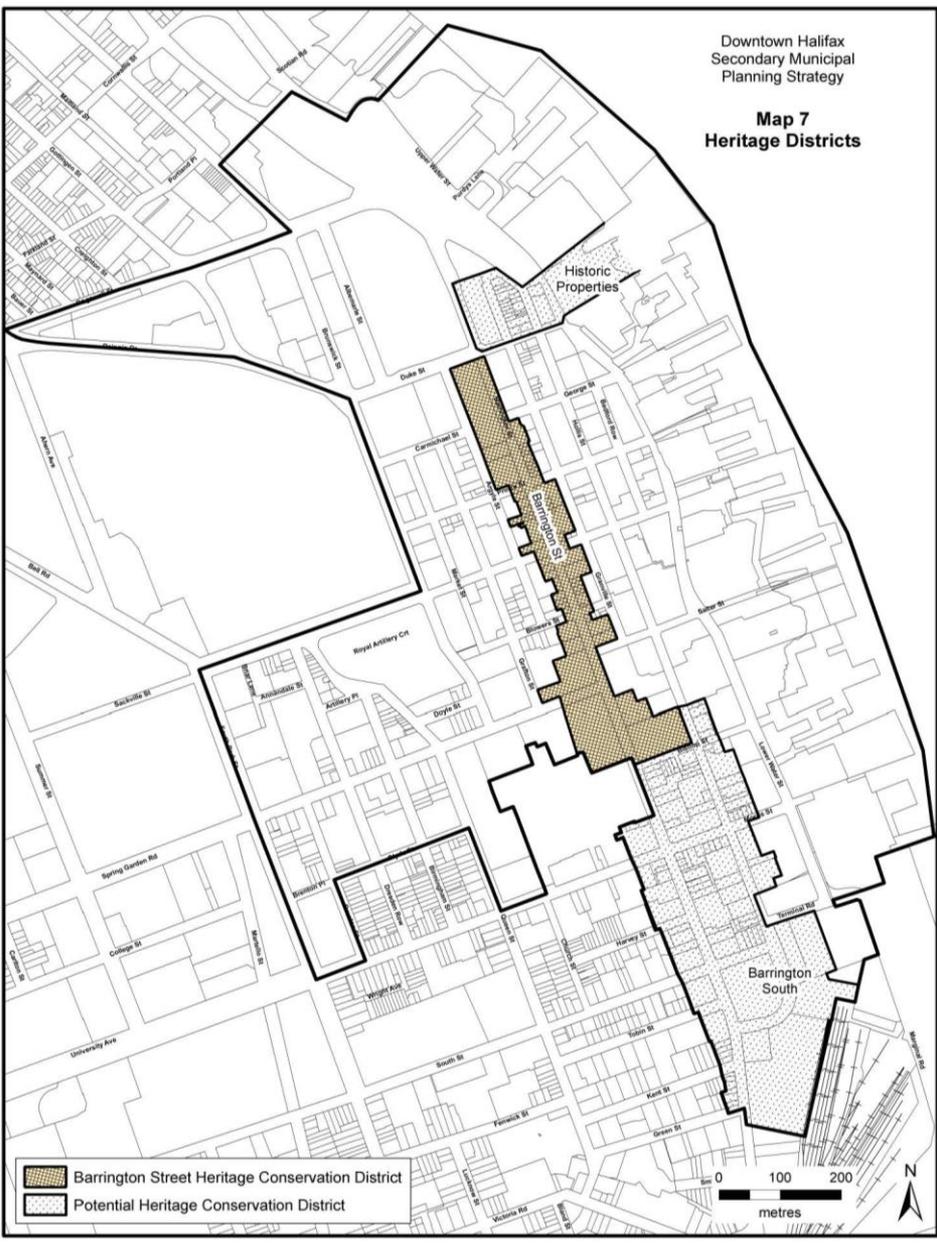
Table 2: Number of Heritage Resources in Downtown Halifax Still Standing Outside of an HCD and their Approximate Age and Style

Number of Potential Heritage Buildings Outside of Existing or Future HCDs identified on Map 7	Number of Potential Heritage Buildings Outside of Existing or Future HCDs that are Still Standing	Number of Potential Heritage Buildings Outside of Existing or Future HCDs Demolished Since 2009
104	71	33

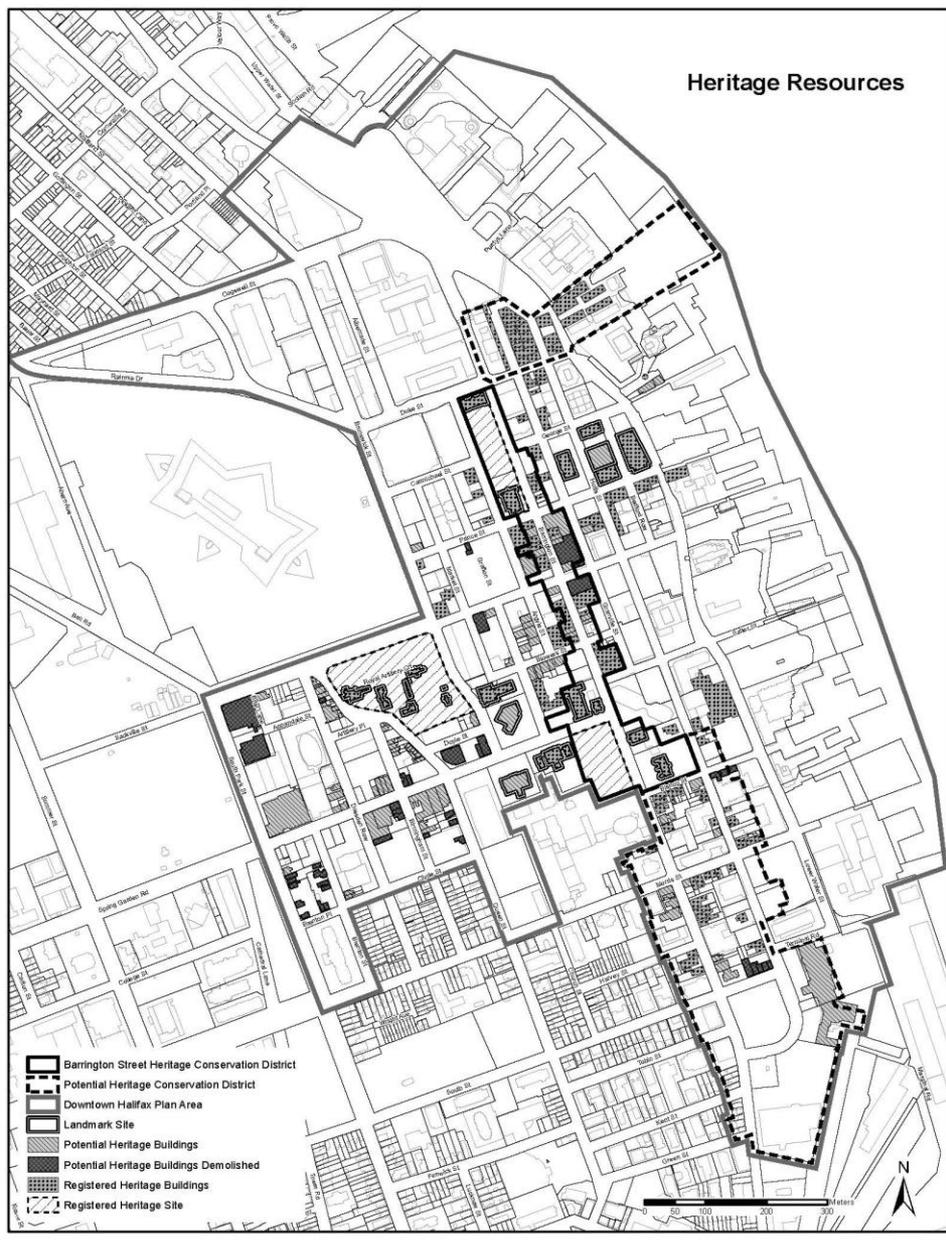
Table 3: The Approximate Age and Style of the Buildings which are Still Standing

Approximate Age and Style as a Percentage of the 71 Potential Heritage Buildings Outside of Existing or Future HCDs that are Still Standing		
Late Georgian to Mid-Victorian (1800-1885)	Late Victorian to Edwardian (1885-1914)	Beaux Arts and Art Deco (1925-1939)
75% concentrated in a few areas (53 buildings)	16% concentrated in one area (12 buildings)	9% including 3 landmark sites (6 buildings)

**Map 7
Heritage Districts**



Heritage Resources



- Barrington Street Heritage Conservation District
- Potential Heritage Conservation District
- Downtown Halifax Plan Area
- Landmark Site
- Potential Heritage Buildings
- Potential Heritage Buildings Demolished
- Registered Heritage Buildings
- Registered Heritage Site

Table 3: Advantages and Disadvantages of inclusion in the Registry of Municipal Heritage Property versus Inclusion within a Heritage Conservation District

Tool	Timeframe for Completion and “Moratorium”	“Protection”	“Inclusivity”	Possibility for Integrated Development
Registry of Municipal Heritage Property	<p>After research is complete, registration can take as little as four months.</p> <p>120-day protection period after Notice of Recommendation is sent to property owner prior to registration.</p>	<p>Regional Council can decide outcome of a demolition application. However, property owner may alter or demolish after three years of an application but not after four years.</p>	<p>Only “the best” heritage buildings are registered based on scoring criteria</p>	<p>Less flexibility with no potential for development agreements in downtown Halifax</p>
Heritage Conservation District	<p>After background study is complete, adoption can take three years or more.</p> <p>No interim protection prior to HCD approval.</p>	<p>Municipality can decide outcome of a demolition application and decision will stand.</p>	<p>More modest heritage buildings are also included.</p>	<p>More flexibility with comprehensive development strategy</p>

Recommendation

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

1. Initiate a process to evaluate existing potential heritage buildings under the HRM Evaluation Criteria;
2. Initiate a background study for the Historic Properties Heritage Conservation District that will consider additional potential heritage resources within the Historic Properties HCD; and
3. Direct staff to prepare a program, including financial and land use incentives, for registered heritage properties located in Downtown Halifax, outside of Heritage Conservation Districts, for Council's consideration.