

**HALIFAX**

# Case H00437

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

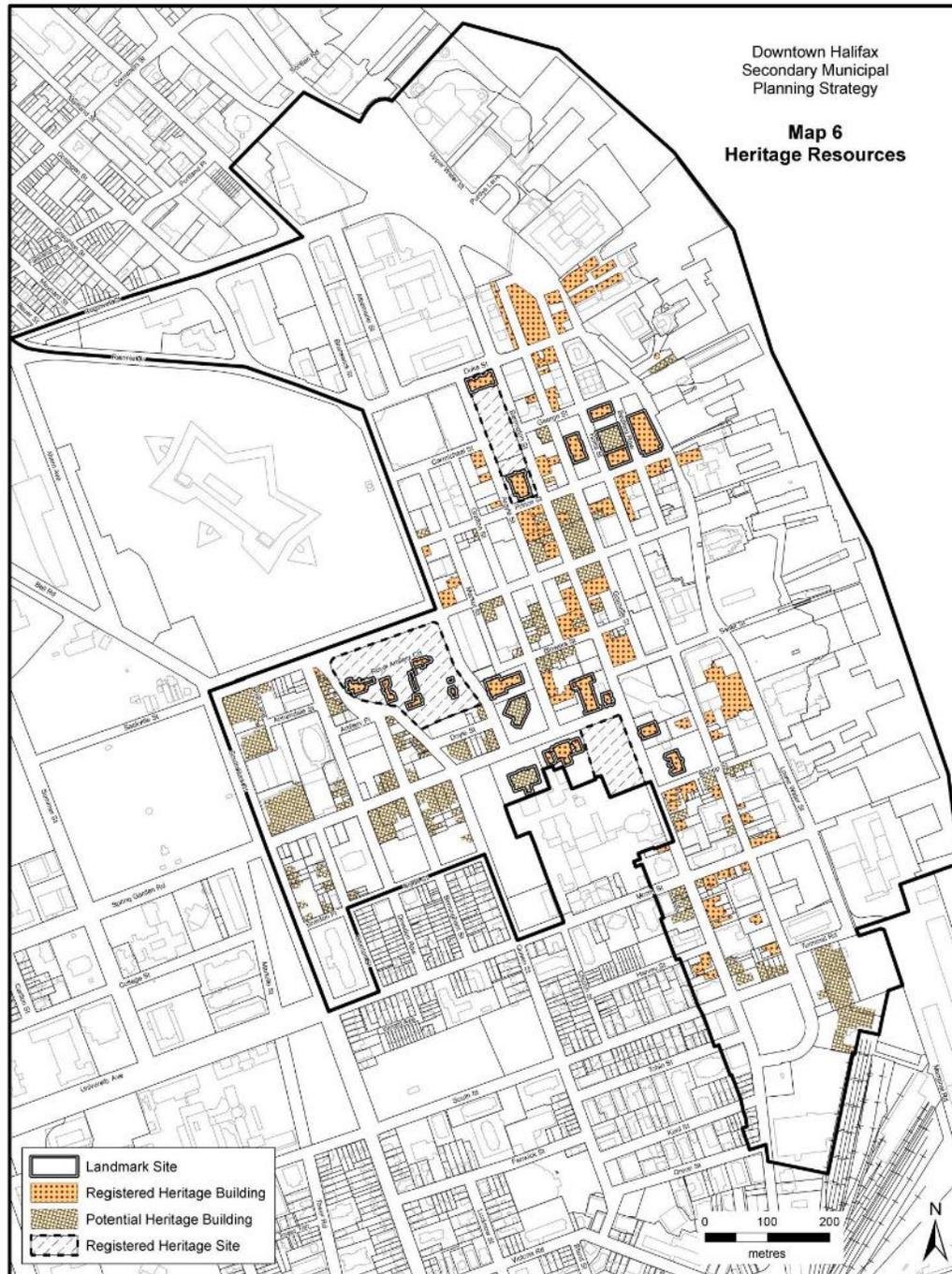
Regional Council  
May 14, 2019

# Origin

Regional Council motion:

*“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).”*

**Map 6**  
**Heritage Resources**



# Updated Inventory

## Potential Heritage Resources in Downtown Halifax

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

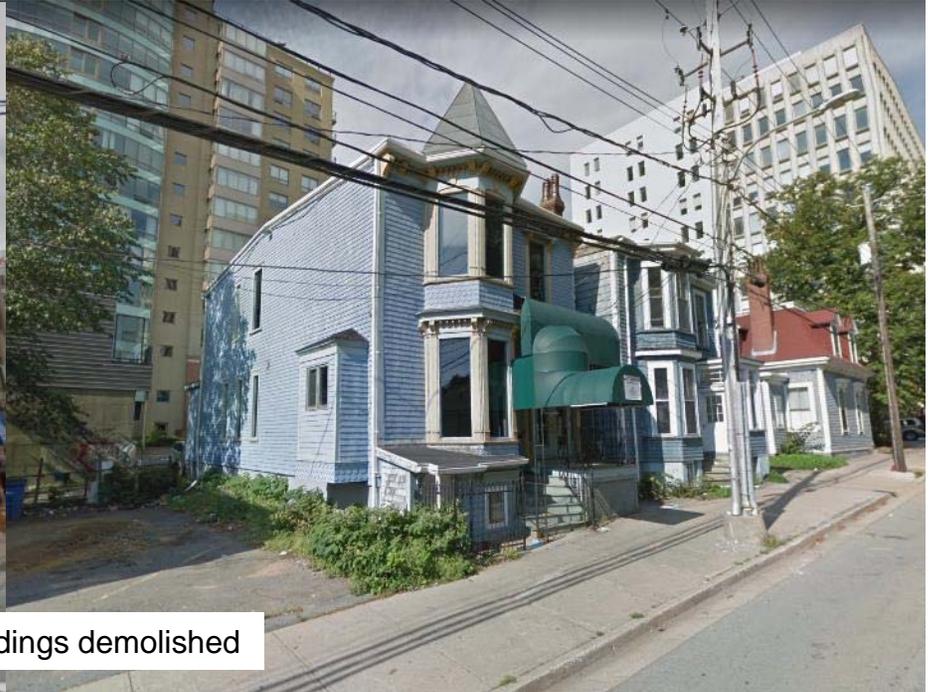
Number of Potential Heritage Buildings Outside of Existing or Future HCDs identified on Map 7	Number of Potential Heritage Buildings Outside of Existing or Future HCDs that are Still Standing	Number of Potential Heritage Buildings Outside of Existing or Future HCDs Demolished Since 2009
104	71	33



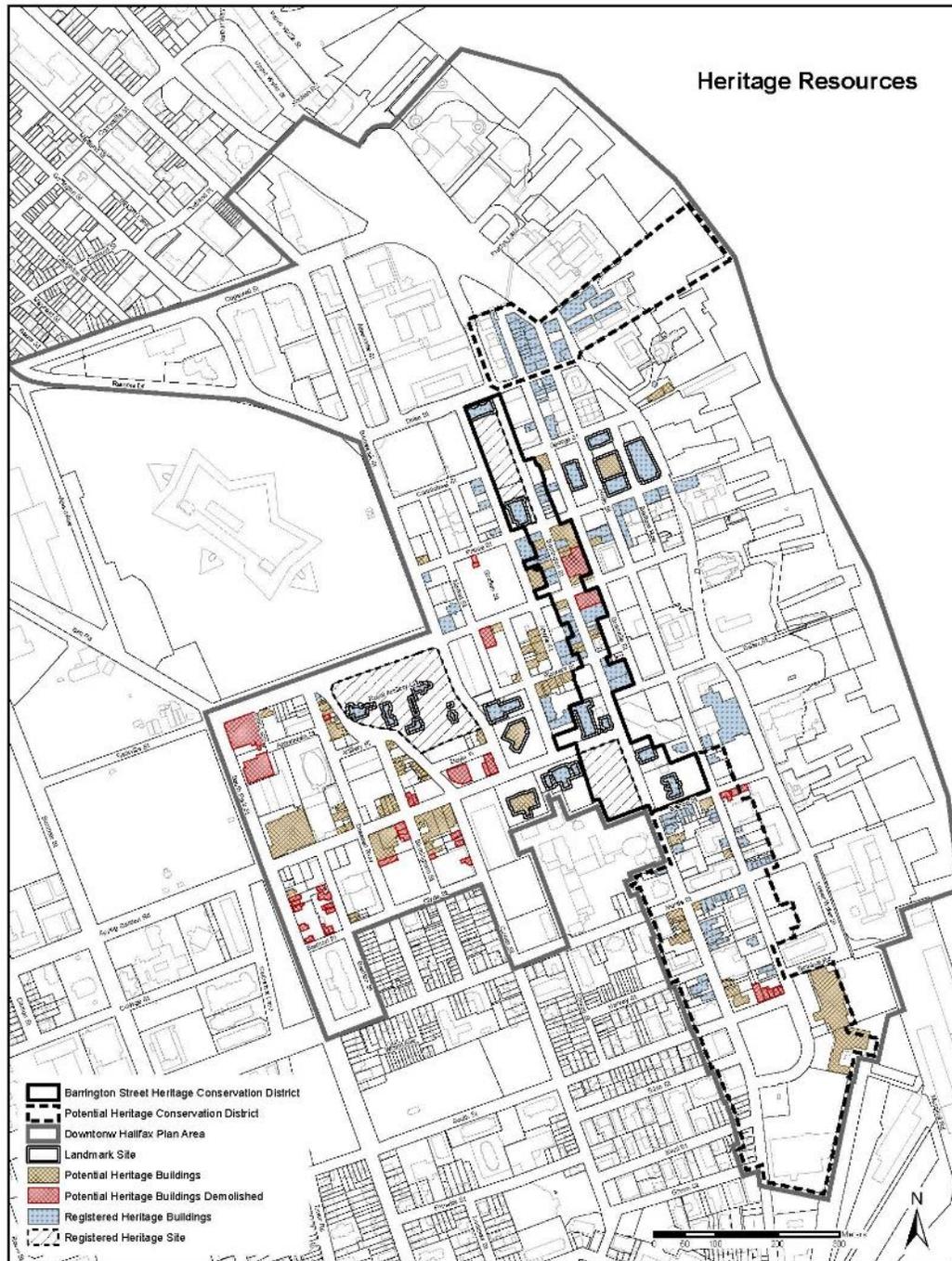
Mid-Victorian buildings demolished



Late Victorian buildings demolished



# Heritage Resources



# HALIFAX



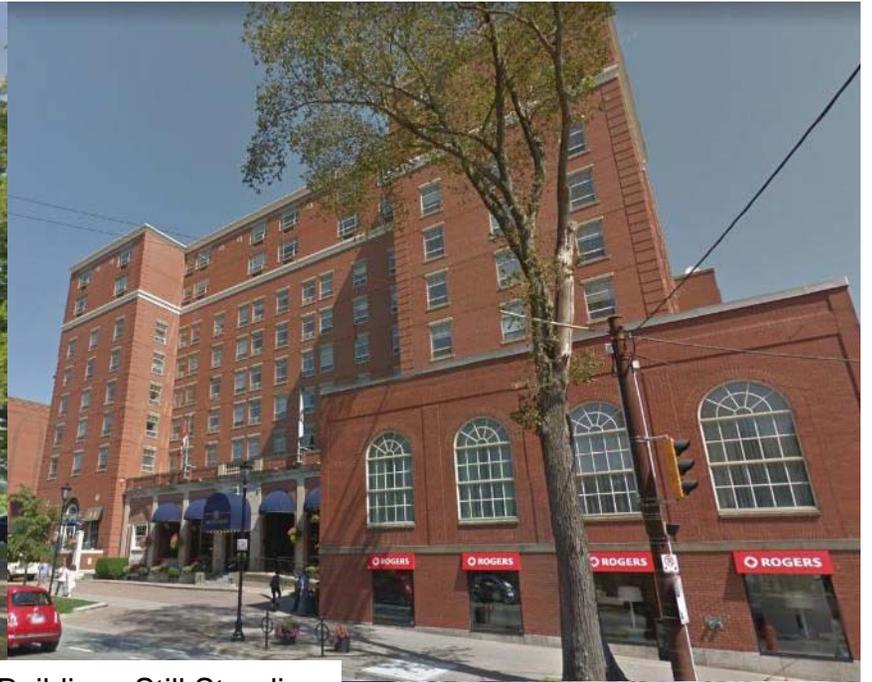
Late Georgian to Mid-Victorian Buildings Still Standing



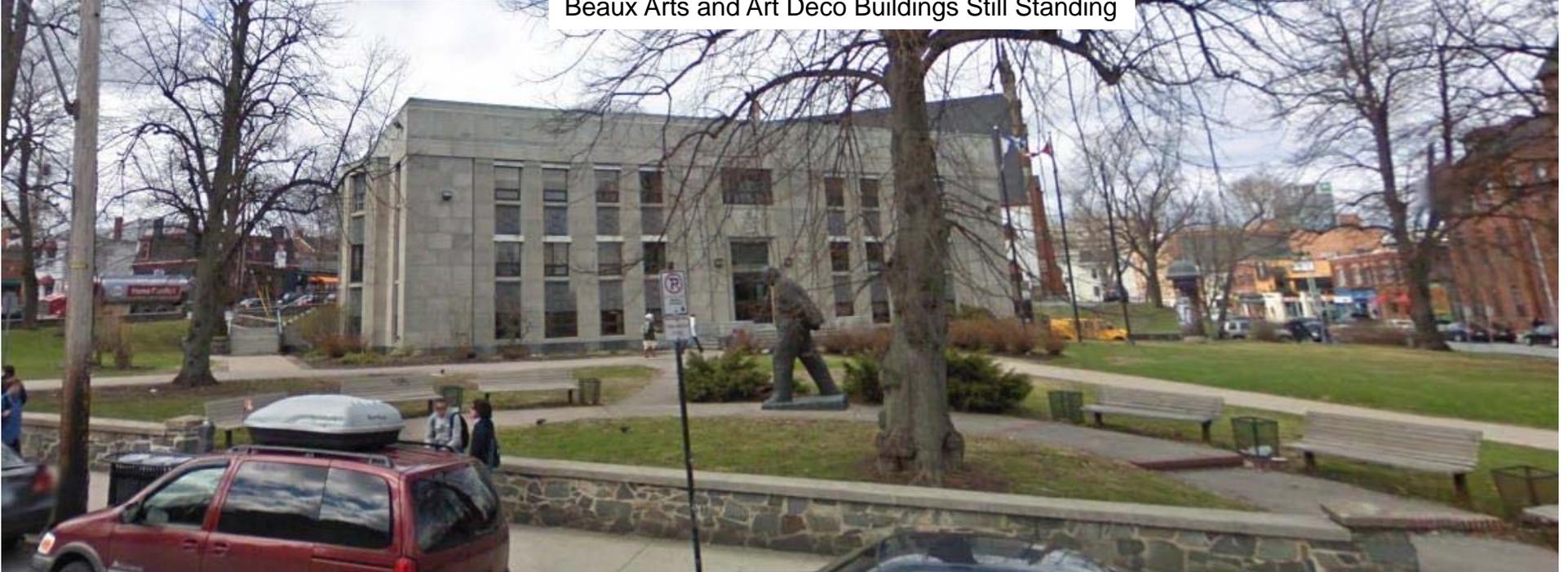


Late Victorian Buildings Still Standing





Beaux Arts and Art Deco Buildings Still Standing



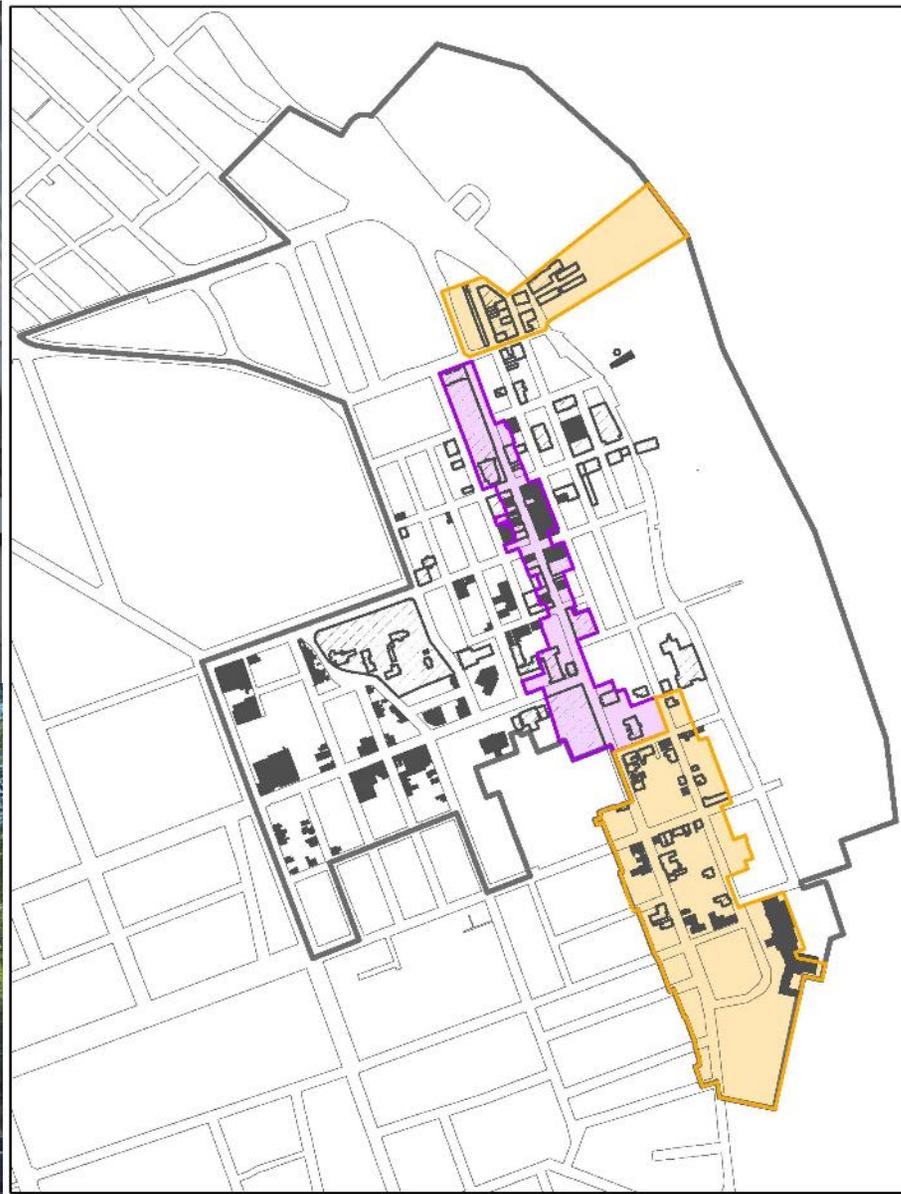
# Strategy to Help Protect Downtown Halifax Heritage Resources

*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
<b>Registry of Municipal Heritage Property</b>	<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>
<b>Heritage Conservation District</b>	<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>

# Conservation Strategy

- Land Use Incentives
- Financial Incentives
- Municipal Heritage Registration
- Heritage Conservation District



# Recommendations

1. Research and evaluate existing potential heritage properties under the HRM Evaluation Criteria for registered heritage properties;
2. Initiate a background study for the Historic Properties Heritage Conservation District that will consider additional potential heritage resources within a contiguous area;
3. 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.