

HALIFAX

Old South Suburb

Heritage Conservation District

Design Review Committee

November 20, 2019

Presentation Outline

Background

- What is a Heritage Conservation District?
- Why is the Old South Suburb significant?

HCD Plan

- What is the purpose of heritage conservation in the Old South Suburb?

Implementation of the HCD Plan

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

Where are we in the process?



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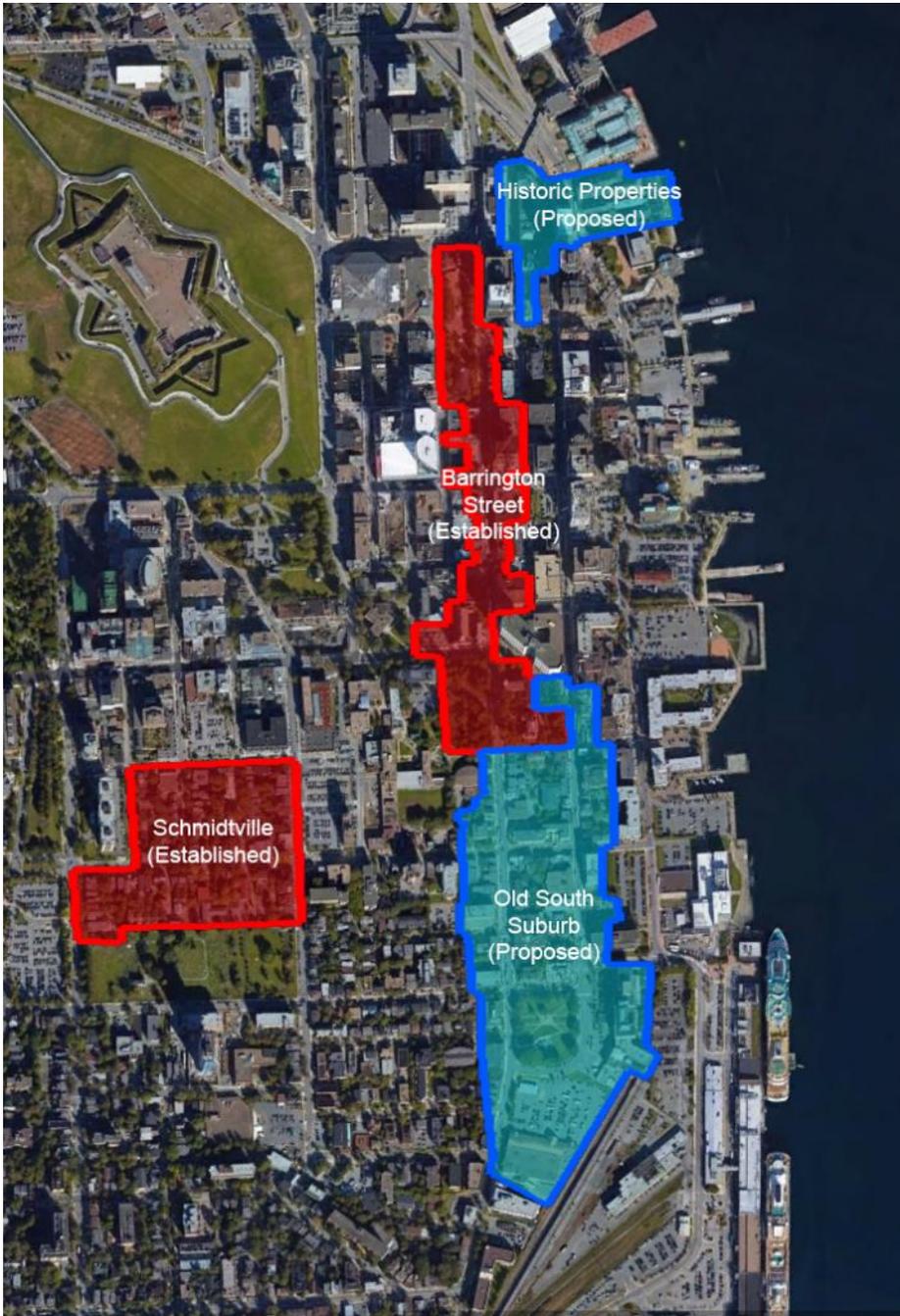


Stakeholder Committee:

- Kerry Gosse (Architect Stantec), Chair;
- John Lawen (Dexel and Paramount);
- Brian Vallis (Owner Piatto);
- Elizabeth Pacey (Heritage Trust NS);
- and
- Two members of HAC

What is a Heritage Conservation District?

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



Old South Suburb
Heritage
Conservation District
Schedule A
Heritage Resources

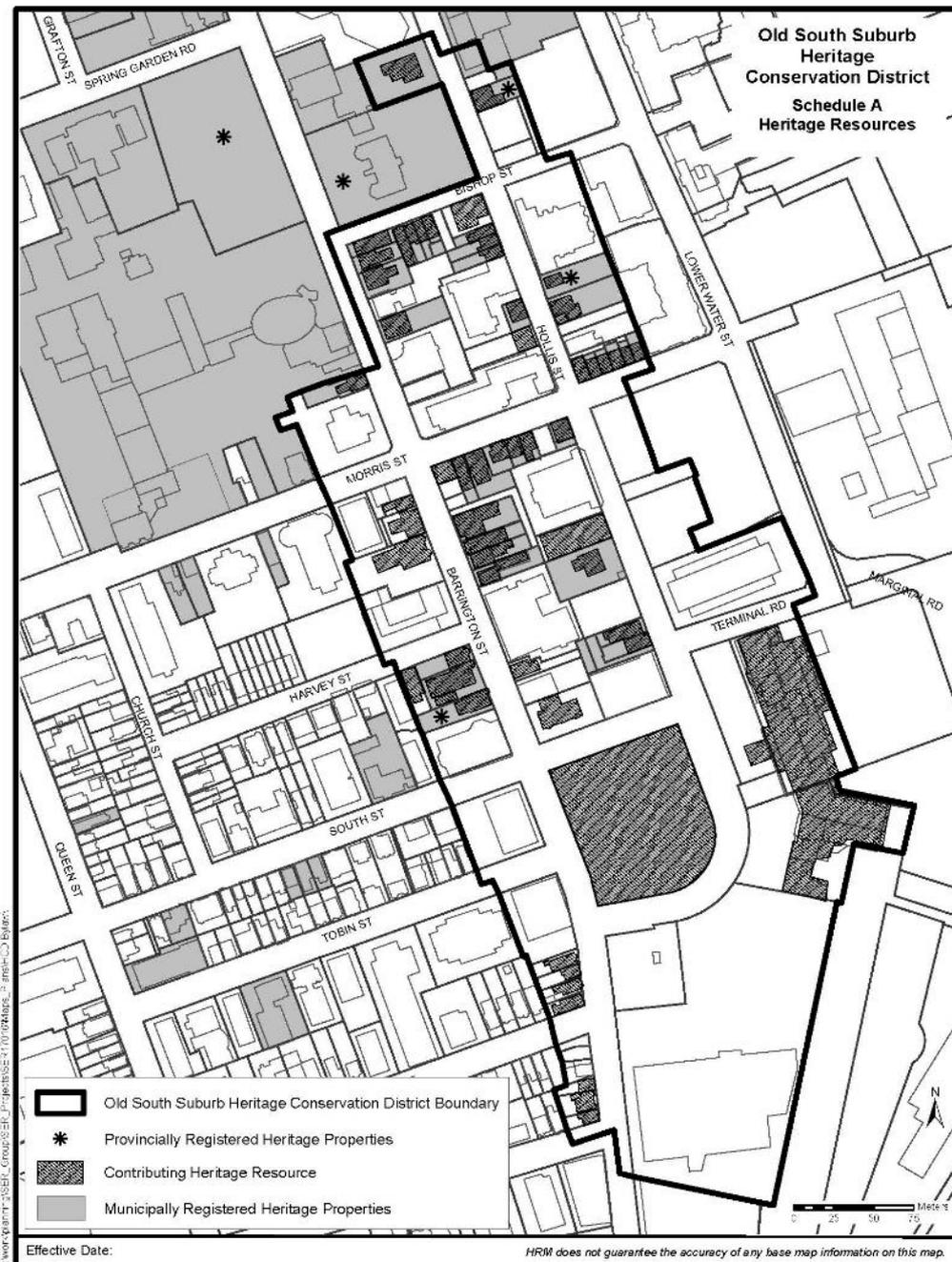
What is a Heritage Conservation District?

Municipal Heritage Properties

Contributing Heritage Resources

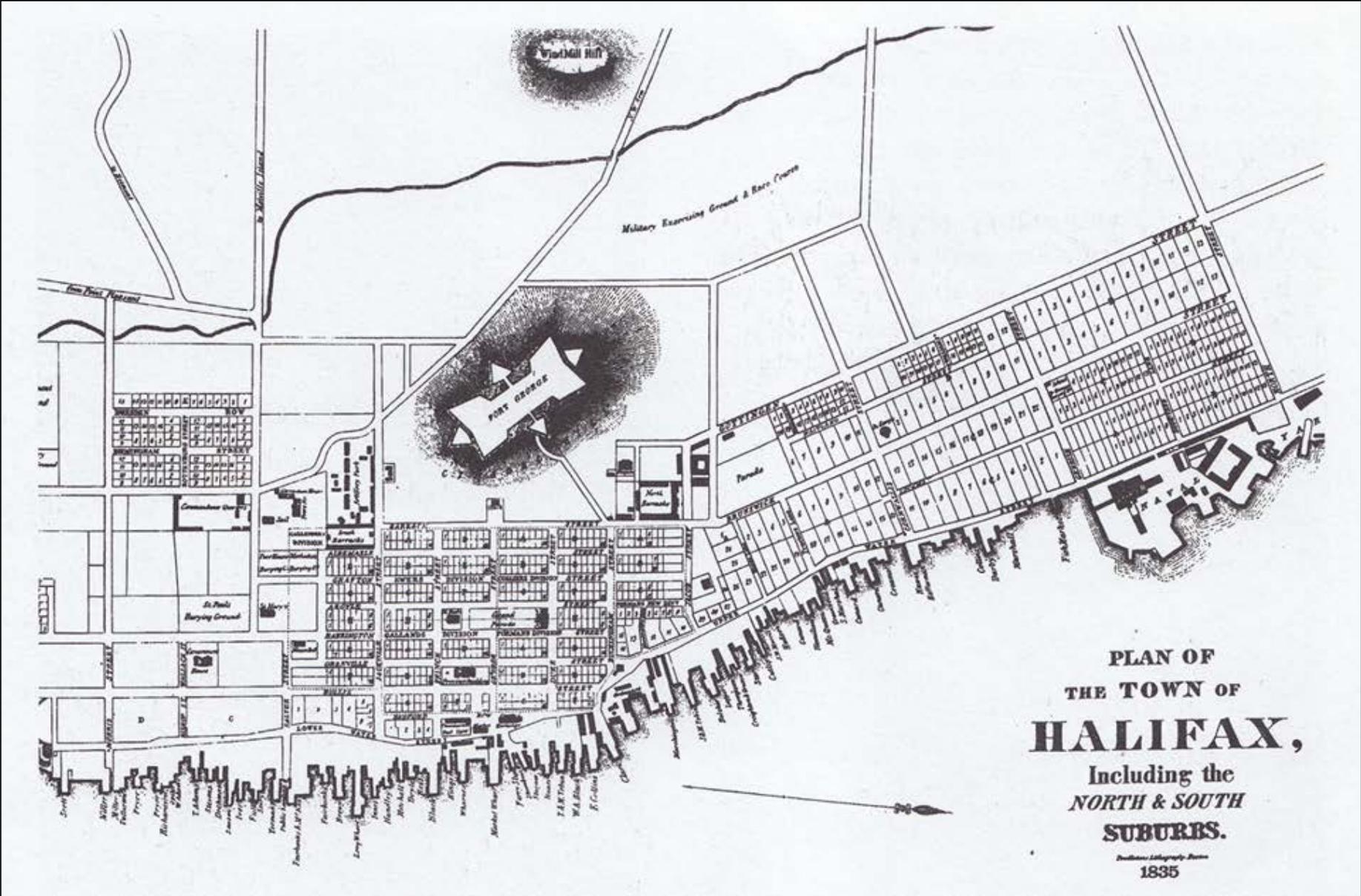
Legislative Authority

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.”



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Why is the Old South Suburb Significant?



Why is the Old South Suburb Significant?

St. Mary's Cathedral Basilica

The Cathedral Basilica is located on land purchased by the Irish Catholics of Halifax in 1784. Built between 1820 and 1829, it replaced a smaller church - St. Peter's - that was first erected on the site. St. Mary's has been the home of many Irish bishops, and many Halifax Irish who contributed to the growth and commerce of the city were its parishioners.

Former St. Peter's Cemetery

Located beside the Basilica at the corner of Spring Garden Road and Grafton Street, the old St. Peter's cemetery was used from the 1780s to the early 1840s when Holy Cross Cemetery was opened. It holds the remains of over 2000 Catholic parishioners, mainly Irish, along with Mi'kmaq and a scattering of Scots, German and English. The graveyard became a paved parking lot in the 1950s.

Holy Cross Cemetery

Holy Cross Cemetery was opened and the first burials made in 1843. Of the 25,000 persons buried there most are Irish immigrants and their descendants. Many headstones identify the county of Ireland as the deceased country of origin.

Our Lady of Sorrows Chapel

Located within the Holy Cross Cemetery, Our Lady of Sorrows Chapel is affectionately known as "The Church Built in a Day". Nearly 2000 volunteers gathered on August 31, 1843 to build the wooden chapel on its ironstone foundation.

Celtic Cross: Irish Settlers Memorial.

Erected March 17, 2000 by the Charitable Irish Society of Halifax.



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Heritage Value

- Historic associations:
 - early settlement of Nova Scotia;
 - early social and economic life of the waterfront city; and
 - vibrant railway industry of the 1920s and 30s.
- Area of traditional architecture.

Heritage Value

**Late Georgian Period
(1800-1830)**



**Early and Mid-Victorian Period
(1830-1885)**



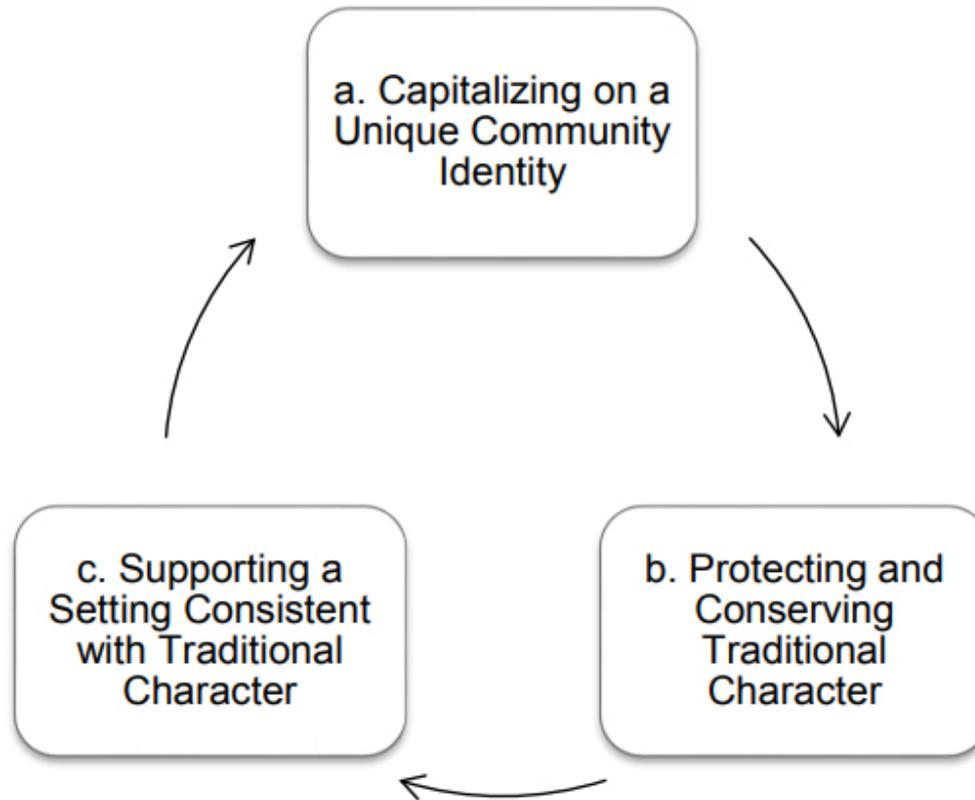
**Late Victorian Period
(1885-1900)**



Character Defining Elements

- Two-and-a-half-storey height;
- Building widths are between 6 and 16 metres and depths are between 10 and 35 metres;
- Side yards and alleys;
- Roofs: pitched, truncated-pitched or Mansard roofs, with a few flat roofs;

Old South Suburb Heritage Conservation District Plan



Capitalizing on a Unique Community Identity



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Capitalizing on a Unique Community Identity



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Protecting and Conserving Traditional Character

Demolition Applications

Substantial Alteration Applications

Certificates of Appropriateness

Heritage Impact Statements

Financial Incentives

Bonus Zoning

12 m Stepback



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Protecting and Conserving Traditional Character

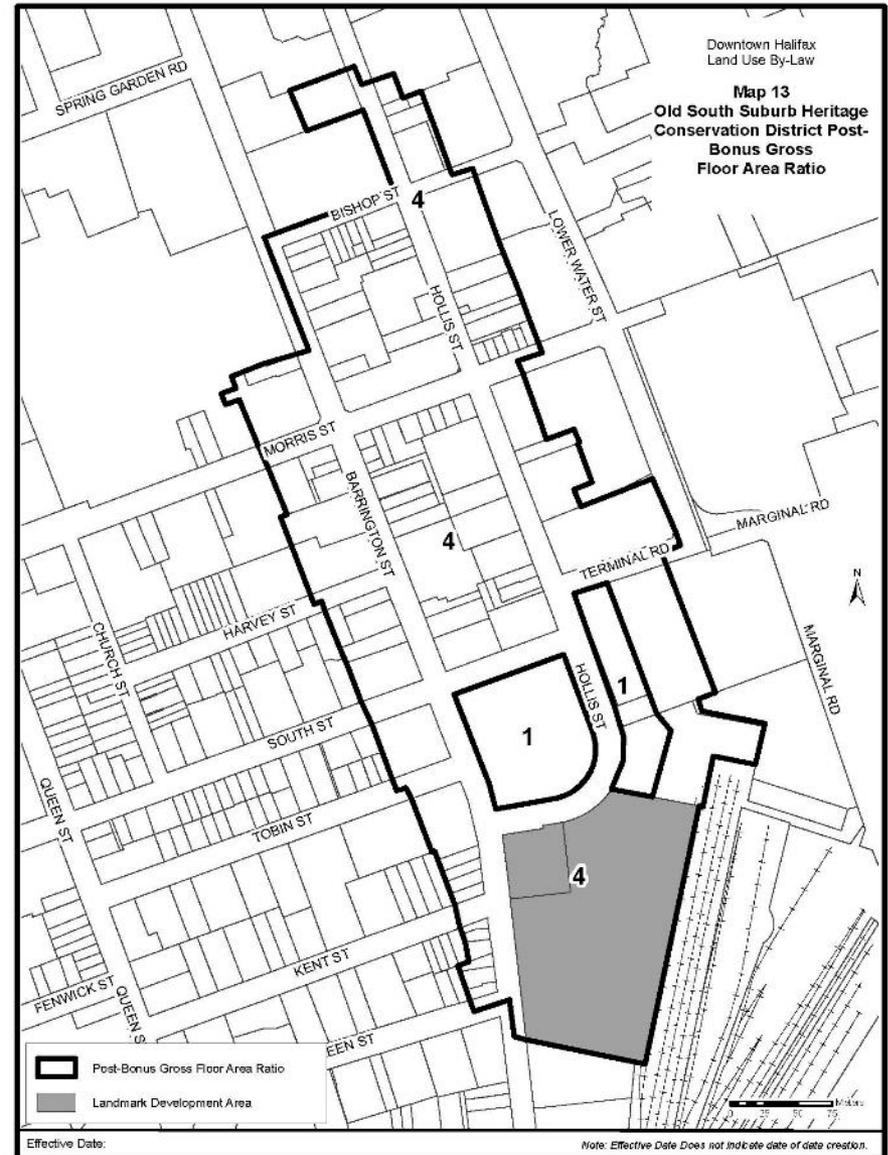
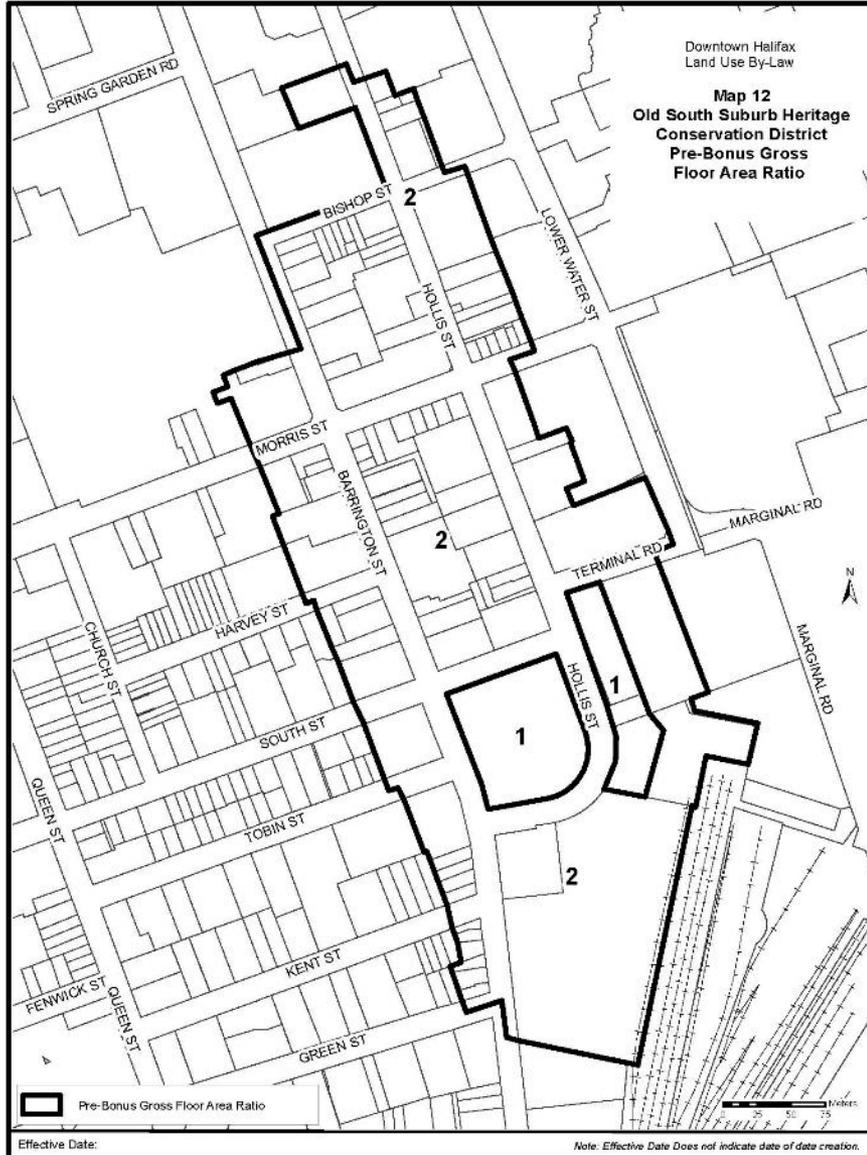


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Protecting and Conserving Traditional Character

Schedule F

Schedule G



Protecting and Conserving Traditional Character



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Supporting a Heritage Setting



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Supporting a Heritage Setting



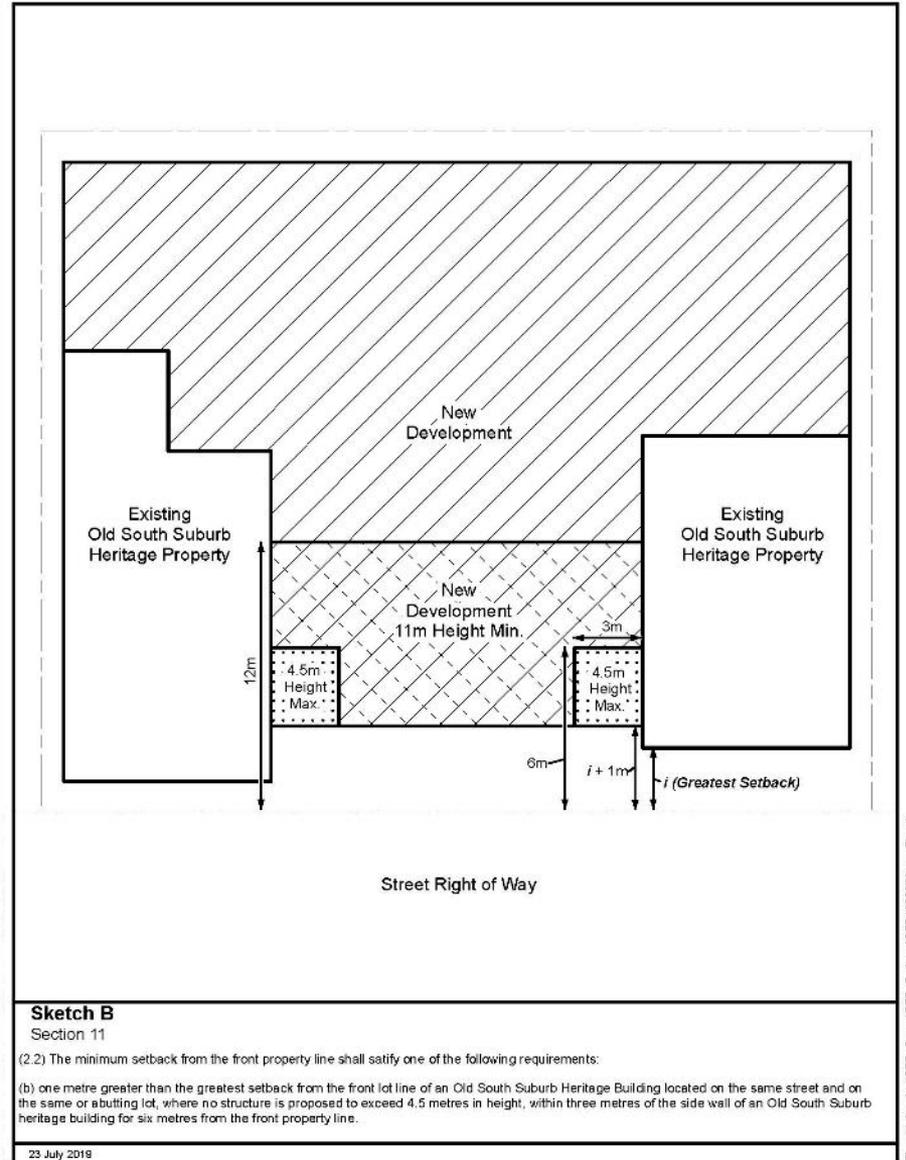
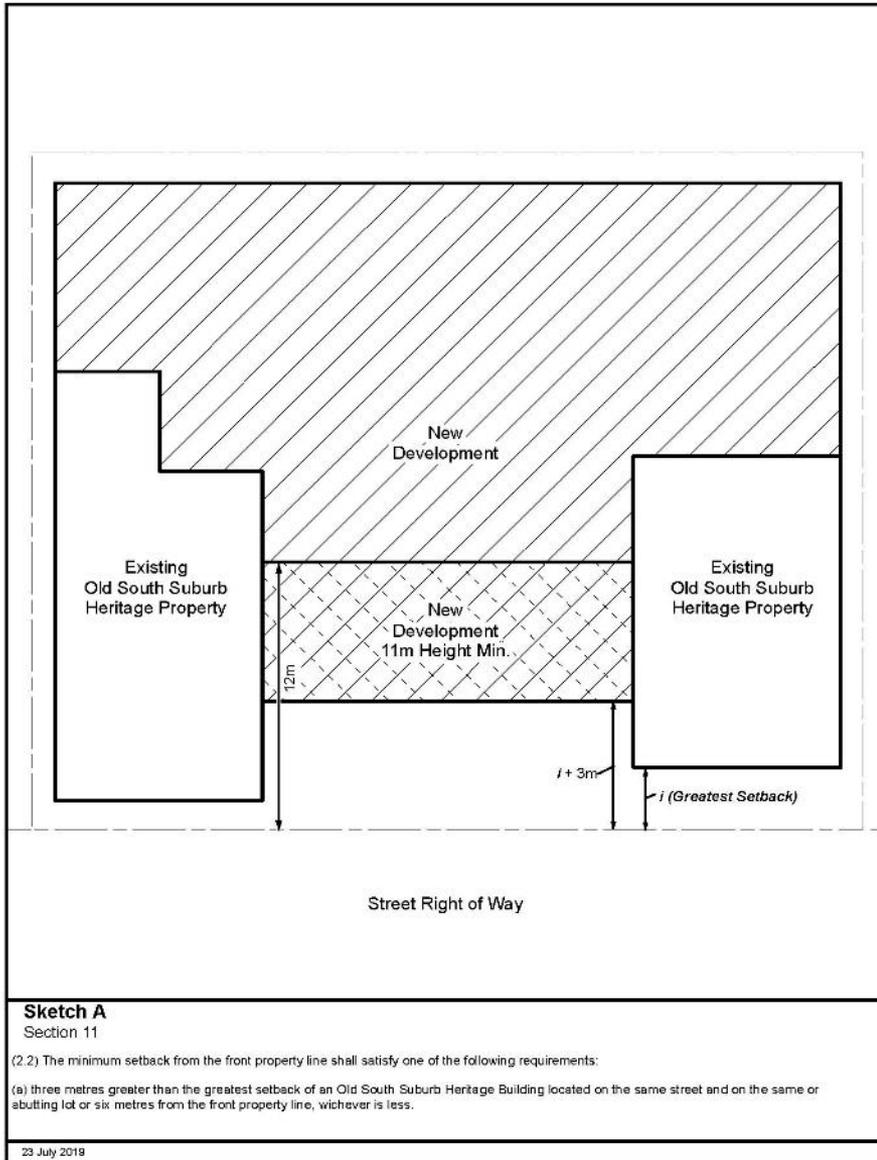
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Supporting a Heritage Setting

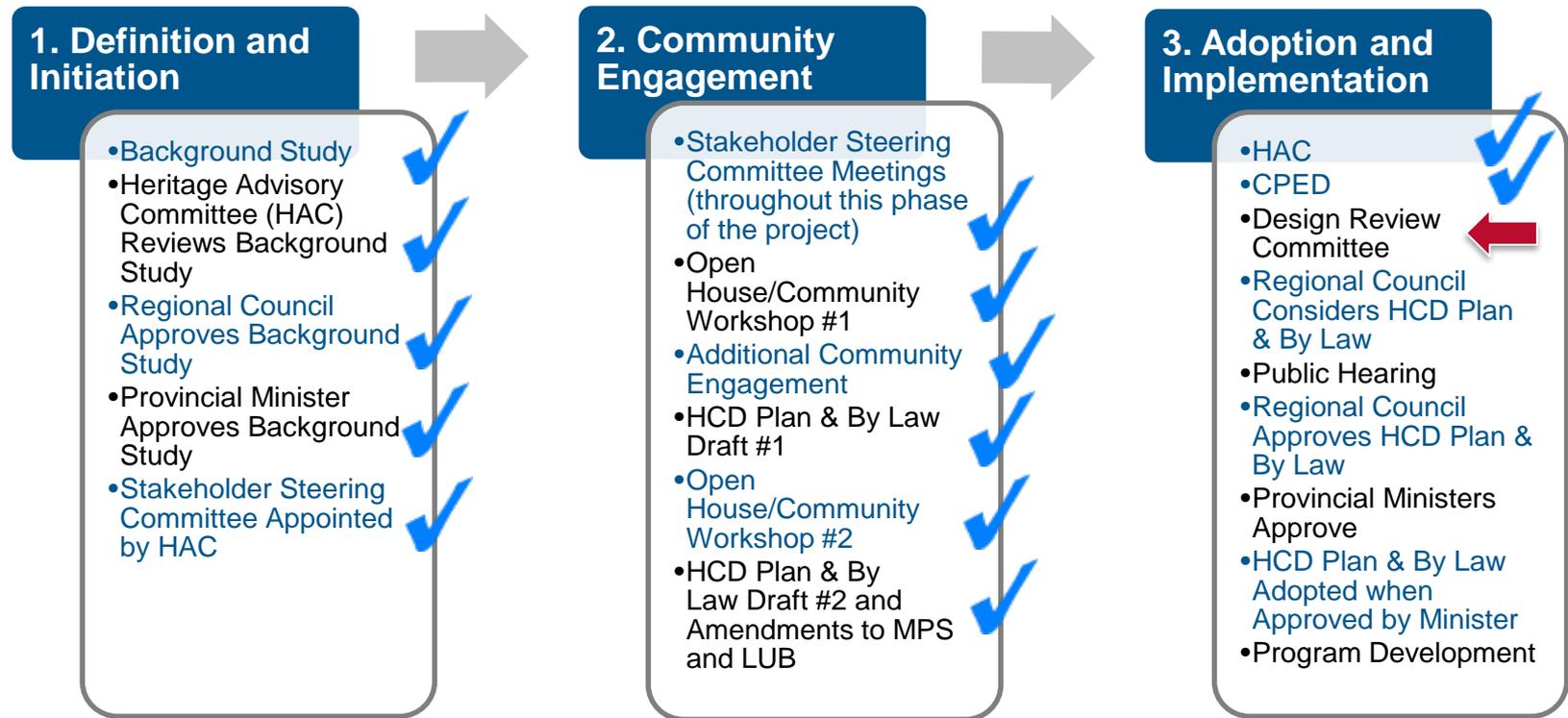


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Supporting a Heritage Setting



Process to Establish a Heritage Conservation District



DRC Role

The role of the Design Review Committee (DRC)

- to advise Regional Council on potential amendments to the Downtown Halifax Municipal Planning Strategy and Downtown Halifax Land Use Bylaw;
- to carry out the role and responsibilities of the Committee; or
- to further the intent of Downtown Halifax Land Use Bylaw.

Recommendations

It is recommended that the DRC recommend that Regional Council:

1. Give First Reading to consider the amendments to the Downtown Halifax Municipal Planning Strategy and Land Use Bylaw and schedule a public hearing; and
2. Adopt the amendments to the Downtown Halifax Municipal Planning Strategy and Land Use Bylaw.