

Community Planning and Economic Development Standing Committee

Case No. H00466

Heritage Conservation Districts (HCDs)

Prioritization and Process Review

Monday, September 28, 2020

Origin

On December 14, 2017, the Community Planning and Economic Development Standing Committee passed the following motion:

THAT the Community Planning and Economic Development Standing Committee request a review to improve time frames for any future Heritage Conservation Districts after the completion of Schmidville Heritage Conservation District.

On May 16, 2019, the Community Planning and Economic Development Standing Committee passed the following motion:

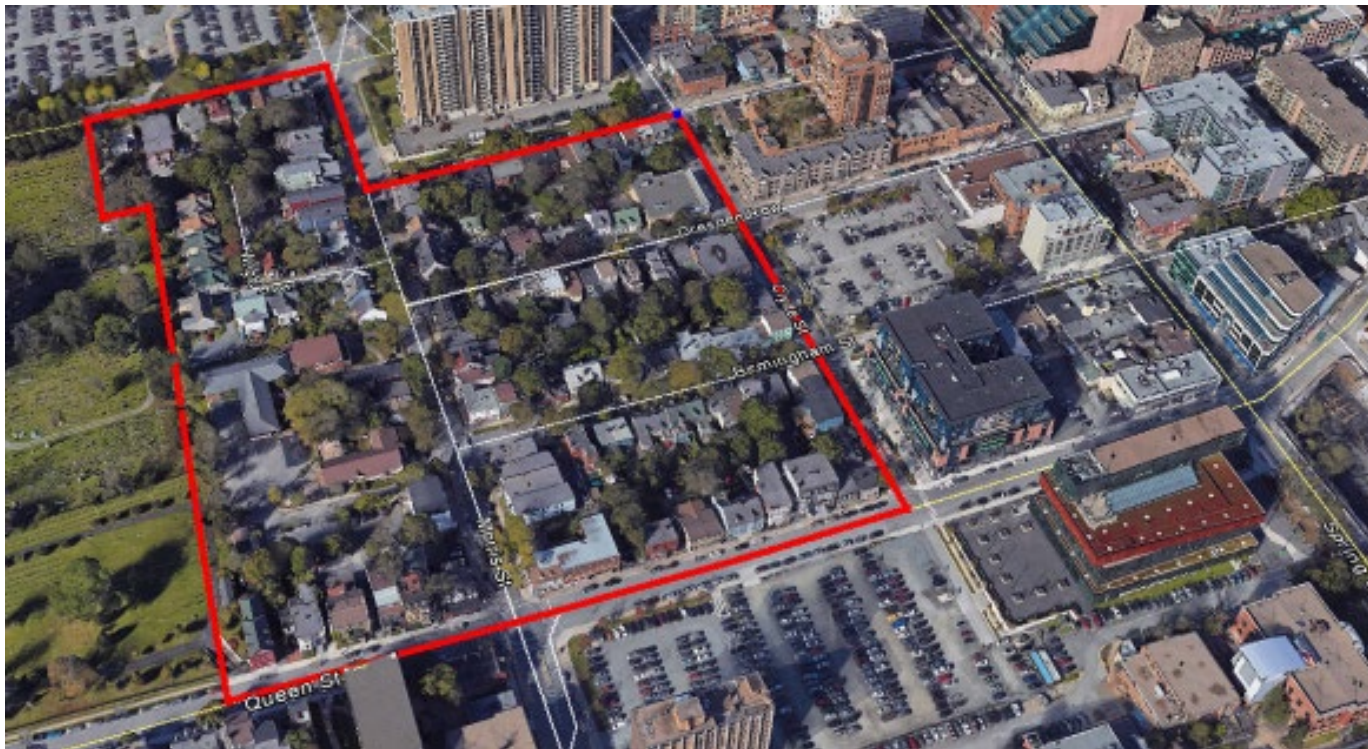
THAT the Community Planning and Economic Development Standing Committee request that the Chief Administrative Officer provide a staff report concerning the implications of prioritizing future heritage conservation districts following the substantial completion of the new heritage district for Historic Properties. Specifically, the committee proposes that new districts be considered first for Downtown Dartmouth, and then for Halifax's Old North End including the area referred to as Creighton's Fields.

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What is a Heritage Conservation District?

An area, designated under the Heritage Property Act of Nova Scotia, that represents a significant era or architectural style which merits protection and recognition.

HCDs are regulated through specific land use regulations and design guidelines adopted by the municipality. In the case of HRM, they typically have accompanying grant programs to help property owners conserve their properties.



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What is a Heritage Conservation District?



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Minimum Process Required



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Prioritization Methodology

1. Concentration of heritage resources

- The overall number of registered heritage properties within a study area

2. Heritage value

- The overall heritage value of the study area based on analysis

3. Recent development pressure

- The relative intensity of recent development activity within a study area

4. Potential development pressure

- The potential for speculative redevelopment due to permissive zoning

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Prioritization Evaluation

Evaluation Criteria Conclusion

- (1) Concentration of Heritage Resources (the total number of registered heritage properties);
Top Areas: (1) Victoria Road [39]; (2) Old North Suburb [37]; (3) Downtown Dartmouth [26]; and (4) Creighton's Field [14].
- (2) Heritage Value (due to the age, integrity and architectural character of the building stock)
Top Areas: (1) Downtown Dartmouth; (2) Old North Suburb; (3) Creighton's Field; and (4) Bloomfield
- (3) Recent Development Pressure
(based on number of permits issued divided by number of properties between 2015 and 2020)
Top Areas: (1) Downtown Dartmouth; (2) Old North Suburb; (3) Five Corners; and (4) Creighton's Field
- (4) Potential Development Pressure
(based on the amount of area included in higher density land use designations in the Regional Centre SMPS)
Top Areas: (1) Downtown Dartmouth; (2) Old North Suburb; (3) Creighton's Field; and (4) Bloomfield

The study areas that scored the highest based on an application of the criteria include 1) Downtown Dartmouth, 2) Old North Suburb, and 3) Creighton's Field, in this order of priority.

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Prioritization Evaluation



Process Review

Several factors are needed if the timeframe required to implement future HCDs is going to be reduced:

- 1) Community Involvement
- 2) Public Participation Program
- 3) Planning and Municipal Staff Review
- 4) Consolidation of Planning Process
- 5) Consolidation of HCD Processes

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Recommendation

CPED recommends that Regional Council:

1. Direct the Chief Administrative Officer to prioritize the adoption of new Heritage Conservation Districts in the following order: 1) Downtown Dartmouth; 2) Old North Suburb; and 3) Creighton's Field; and
2. Repeal the Existing Public Participation Program for Heritage Conservation Districts (HCDs) as contained in Attachment E and adopt a revised Public Participation Program for HCDs as contained in Attachment F.

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Questions / Comments

Prioritization Methodology

Concentration of Heritage Resources

HCD Study Areas	Total Area (Sq. Metres)	# of Properties	# of Registered Heritage Properties	Avg Date of Registered Heritage Properties	Permits Issued (2015-20)
Victoria Road	118,054	186	39	1889	44
Old North Suburb	88,435	84	37	1868	41
Downtown Dartmouth	243,634	165	26	1866	83
Creighton's Field	135,968	439	14	1871	111
Hydrostone	348,847	523	14	1920	93
Five Corners	50,090	59	13	1883	22
Bloomfield	91,161	239	11	1880	58
Harbourview	105,434	190	1	N/A	44
Westmount	257,114	281	0	N/A	60

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Process Review

Municipality	Stakeholder Committee (SC)		Number of Heritage Staff *
Toronto ON	Optional	SC increases project time but different perspectives provide a benefit.	3 **
Windsor ON	Optional	SC depends on how many issues need to be addressed and how much buy-in there is for project.	1.5
Edmonton AB	Yes	SC composed of residents most affected. Meet every three months.	4.5
Winnipeg MB	No	All owners invited to the public engagement events.	2
Ottawa ON	Optional	SC not required. Number of meetings depends on group.	6
Victoria BC	No	The applicant group is the SC.	1.5
Kingston ON	Optional	Local rate payer groups are heavily involved in providing specific edits to the documents and meeting with staff on multiple occasions.	2
HRM NS	Yes (Currently)	Heritage Advisory Committee selects and appoints an SC to work with staff.	3

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