

Item 9.1.2

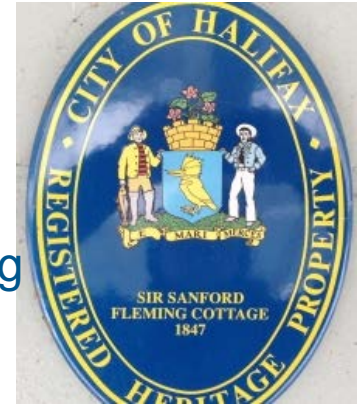
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**Heritage Advisory
Committee
Orientation**

January 27th 2021

Heritage Property Program at a Glance

- HRM Currently has about 500 registered heritage properties
- There are currently three Heritage Conservation Districts protecting an additional 300+ properties, and another 10 districts proposed.
- HRM has an annual grant program which offers private registered property owners cost-shared grants to help with repairs and maintenance.
- There are currently five heritage Planners working within HRM Planning and Development. Their roles are:
 - Advising heritage property owners on conservation and regulations;
 - Administering the grants programs;
 - Processing applications to register properties, or to alter them;
 - Drafting Development Agreements for heritage properties;
 - Working with Regional Planning Staff to draft new heritage policies;
 - Issuing permits for new development in conservation districts.



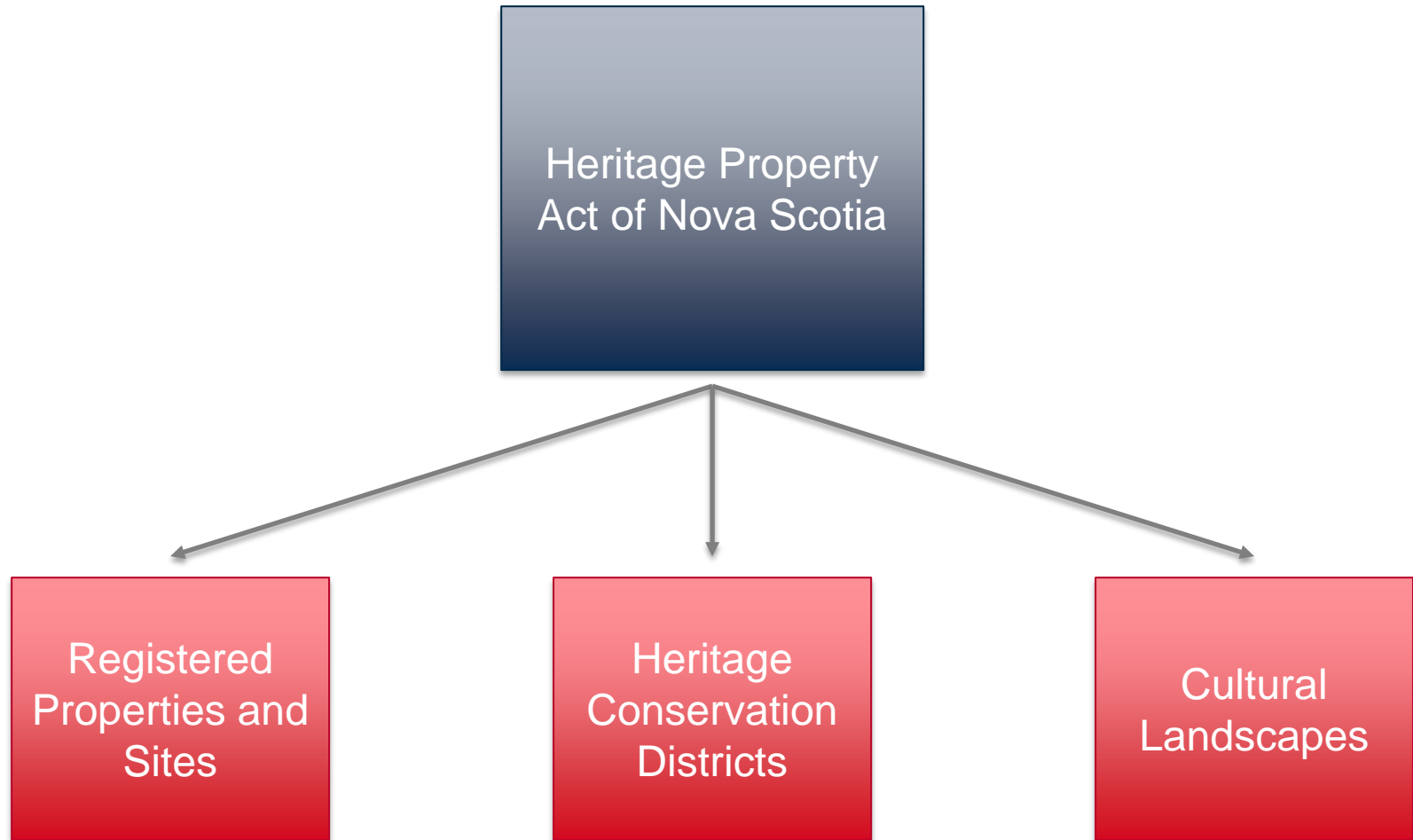
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The Role of HAC

HAC's role is to advise Council on:

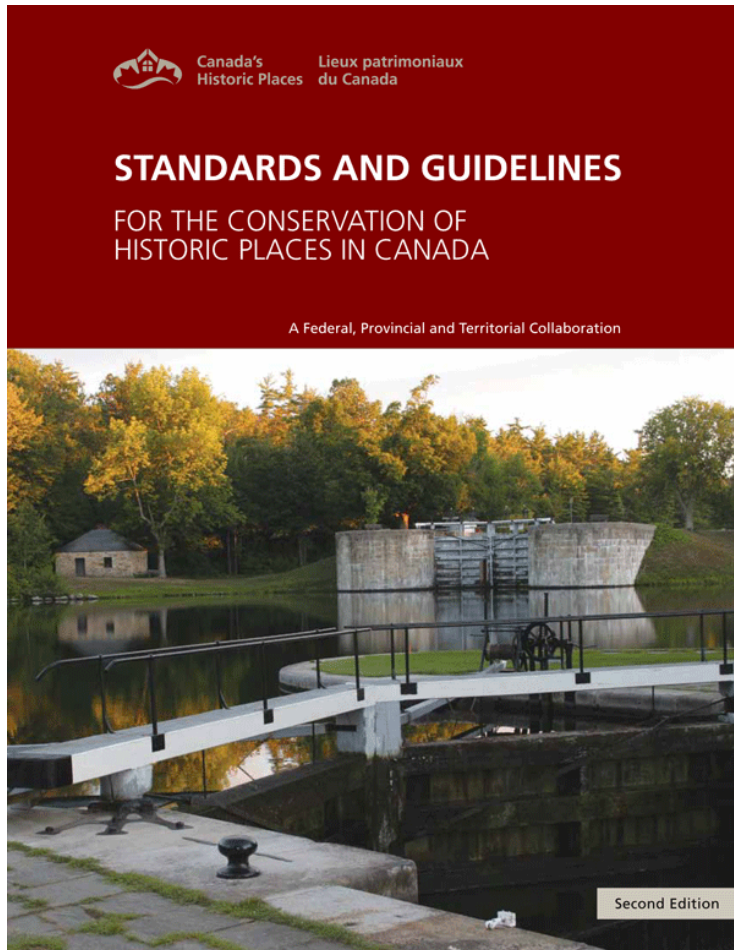
- The inclusion of properties, sites and districts in the municipal heritage registry;
- Applications to substantially alter or demolish a registered heritage property;
- The preparation, revision or repeal of Conservation District Plans and Bylaws
- The administration of heritage grant programs;
- Potentially any matter which falls under the intent or scope of the Heritage Property Act.

Legislative Authority



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Guiding Policies and Regulations



Also:

- Downtown Halifax Design Manual
- Heritage Conservation District Design Guidelines
- Centre Plan Design Requirements
- Secondary Plan Policies

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What is a registered heritage property?

A property, site or building that contributes to the common history of the municipality due to a combination of the following:

1. Age;
2. Association with important events or people;
3. Notoriety of the Architect or builder;
4. Important architectural style;
5. Integrity; and
6. Connection to surrounding community

These buildings require approval for major alterations, and are protected from demolition. They are also eligible for annual conservation grants.

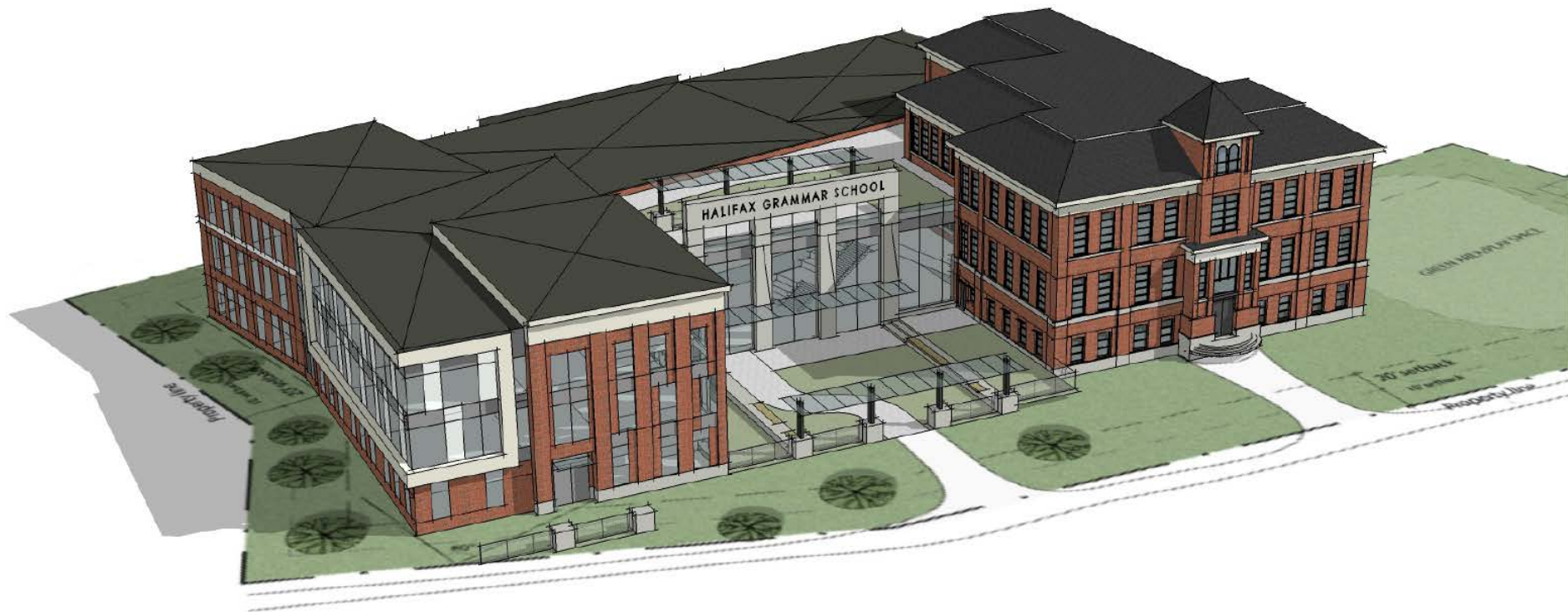


1/22/2021



Substantial Alteration of the Halifax Grammar School

- The historic structure is proposed to be maintained and restored;
- The new structure is designed to contrast with the historic structure;
- Architectural prominence is provided to the historic portion.



What is a Heritage Conservation District?

A district or neighbourhood that represents a significant era or architectural style which merits protection and recognition.

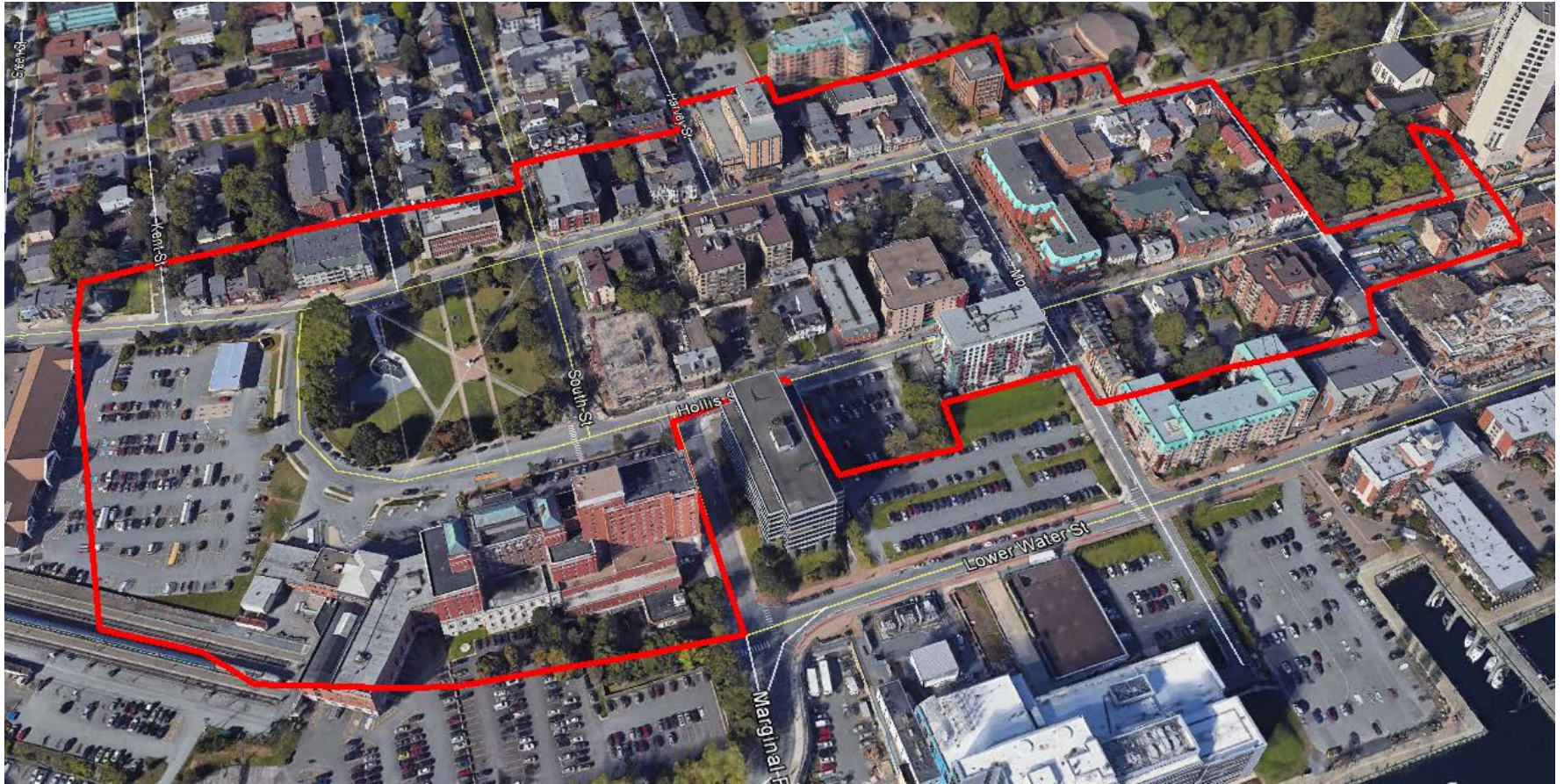
HCDs are identified and researched by community groups and municipal staff. Once an area has been delineated area specific conservation policies and development rules are created.

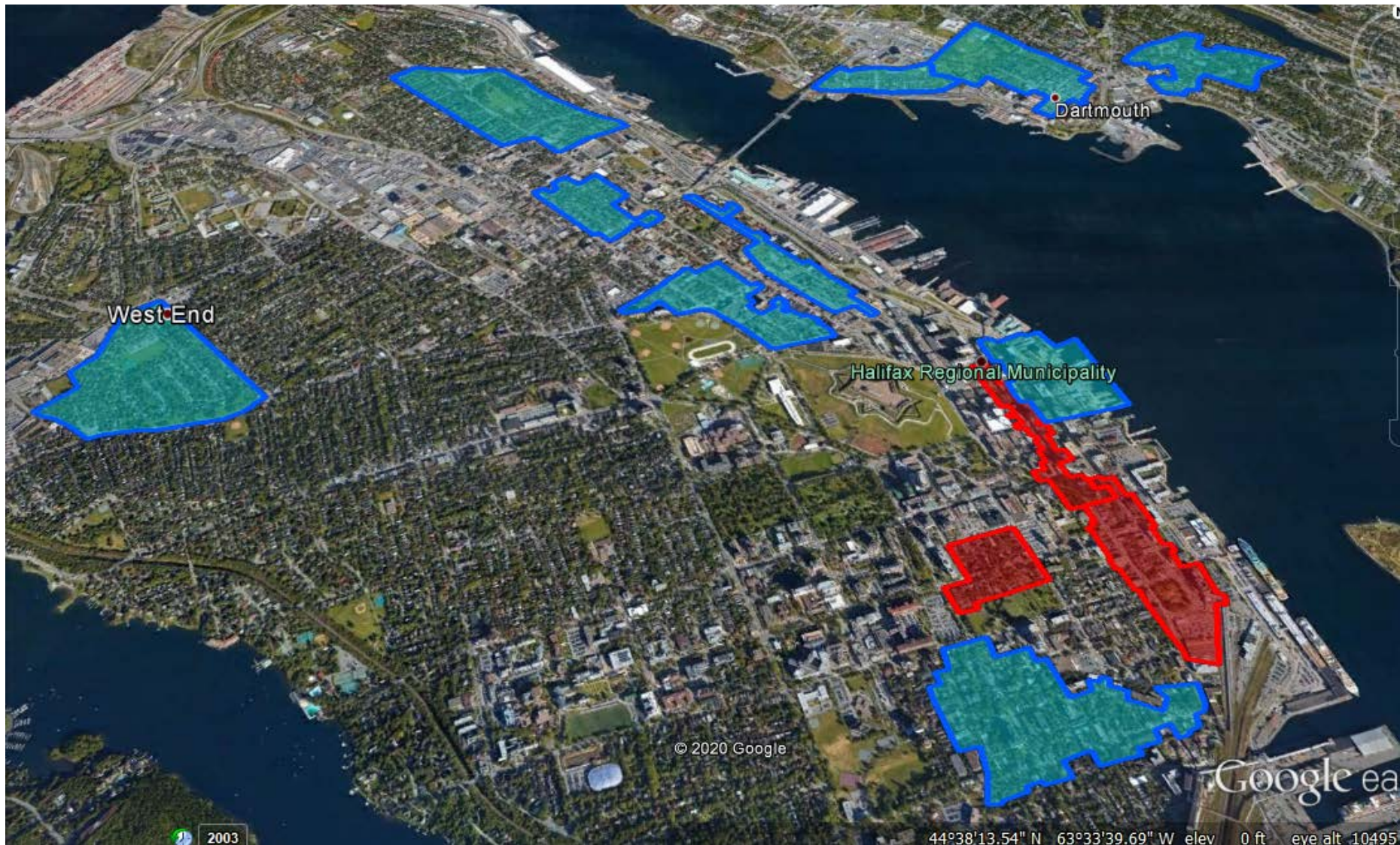
HCDs typically have accompanying grant programs to help property owners conserve their properties.

ie: Schidtdville

Old South Suburb HCD

- Initiated by Council in February 2015
- 104 Total Properties, some dating back to the 1790s
- Halifax's first "suburb"
- Approved in January 2020





Barrington Street Heritage Conservation District Incentive Program

- Created in 2009
- \$4.1 million in grants, fee waivers and tax rebates in support of building rehabilitation since inception



2012



2018

What other forms of heritage protection are there?

- Provincial Heritage Properties
- Nova Scotia Special Places
- National Historic Sites
- Municipal, Provincial and National Parks
- Zoning

Important Links

HRM Heritage Property Program

<https://www.halifax.ca/home-property/heritage-properties>

Nova Scotia Heritage Property Act

<https://nslegislature.ca/sites/default/files/legc/statutes/heritage.htm>

HRM By-law H-200

<https://www.halifax.ca/sites/default/files/documents/city-hall/legislation-by-laws/By-lawH-200.pdf>

Standards and Guidelines for the Conservation of Historic Places in Canada

<https://www.historicplaces.ca/en/pages/standards-normes.aspx>