

## Case H00500

Development of Heritage Properties  
within South End Secondary Plan Area of Halifax Peninsula

Heritage Advisory Committee  
Wednesday, January 27, 2021

# Origin

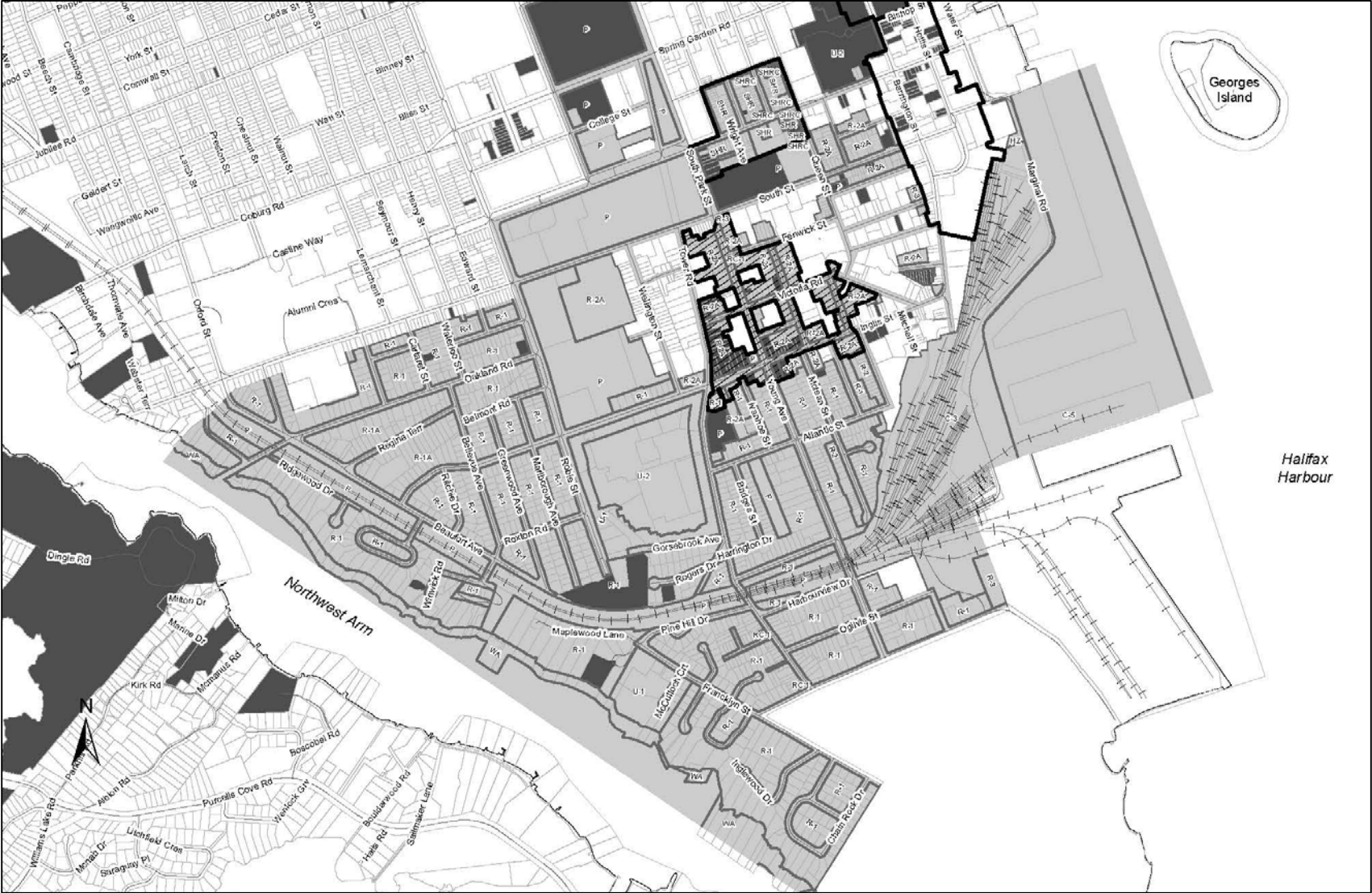
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On October 8, 2019, Regional Council passed the following motion:

*That Halifax Regional Council requests that the Chief Administrative Officer provide a staff report exploring options for expanding the potential for integrated development on registered heritage properties within the South End Plan Area of the Halifax Secondary Municipal Planning Strategy, with the goal of providing land use policy and standards that supports heritage conservation.*

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# South End Area



# South End Area



# Heritage Property Act and HRM Conservation Standards



## Heritage Property Act

CHAPTER 199

OF THE

REVISED STATUTES, 1989

amended 1991, c. 10; 1998, c. 18, s. 561; 2010, c. 54

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### An Act to Provide for the Identification, Preservation and Protection of Heritage Property

#### Short title

1 This Act may be cited as the Heritage Property Act. *R.S., c. 199, s. 1.*

#### Purpose

2 The purpose of this Act is to provide for the identification, designation, preservation, conservation, protection and rehabilitation of buildings, public-building interiors, structures, streetscapes, cultural landscapes, areas and districts of historic, architectural or cultural value, in both urban and rural areas, and to encourage their continued use. *R.S., c. 199, s. 2; 1991, c. 10, s. 1; 2010, c. 54, s. 1.*

#### Interpretation

3 In this Act,

(a) "Advisory Council" means the Advisory Council on Heritage Property;

(b) "alter the exterior appearance" includes move in whole or in part;

(c) "building" includes the land and structures appurtenant thereto;

(ca) "certificate" means a certificate of appropriateness issued by a heritage officer certifying that a proposed development conforms with the requirements of a conservation by-law;

(caa) "character-defining elements" means the materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to heritage value and that must be sustained in order to preserve heritage value;

(cb) "conservation by-law" means a heritage conservation district by-law adopted and approved pursuant to this Act;

(cc) "conservation plan" means a heritage conservation district plan adopted and approved pursuant to this Act;



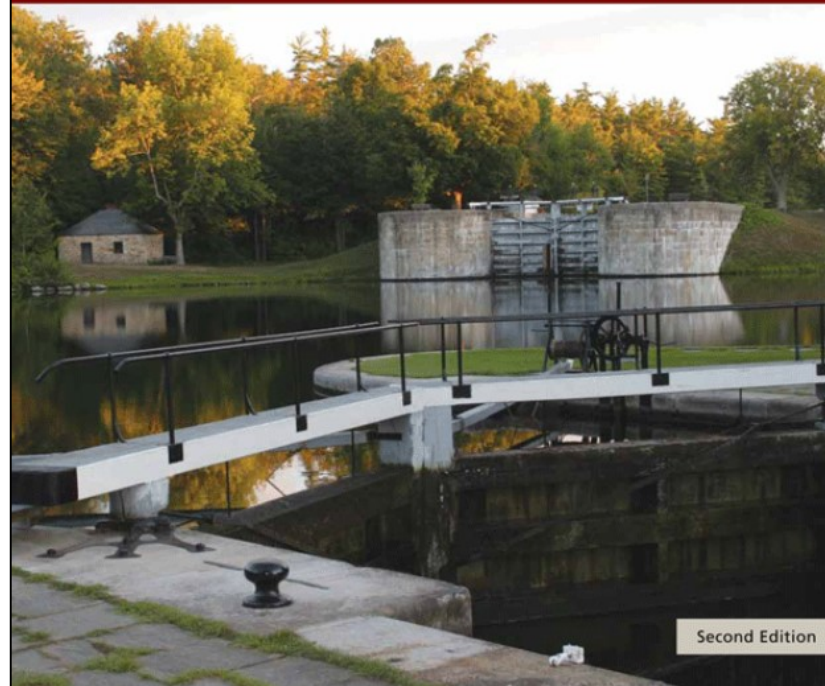
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# Options for Development of Heritage Properties in the South End

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## **Option 1**

Expanding Development Potential Under Centre Plan, Package B

## **Option 2**

Expanding Development Potential for Historic Buildings Prior to Heritage Registration

## **Option 3**

Expanding Development Potential within Heritage Conservation Districts

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# Option 1: Expanding Development Potential Under Centre Plan, Package B

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- **Residential Zoning in Draft Centre Plan Package B**
  - ER1 (Established Residential 1) Zone will replace most residential zones and mirror the R-2A zone.
  - Consequently, the rate of development is not expected to change significantly under Package B.
- **Heritage Development Agreement Policy in Draft Centre Plan Package B**
  - Proposed Policy 5.6 will replace and remain similar to existing Policy 6.8.
  - Policy 5.6 will allow a development to exceed the maximum heights or floor area ratios identified in the policies of the plan.

# Option 2: Expanding Development Potential for Historic Buildings Prior to Heritage Registration

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- **Merits of Expanding Development for Historic Buildings Prior to Heritage Registration**

- Permit a desired development on a property without the perceived risks to the owner\*.

\*Despite the perceived risks, most applications under Policy 6.8 are successful.

- **Risks of Expanding Development for Historic Buildings Prior to Heritage Registration**

- Overlook due diligence afforded by the *Heritage Property Act*, HRM Conservation Standards, etc.
- Leave key stakeholders (i.e. HAC and Regional Council) out of the decision-making process.

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# Option 3: Expanding Development Potential within Heritage Conservation Districts

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- Unprotected historic building stock exists in large numbers throughout the South End Area.
- An HCD can provide clear and consistent rules without registering each property individually.
- Interim measures can reduce potential for inappropriate development.
- Longer-term solution. Additional staff resources can expedite the establishment of new HCDs.

# Recommendation

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It is recommended that the Heritage Advisory Committee recommend that Regional Council direct the Chief Administrative Officer to identify additional heritage conservation district study areas within the South End Plan Area, as per Option 3 of this report, for potential inclusion in the Regional Centre Secondary Municipal Planning Strategy.