HALIFAX

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Item No. 13.1

Request for Consideration				

X	**Agenda Item** (Submitted to Municipal Clerk's Office by Noon at least 5 working days prior to the meeting)	☐ **Added Item** (Submitted to Municipal Clerk's Office by Noon at least one day prior to meeting)	☐ **Request from the Floor** ☐ **Notice of Motion**

Council or Committee: CPED   **Date of Meeting: September 23**

Subject: Heritage Conservation Standards

Motion:
That Community Planning Economic Development request that the CAO review HRM's use of the Standards and Guidelines for the Conservation of Historic Places in Canada in evaluating alterations to heritage properties and properties within heritage conservation districts. The requested report should explore options to better adapt conservation standards to HRM's local heritage context.

Reason:
Recent development pressure has resulted in an increase in heritage bylaw development applications. Some proposals are similar in height and mass to the heritage asset, and some are substantially taller or larger.

HRM uses the Federal Standards and Guidelines for the Conservation of Historic Places in Canada which require that the addition to a heritage property not "subordinate" a heritage property. Subordination, however, is open to wide interpretation.

Recent appeals court decision found that Council has the jurisdiction to consider overlapping planning perspectives, weigh a range of solutions, make value judgments, negotiate with a proponent, and, if feasible, find an appropriate balance for a development agreement.

While a wide range of approaches should continue to be able to be considered based on site context, clarity around what an upper bound might be in terms of individual properties, and in historical and heritage neighbourhood contexts, would provide more certainty and comfort to both residents and the development community.

Outcome Sought:
Policy clarity and possible bylaw amendment.

Moved Councillor Sam Austin	*District 5*