

HALIFAX

Downtown Halifax Heritage Conservation District

Heritage Advisory Committee
Wednesday, June 28, 2023

Origin

On May 4, 2021, Halifax Regional Council passed the following motions:

THAT Halifax Regional Council:

- 1. Accept the background study contained in Attachment A of the March 2, 2021 staff report to initiate the process to establish a Heritage Conservation District in Downtown Halifax; and*
- 2. Follow the Public Participation Program for Heritage Conservation Districts (HCDs), adopted by Regional Council on November 17, 2020, as contained in Attachment B of the March 2, 2021 staff report, to obtain public input on the proposed Downtown Halifax conservation plan and by-law in accordance with Section 6 of the Heritage Conservation Districts Regulations.*

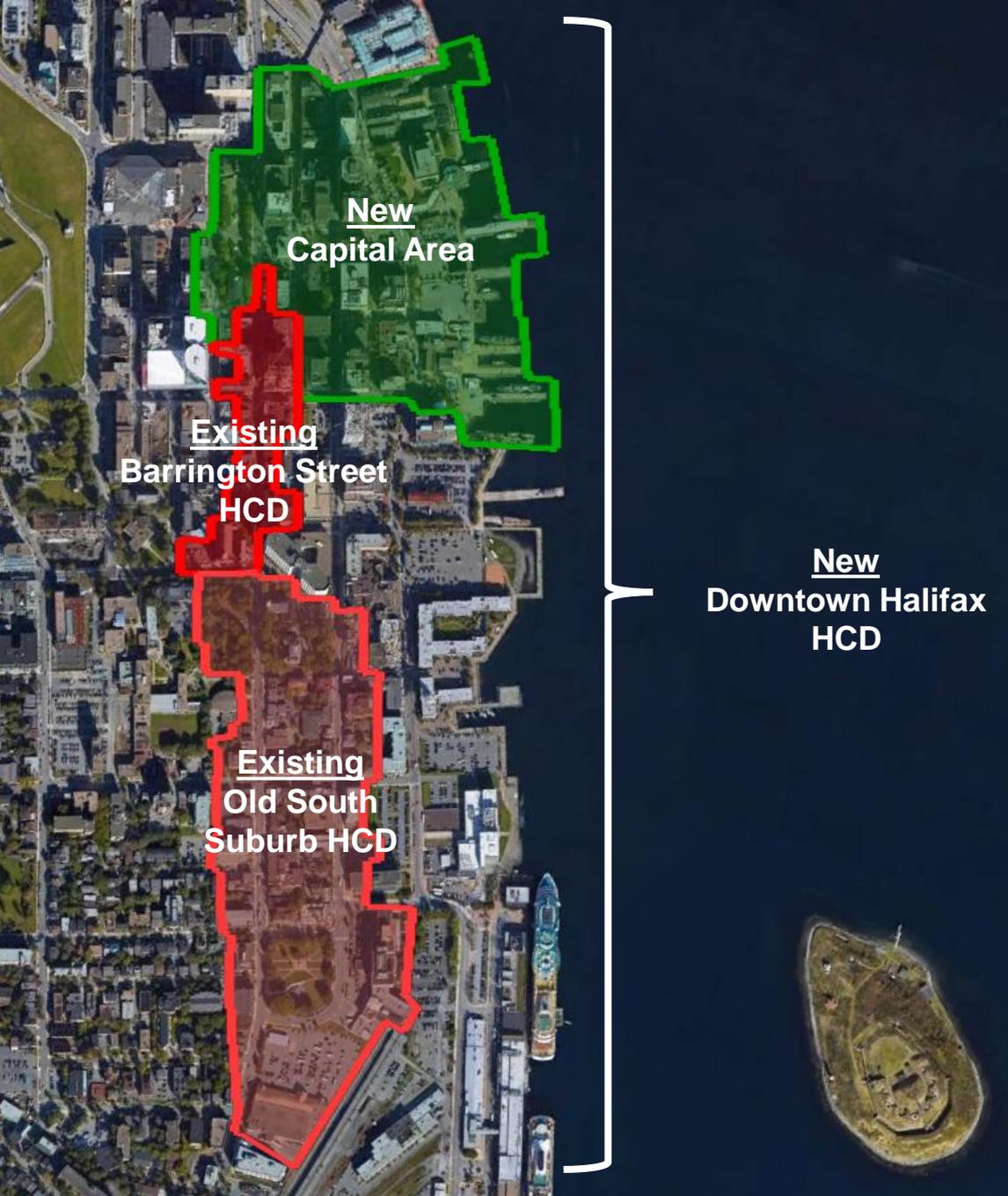


Barrington Street

Schmidtville

Old South Suburb

An HCD is a defined area of historic or architectural value. It is protected by regulations governing such things as demolition, exterior alteration, and new development.



What is the Proposed HCD Boundary?

One HCD plan and boundary to encompass three areas:

- 1) Capital Area;
- 2) Barrington Street Area; and
- 3) Old South Suburb Area

HALIFAX



Why establish a new HCD?

Development Pressure

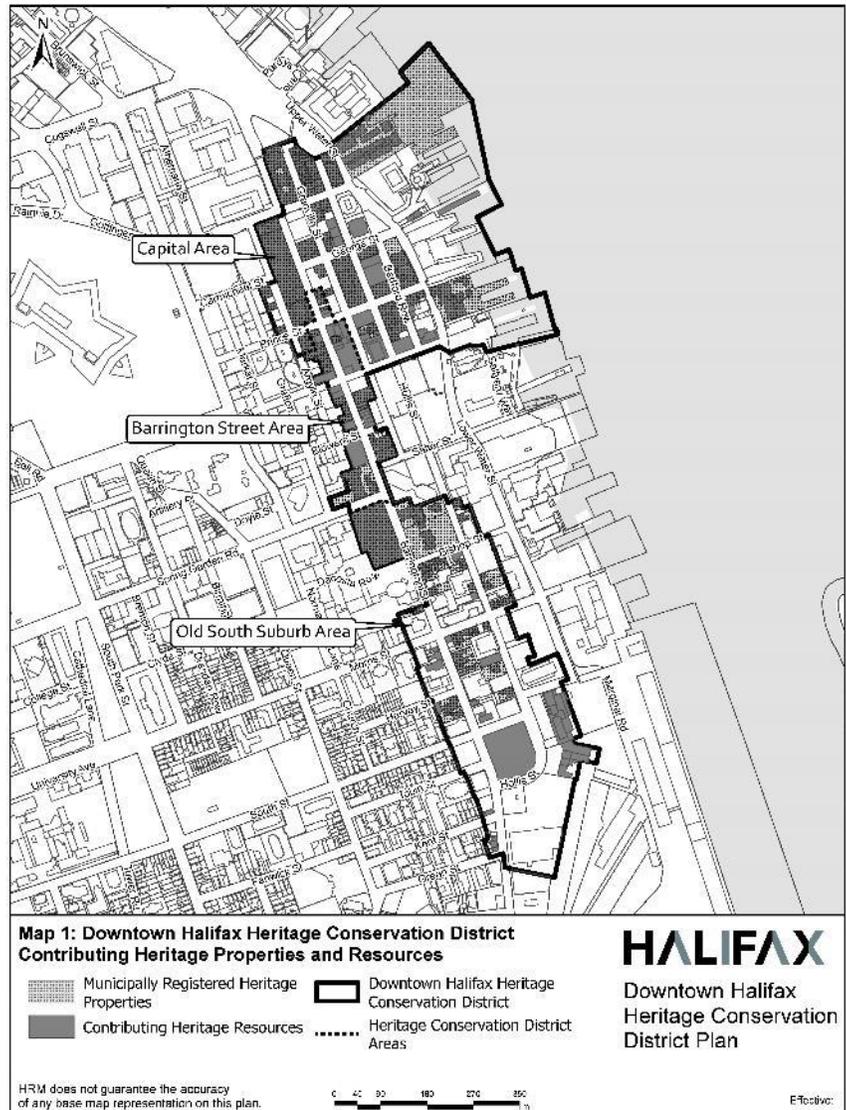
Downtown Halifax is experiencing a great deal of pressure for development, as it contains some of the most valuable real estate in Halifax.

Loss of Potential Heritage Buildings and Character

Since 2009, Downtown Halifax has lost over 50 potential heritage buildings to demolition, half of the buildings identified as having potential heritage value in 2009.

HALIFAX

Proposed HCD Boundary

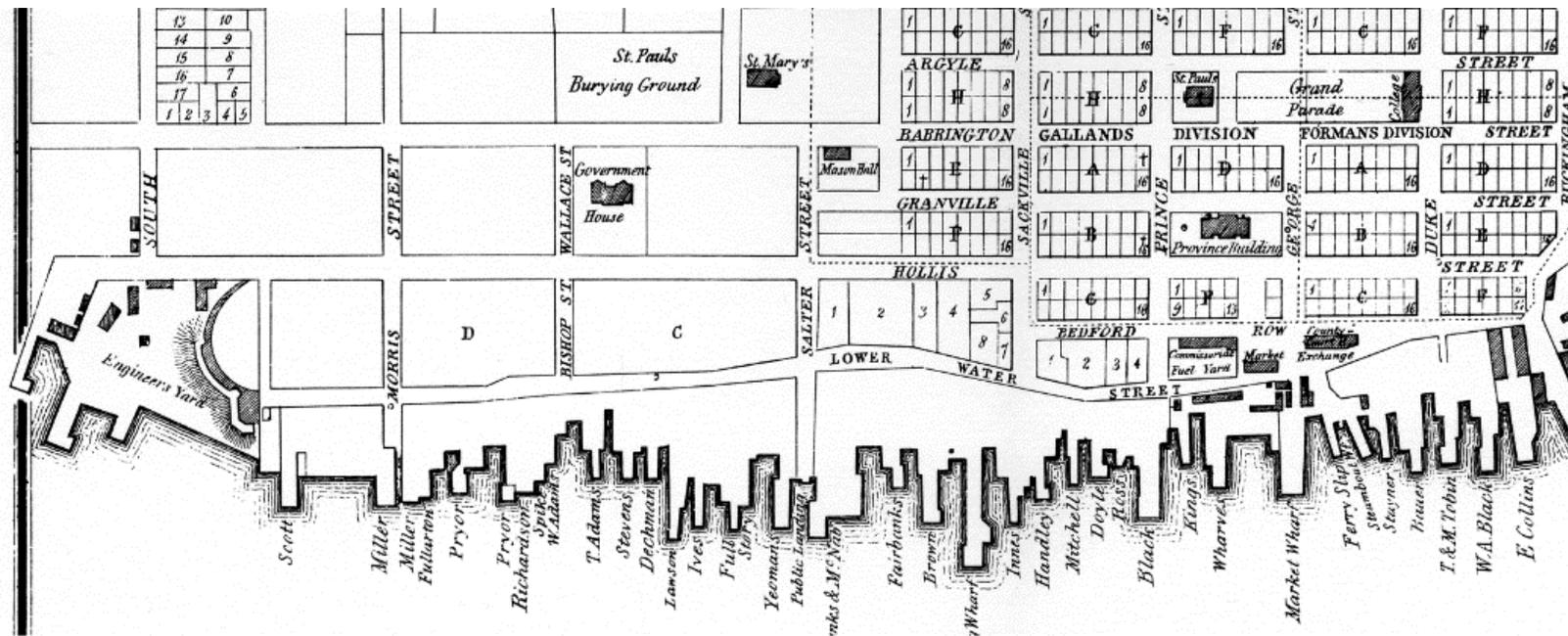


Rationale:

- Heritage value of three areas
- Respond to development pressures and loss of character
- Consistency in administration
- Reduce number of plans and by-laws to administer

HALIFAX

Heritage Value



Derived from 1835 Map of Halifax

Capital Area: Original town which became the seat of provincial and municipal governments, important centre of commerce and waterfront industry.

Barrington Street Area: Principal arterial street which became the main commercial street in late 19th century

Old South Suburb Area: First suburb of Halifax, Georgian and Victorian residential architecture

HALIFAX

Project Timeline



Goals of the HCD Plan

The Downtown Halifax Heritage Conservation District will address three goals:

1. To conserve the historic integrity of Downtown Halifax within a sustainable urban environment.
2. To encourage new development that complements the scale and character of Downtown Halifax.
3. To promote the Downtown Halifax HCD as a cultural heritage destination.



Halifax City Hall

HALIFAX

HCD Plan/Bylaw Measures for Development

- Identify Contributing Heritage Resources
- Substantial alterations to contributing heritage resources require Heritage Officer approval only*
- Demolition of contributing heritage resources require Regional Council approval or a refusal of the demolition

*Regional Council approval still required for substantial alterations to registered heritage buildings

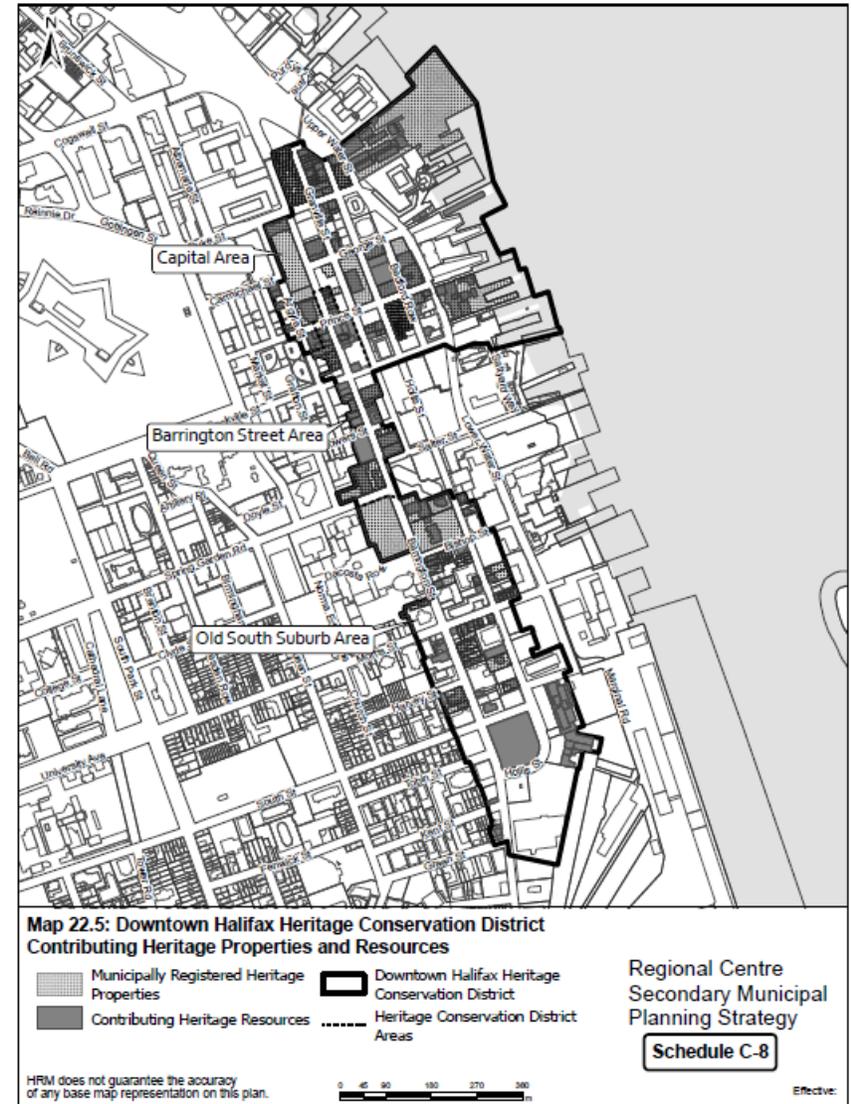


Morris Street Terrace in the Old South Suburb Area

HALIFAX

Regional Centre SMPS Amendments

- Create the Downtown Halifax Heritage Conservation District Precinct
- Establish the **Heritage Conservation District – Downtown Halifax (HCD–DH) Zone**
- Establish the Old South Suburb (OSS) Special Area with three Sub-Areas:
 1. Old South Suburb Redevelopment Site (OSS-A) Sub-Area
 2. Waverley Inn (OSS-B) Sub-Area
 3. Elmwood (OSS-C) Sub-Area
 4. South and Tobin (OSS-D) Sub-Area



Regional Centre LUB Amendments

- Contributing Heritage Buildings identified
- Definition added for Contributing Heritage Building
- Definition added for Contributing Heritage Property



Commercial Block in the Barrington Street Area

Regional Centre LUB Amendments

- Maximum height identified in new Capital Area with some changes.
- No changes to maximum height in existing Barrington Street Area.
- No change to Maximum FAR for existing Old South Suburb Area.
- Old Burying Grounds, Government House, and St Matthew's Church properties added to Old South Suburb Area.
- Design requirements shall apply to all contributing heritage properties.



Old Post Office in the Capital Area

HALIFAX

Regional Centre LUB Amendments

- Within the HCD-DH Zone:
 - More than one main building permitted on a contributing heritage property
 - No side or rear setbacks from property lines required
 - 12 metre streetline setback for any height exceeding the streetwall height in defined areas



Waverley Inn in the Old South Suburb Area

Regional Centre LUB Amendments

Schedule 20A: Setback for Height Above Streetwall Downtown Halifax Zone

— Frontages that require a setback of 12 metres for any height exceeding the streetwall height





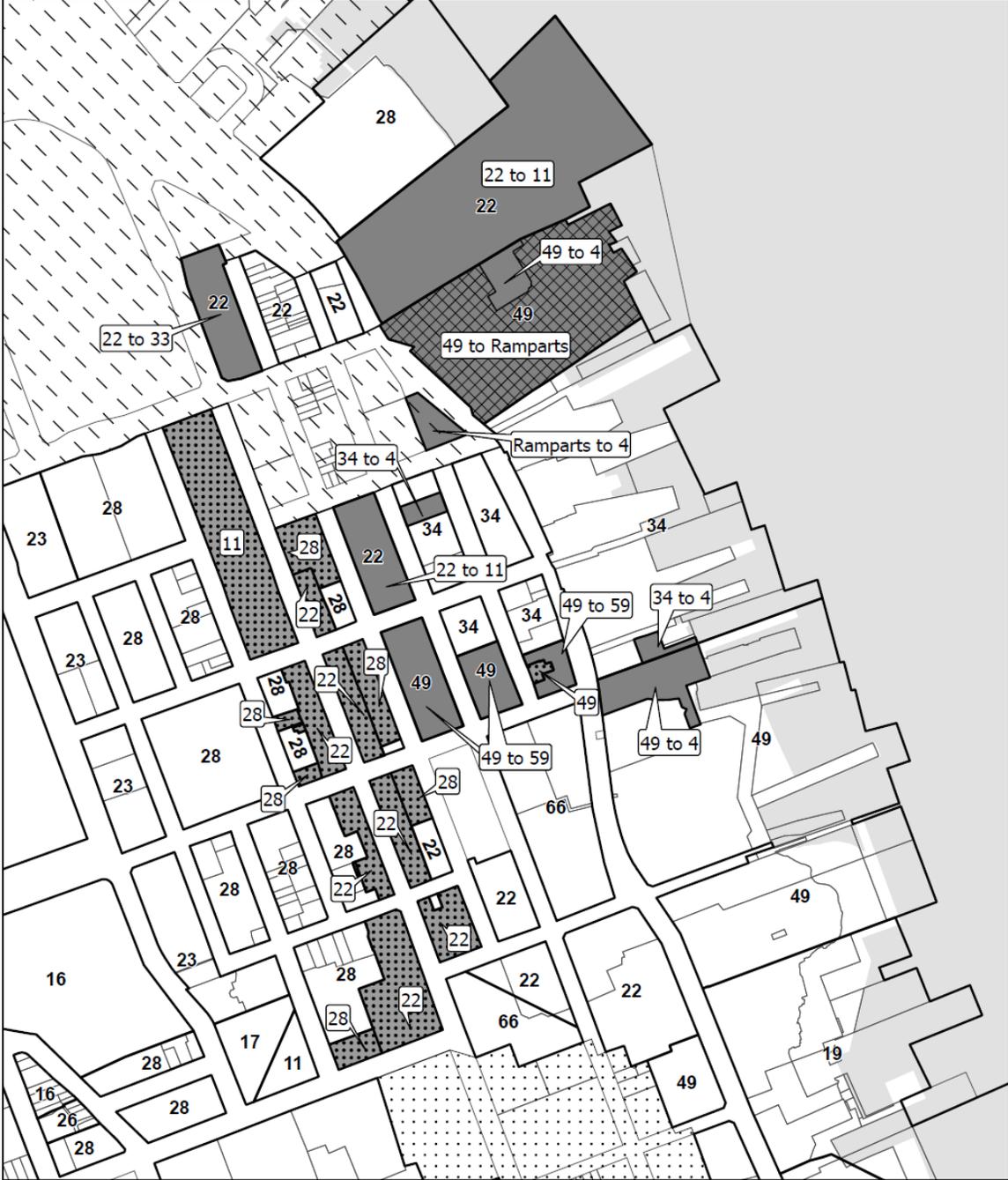
12 metres

Streetline



RC LUB Amendments

SCHEDULE 15 MAXIMUM BUILDING HEIGHT PRECINCTS



How a Municipality Establishes an HCD

Adopts a public participation program by resolution

Undertakes and approves a background study

Submits study and public participation program to Minister

Begins the public consultation phase

Prepares a draft Heritage Conservation District Plan and By-law

Gives notice of intention to hold a public hearing

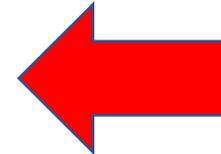
Provides public access to the proposed documents

Holds a public hearing

Submits the HCD Plan and By-law to the Minister, if approved

Receives Minister's decision on the HCD Plan and By-law

Gives notice of approval of the HCD Plan and By-law and files documents

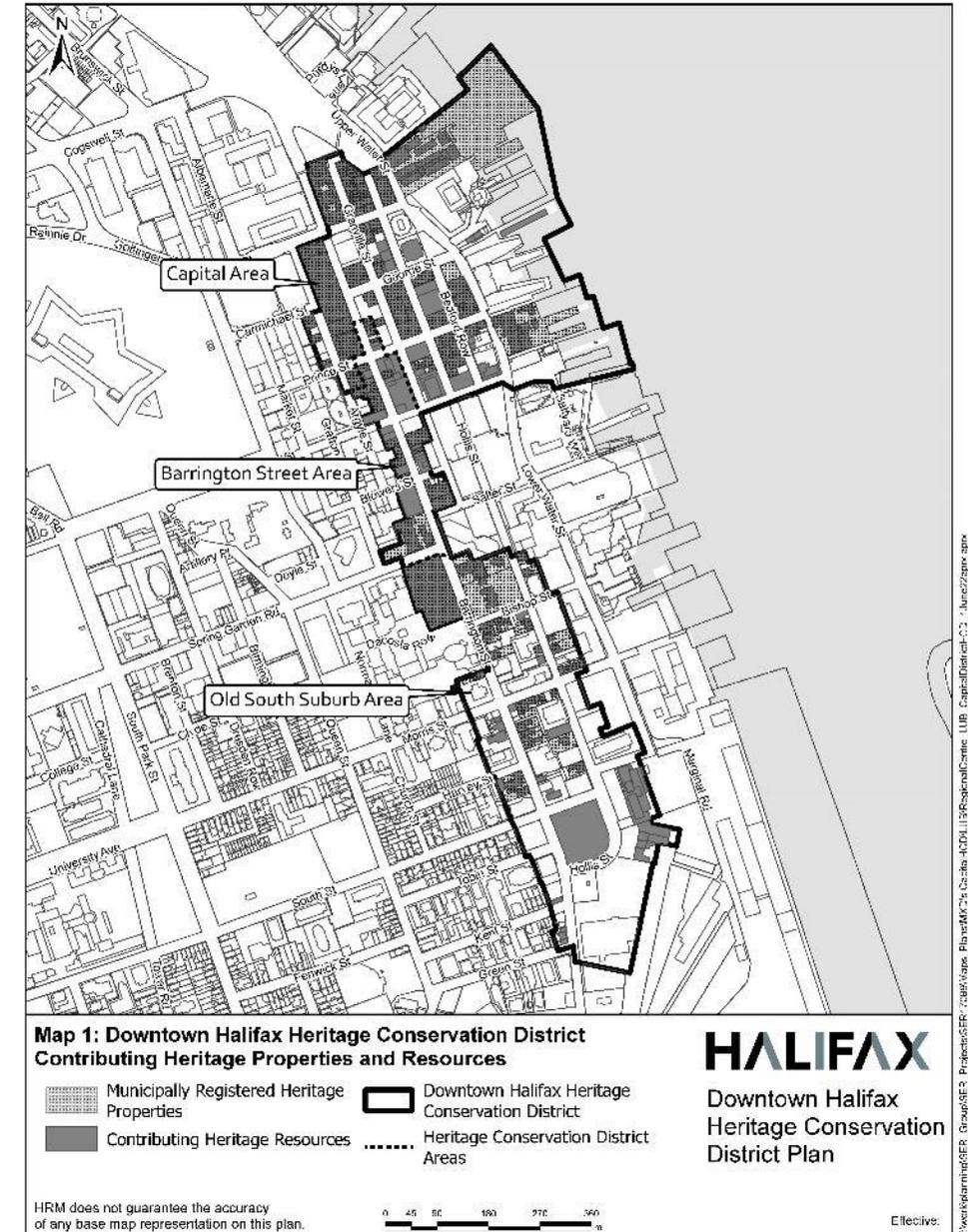


June 2023

HALIFAX

Conclusion

- The heritage value of Downtown Halifax as a Heritage Conservation District is associated with the economic, social, and political evolution of Halifax, province, and country which continues to the present.
- The Downtown Halifax SMPS has long envisioned a renewed community focus for this part of the downtown core.
- The HCD Plan and By-law will protect the many significant registered and non-registered heritage buildings in the area.



Recommendations 1/2

It is recommended that the Heritage Advisory Committee recommend that Halifax Regional Council:

1. Give First Reading and schedule a public hearing to consider the adoption of:
 - a) the Downtown Halifax Heritage Conservation District Plan, including repealing the Barrington Street Heritage Conservation District Revitalization Plan and the Old South Suburb Heritage Conservation District Plan as set out in Attachment A; and
 - b) the Downtown Halifax Heritage Conservation District By-law (H-900), including repealing the Barrington Street Heritage Conservation District By-law (H-500) and the Old South Suburb Heritage Conservation District By-law (H-800), as set out in Attachments B.

2. Give First Reading and schedule a public hearing to consider the adoption of:
 - a) the amendments to the Regional Centre Secondary Municipal Planning Strategy and the amendments to the Regional Centre Land Use By-law, as contained in Attachments C and D; and
 - b) the amendments to the Downtown Halifax Secondary Municipal Planning Strategy and the amendments to the Downtown Halifax Land Use By-law, as contained in Attachments E and F.

Recommendations 2/2

It is recommended that the Heritage Advisory Committee recommend that Halifax Regional Council:

3. Adopt:

- a) the Downtown Halifax Heritage Conservation District Plan, including repealing the Barrington Street Heritage Conservation District Revitalization Plan and the Old South Suburb Heritage Conservation District Plan as set out in Attachment A; and
- b) the Downtown Halifax Heritage Conservation District By-law (H-900), including repealing the Barrington Street Heritage Conservation District By-law (H-500) and the Old South Suburb Heritage Conservation District By-law (H-800), as set out in Attachments B.

4. Adopt:

- a) the amendments to the Regional Centre Secondary Municipal Planning Strategy and the amendments to the Regional Centre Land Use By-law, as contained in Attachments C and D; and
- b) the amendments to the Downtown Halifax Secondary Municipal Planning Strategy and the amendments to the Downtown Halifax Land Use By-law, as contained in Attachments E and F.

HALIFAX

Thank You

Seamus McGreal
mcgreal@halifax.ca
902.717.1568