

# HALIFAX

## Case H00437

Strategy for the Protection of Potential  
Heritage Resources in Downtown Halifax  
(Map 6)

Community Planning and Economic  
Development Standing Committee

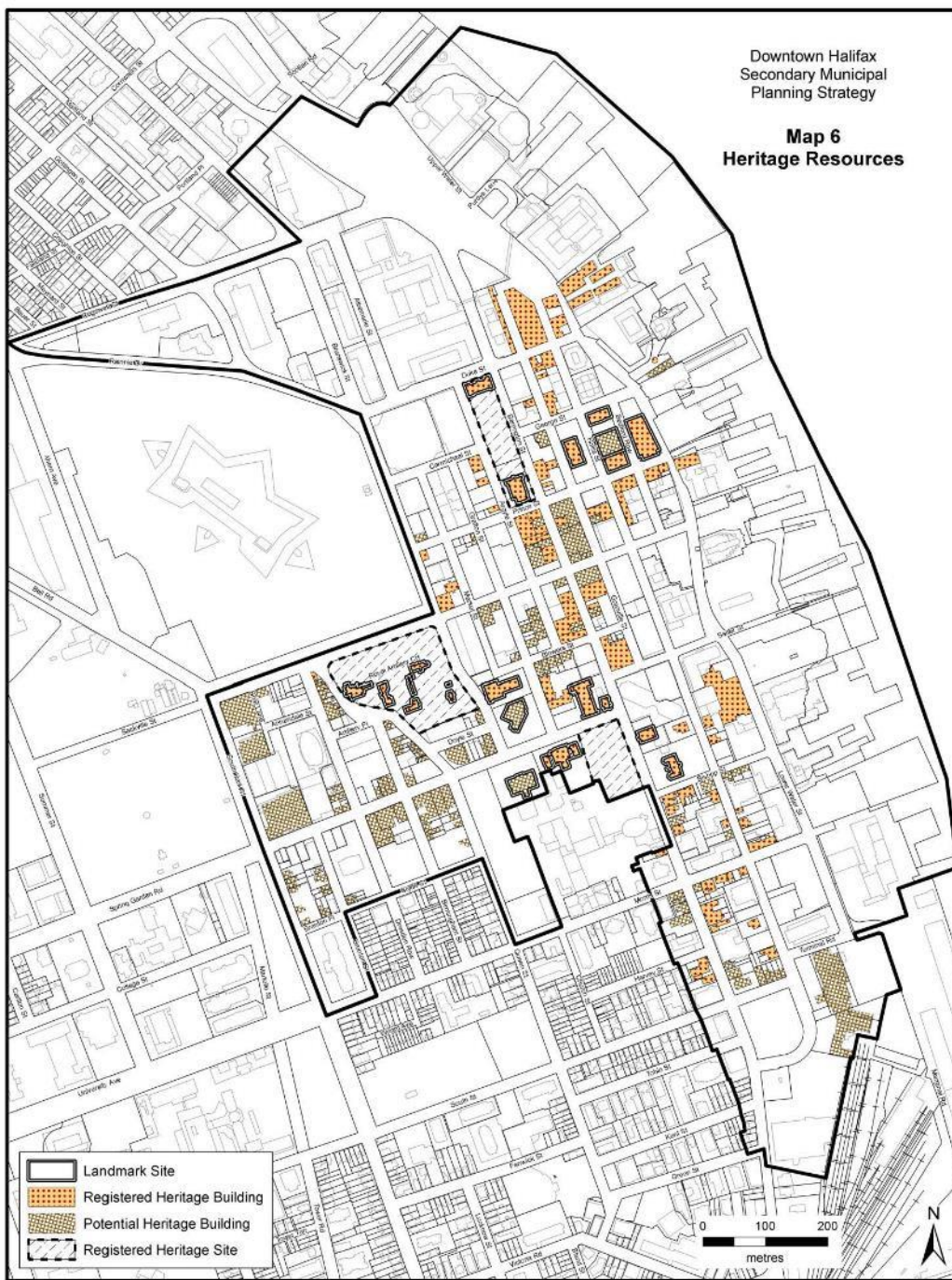
April 18, 2019

# Origin

Regional Council motion:

*“THAT Halifax Regional Council request a staff report with regard to placing a moratorium on the demolition of buildings inventoried as properties which have potential for registration as municipal heritage properties or inclusion in municipal heritage conservation districts, as identified in the Downtown Halifax Secondary Municipal Planning Strategy, Map 6: "Heritage Resources", forming part of the Downtown Halifax Secondary Municipal Planning Strategy, pending consideration of, and incorporation of a strategy for preserving these buildings in the Regional Plan revisions (RP+5).”*

**Map 6**  
**Heritage Resources**



# Registry of Municipal Heritage Property and Inventory of Heritage Resources

*Table 1: HRM Evaluation Criteria for Registration of Heritage Buildings, Total Possible Scoring Summary*

| <b>Criterion</b>                                    | <b>Highest Possible Score</b> |
|-----------------------------------------------------|-------------------------------|
| 1. Age                                              | 25                            |
| 2. Historical or Architectural Importance           | 20                            |
| 3. Significance of Architect/Builder                | 10                            |
| 4. Architectural Merit: Construction type and Style | 20                            |
| 5. Architectural Integrity                          | 15                            |
| 6. Relationship to Surrounding Area                 | 10                            |
| <b>Total</b>                                        | <b>100</b>                    |

# Updated Inventory

## Potential Heritage Resources in Downtown Halifax

*Table 2: Number of Heritage Resources in Downtown Halifax Still Standing Outside of an HCD and their Approximate Age and Style*

| Number of Potential Heritage Buildings Outside of Existing or Future HCDs identified on Map 7 | Number of Potential Heritage Buildings Outside of Existing or Future HCDs that are Still Standing | Number of Potential Heritage Buildings Outside of Existing or Future HCDs Demolished Since 2009 |
|-----------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|
| 104                                                                                           | 71                                                                                                | 33                                                                                              |

*Table 3: The Approximate Age and Style of the Buildings which are Still Standing*

| Approximate Age and Style as a Percentage of the 71 Potential Heritage Buildings Outside of Existing or Future HCDs that are Still Standing |                                             |                                             |
|---------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|---------------------------------------------|
| Late Georgian to Mid-Victorian (1800-1885)                                                                                                  | Late Victorian to Edwardian (1885-1914)     | Beaux Arts and Art Deco (1925-1939)         |
| 75% concentrated in a few areas (53 buildings)                                                                                              | 16% concentrated in one area (12 buildings) | 9% including 3 landmark sites (6 buildings) |



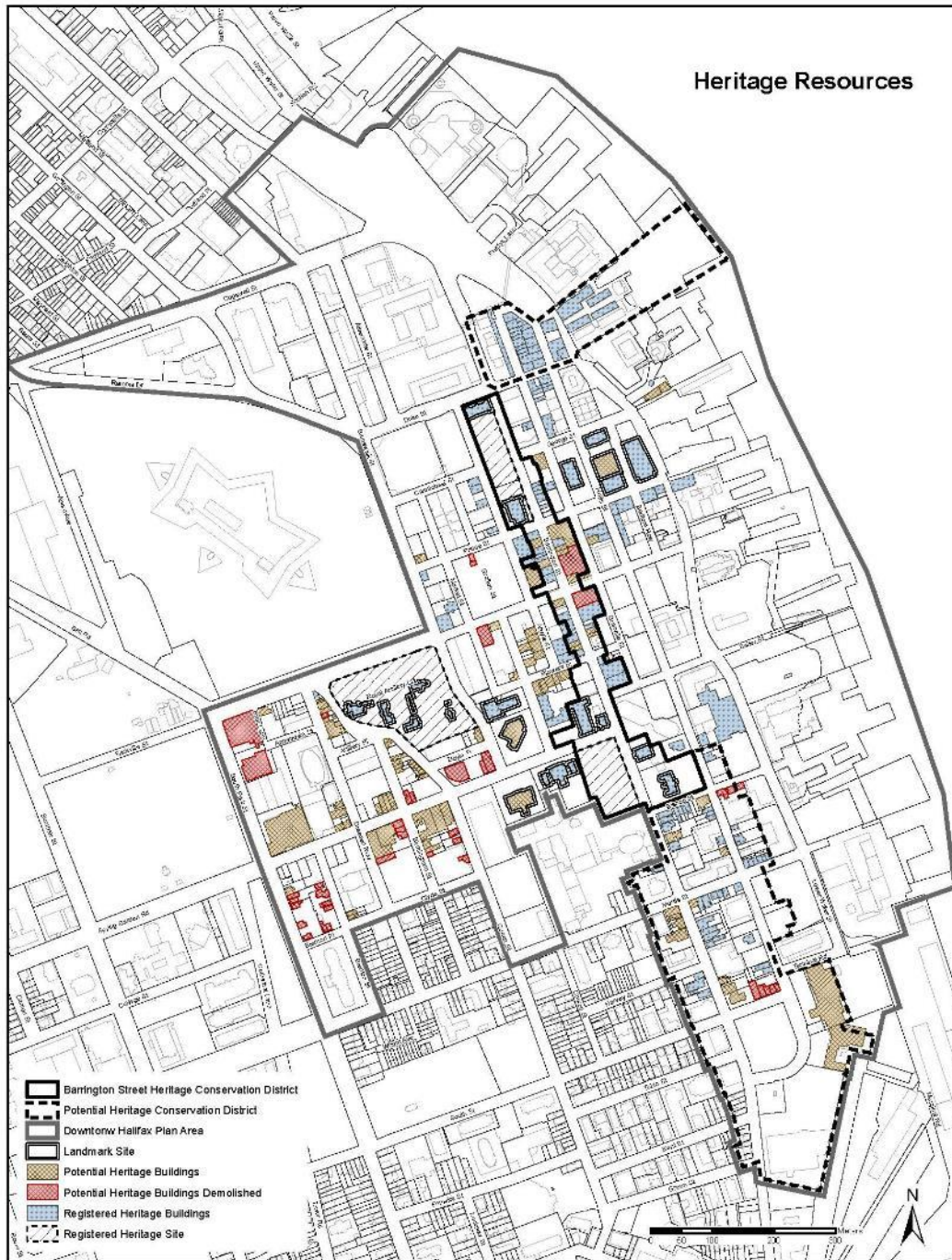
Mid-Victorian buildings demolished



Late Victorian buildings demolished



# Heritage Resources





Late Georgian to Mid-Victorian buildings Still Standing







Late Victorian buildings Still Standing





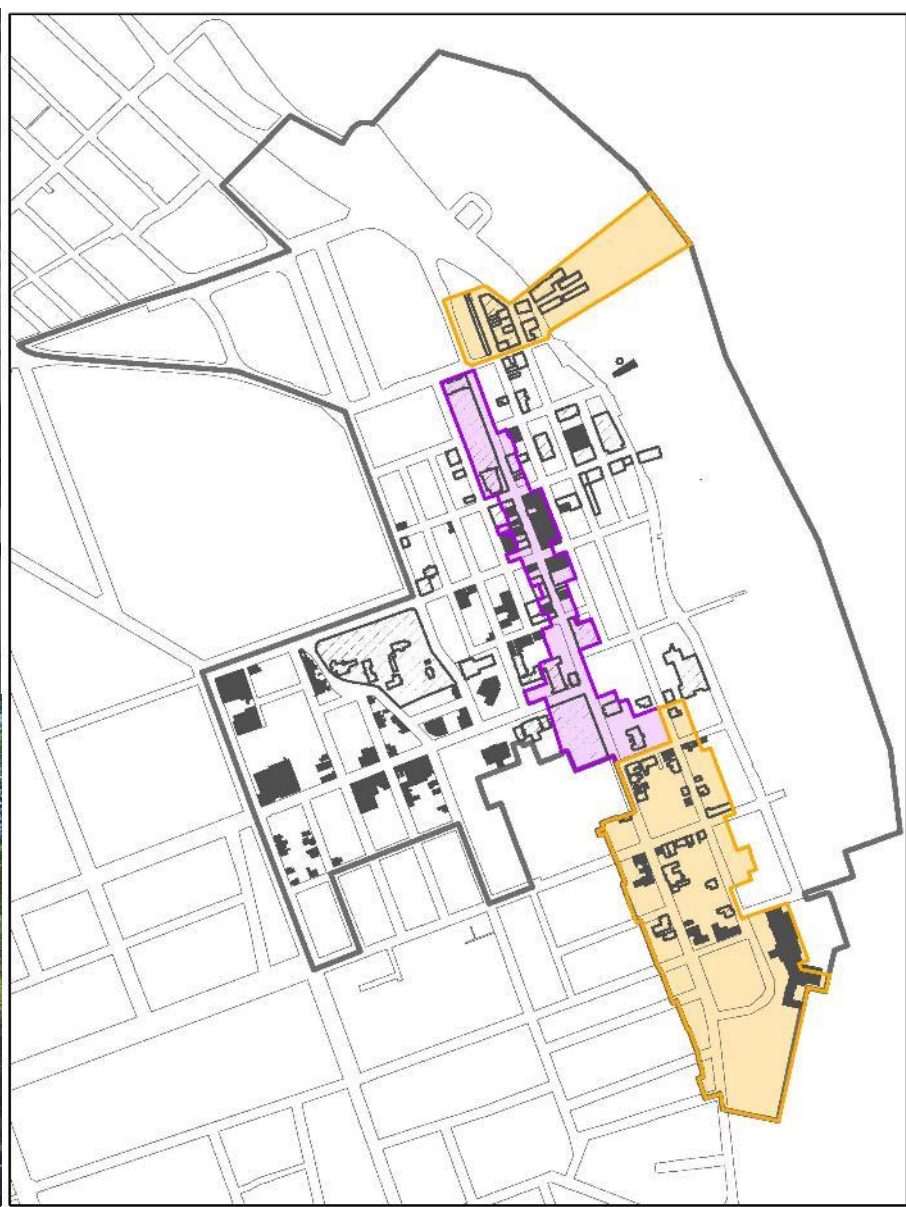
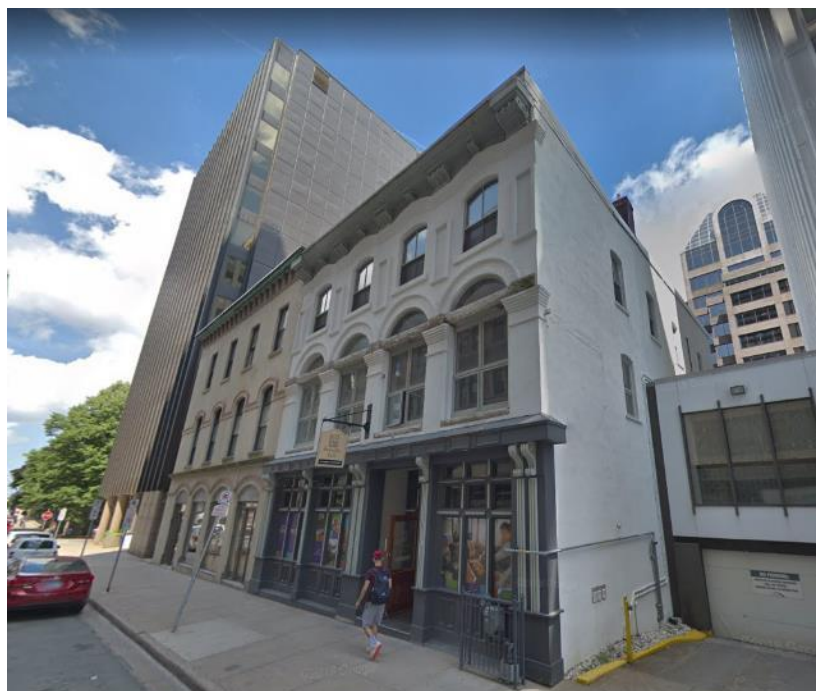
Beaux Arts and Art Deco buildings Still Standing



# Strategy to Help Protect Downtown Halifax Heritage Resources

*Table 3: Advantages and Disadvantages of inclusion in the Registry of Municipal Heritage Property versus Inclusion within a Heritage Conservation District*

| Tool                                           | Timeframe for Completion and “Moratorium”                                                                                                                                                           | “Protection”                                                                                                                                                                        | “Inclusivity”                                                                      | Possibility for Integrated Development                                                   |
|------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|
| <b>Registry of Municipal Heritage Property</b> | <p>After research is complete, registration can take as little as four months.</p> <p>120-day protection period after Notice of Recommendation is sent to property owner prior to registration.</p> | <p>Regional Council can decide outcome of a demolition application. However, property owner may alter or demolish after three years of an application but not after four years.</p> | <p>Only “the best” heritage buildings are registered based on scoring criteria</p> | <p>Less flexibility with no potential for development agreements in downtown Halifax</p> |
| <b>Heritage Conservation District</b>          | <p>After background study is complete, adoption can take three years or more.</p> <p>No interim protection prior to HCD approval.</p>                                                               | <p>Municipality can decide outcome of a demolition application and decision will stand.</p>                                                                                         | <p>More modest heritage buildings are also included.</p>                           | <p>More flexibility with comprehensive development strategy</p>                          |



Heritage Conservation Districts

# Conservation Strategy

- Land Use Incentives
- Financial Incentives
- Municipal Heritage Registration
- Heritage Conservation District

# Recommendations

The HAC recommends that CPED recommend that Halifax Regional Council:

1. Research and evaluate existing potential heritage properties under the HRM Evaluation Criteria for registered heritage properties;
2. Initiate a background study for the Historic Properties Heritage Conservation District that will consider additional potential heritage resources within a contiguous area;
3. Prepare a program, including financial and land use incentives, for registered heritage properties located in Downtown Halifax, outside of Heritage Conservation Districts, for Council's consideration.