

HALIFAX

Regional Plan Policy CH-16 Development Abutting Registered Heritage Properties

Heritage Advisory Committee
June 5, 2019

Regional Plan Heritage Policy

The Regional Plan contains policy requiring that consideration be given to the architecture of new development in the immediate environs of heritage properties and that such architecture be sensitive and complementary to existing heritage properties.

Policy CH-16 provides guidance for development abutting heritage properties. The intent is to support innovative design solutions, with emphasis on heritage integration, that incorporate architecture, place-making, and material selection of the highest quality that are appropriate in relation to their abutting neighbours.

Regional Plan Policy – CH-16

(a) the careful use of materials, colour, proportion, and the rhythm established by surface and structural elements should reinforce those same aspects of the existing buildings;

(b) ensuring that new development is visually compatible with yet distinguishable from the abutting registered heritage property. To accomplish this, an appropriate balance must be struck between mere imitation of the abutting building and pointed contrast, thus complementing the abutting registered heritage property in a manner that respects its heritage value;

Regional Plan Policy – CH-16

- (c) ensuring that new developments respect the building scale, massing, proportions, profile and building character of abutting federally, provincially or municipally registered heritage structures by ensuring that they:
 - (i) incorporate fine-scaled architectural detailing and human-scaled building elements.
 - (ii) reinforce, the structural rhythm (i.e., expression of floor lines, structural bays, etc.) of abutting federally, provincially or municipally registered heritage properties; and
 - (iii) any additional building height proposed above the pedestrian realm mitigate its impact upon the pedestrian realm and abutting registered heritage properties by incorporating design solutions, such as stepbacks from the street wall and abutting registered heritage properties, modulation of building massing, and other methods of massing articulation using horizontal or vertical recesses or projections, datum lines, and changes in material, texture or colour to help reduce its apparent scale;

Regional Plan Policy – CH-16

(d) the siting of new developments such that their footprints respect the existing development pattern by:

(i) physically orienting new structures to the street in a similar fashion to existing federally, provincially or municipally registered heritage structures to preserve a consistent street wall; and

(ii) respecting the existing front and side yard setbacks of the street or heritage conservation district including permitting exceptions to the front yard requirements of the applicable land use by-laws where existing front yard requirements would detract from the heritage values of the streetscape;

Regional Plan Policy – CH-16

- (e) not unreasonably creating shadowing effects on public spaces and heritage resources;
- (f) complementing historic fabric and open space qualities of the existing streetscape;
- (g) minimizing the loss of landscaped open space;

Regional Plan Policy – CH-16

(h) ensuring that parking facilities (surface lots, residential garages, stand-alone parking and parking components as part of larger developments) are compatible with abutting federally, provincially or municipally registered heritage structures;

(i) placing utility equipment and devices such as metering equipment, transformer boxes, power lines, and conduit equipment boxes in locations which do not detract from the visual building character or architectural integrity of the heritage resource;

Regional Plan Policy – CH-16

(j) having the proposal meet the heritage considerations of the appropriate Secondary Planning Strategy, as well as any applicable urban design guidelines; and

(k) any applicable matter as set out in Policy G-14 of this Plan.