



P.O. Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Item No. 15.4.1 (iii)
Halifax Regional Council
December 3, 2019

TO: Mayor Savage and Members of Halifax Regional Council

Original Signed

SUBMITTED BY: _____
Jenny Lugar, Chair, Heritage Advisory Committee

DATE: October 25, 2019

SUBJECT: Case H00446: Old South Suburb Heritage Conservation District Plan, Bylaw, and Amendments to the Downtown Halifax Secondary Municipal Planning Strategy and Land Use Bylaw

ORIGIN

October 23, 2019 meeting of the Heritage Advisory Committee, Item No. 9.2.

LEGISLATIVE AUTHORITY

HRM By-law No. H-200 - Heritage Property By-law

4. The [Heritage Advisory] Committee shall, within the time limits prescribed by Council or the [Heritage Property] Act, advise the Region respecting:
- (d) the preparation, amendment, revision or repeal of a conservation plan and conservation by-law;

RECOMMENDATION

The Heritage Advisory Committee recommends that Halifax Regional Council:

1. Give First Reading to consider the Old South Suburb Heritage Conservation District Plan and the Old South Suburb Heritage Conservation District By-law as contained in Attachments A and B, of the staff report dated September 25, 2019 and schedule a public hearing;
2. Give First Reading to consider the amendments to the Downtown Halifax Municipal Planning Strategy and the amendments to the Downtown Halifax Land Use By-law as contained in Attachments C and D of the staff report dated September 25, 2019 and schedule a public hearing; and
3. Adopt the Old South Suburb Heritage Conservation District Plan, the Old South Suburb Heritage Conservation District By-law and amendments to the Downtown Halifax Municipal Planning Strategy for Halifax and amendments to the Downtown Halifax Land Use By-law, as set out in Attachments A, B, C, and D of the staff report dated September 25, 2019 with consideration to the following:
 - Revise the documentation of the Old South Suburb Heritage Conservation District Plan to fully explain and rephrase the term "foreign protestant".

BACKGROUND

A staff report dated September 25, 2019 pertaining to Case H00446: Old South Suburb Heritage Conservation District Plan, Bylaw, and Amendments to the Downtown Halifax Secondary Municipal Planning Strategy and Land Use Bylaw was before the Heritage Advisory Committee for consideration at its October 23, 2019 meeting.

For further information, please refer to the attached staff report dated September 25, 2019.

DISCUSSION

Staff provided a presentation and responded to questions from the Heritage Advisory Committee respecting the Old South Suburb Heritage Conservation District Plan. In addition to the September 25, 2019 staff report, the Heritage Advisory Committee also received correspondence from Lydon Lynch Architecture regarding the proposed redevelopment of Black-Binney House located at 1472 Hollis Street. After discussion, the Committee did not recommend amendments to the proposed Old South Suburb Heritage Conservation District to increase the proposed Floor Area Ratio for the redevelopment of the Black-Binney House. In rendering its decision, the Committee cited the robust Steering Committee process undertaken in creating the proposed Heritage Conservation District which was focused on fairness and compromising between preservation of heritage resources and the modern needs that guide development. The Committee expressed further concern with recommending amendments to the Old South Suburb Heritage Conservation District given the status of Black-Binney House as a National Historic site.

The Heritage Advisory Committee, having reviewed this matter at its October 23, 2019 meeting, approved an amended recommendation as outlined in this report.

FINANCIAL IMPLICATIONS

As outlined in the attached staff report dated September 25, 2019.

RISK CONSIDERATION

As outlined in the attached staff report dated September 25, 2019.

COMMUNITY ENGAGEMENT

Meetings of the Heritage Advisory Committee are open to the public. The agenda, reports, and minutes of the Committee are posted online at Halifax.ca.

ENVIRONMENTAL IMPLICATIONS

As outlined in the attached staff report dated September 25, 2019.

ALTERNATIVES

The Heritage Advisory Committee did not discuss alternative recommendations.

ATTACHMENTS

None.

A copy of this report can be obtained online at halifax.ca or by contacting the Office of the Municipal Clerk at 902.490.4210.

Report Prepared by: Liam MacSween, A/Deputy Municipal Clerk, 902.490.6521.