

Item No. 8.2 (ii)
Halifax Regional Council
February 11, 2014
February 25, 2014

TO: Mayor Savage and Members of Halifax Regional Council

SUBMITTED BY: Original Signed _____
for Ramzi Kawar, Chair, Design Review Committee

DATE: January 30, 2014

SUBJECT: RP+5 – Regional Plan Five-Year Review

ORIGIN

January 29, 2014 – Motion of the Design Review Committee

LEGISLATIVE AUTHORITY

Terms of Reference of the Design Review Advisory Committee:

13 (d) advise Council on potential amendments to regulation and policy to carry out the role and responsibilities of the Committee or to further the intent of this By-law as may be required from time to time.

RECOMMENDATION

The Design Review Committee recommends Halifax Regional Council:

1. Give First Reading and schedule a public hearing to consider adopting the amendments to the *Downtown Halifax Secondary Municipal Planning Strategy* as contained in Attachment C of the January 14, 2014 staff report.
2. Adopt the proposed amendments to the *Downtown Halifax Secondary Municipal Planning Strategy* to allow consideration of applications to substantially alter a heritage property which were on file on or before the date of the first publication of the notice of intention to adopt the amendments and which were considered subject to the Heritage Building Conservations Standards that were in effect at the time the complete application was received and further, that where any application is withdrawn, significantly altered, or rejected by Council, any new development proposal shall be subject to all applicable requirements, as set out in Attachment A of this report.

Recommendations cont'd on Page 2

3. Amend the Downtown Halifax Land Use By-law, Schedule S-1, Design Manual, section 4.5.6 to replace the name “Federal Standards and Guidelines for Conservation of Historic Buildings in Canada” with “Standards & Guidelines for the Conservation of Historic Planes in Canada, 2nd Edition as set out in Attachment B of this report.

BACKGROUND

The Design Review Committee met on January 29, 2014 in a joint meeting with the Heritage Advisory Committee to consider this matter.

DISCUSSION

The Committee received a presentation from staff outlining the recommendations and the role of the Design Review Committee in forwarding their recommendation to Council. Additional detail regarding the proposed amendments were contained in a staff report dated January 14, 2014. Staff introduced two new housekeeping amendments the first of which related to the grandfathering of applications in process and the second which corrected the reference to the Standards & Guidelines for the Conservation of Historic Places in Canada, 2nd Edition. After considering the proposed amendments, the Design Review Committee approved the staff recommendations.

FINANCIAL IMPLICATIONS

Financial implications are as outlined in the January 14, 2014 staff report.

COMMUNITY ENGAGEMENT

The Design Review Committee is a citizen committee appointed by Council. All meetings of the Committee are open to the public and agendas, reports and minutes are available on the web in advance of meetings.

ENVIRONMENTAL IMPLICATIONS

Environmental implications are as outlined in the January 14, 2014 staff report.

ALTERNATIVES

No alternatives were provided by the Committee. Please see the January 14, 2014 staff report for alternatives.

ATTACHMENTS

1. Attachment A: Additional Amendments to Downtown Halifax Secondary Municipal Planning Strategy as recommended by HAC and DRC
2. Attachment B: Amendment to Downtown Halifax Land Use Bylaw, Schedule S-1: Design Manual as Recommended by HAC and DRCc

A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/cagenda.html> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Sherryl Murphy, Deputy Clerk, 490-4211

**RP+5
ADDITIONAL AMENDMENTS TO
DOWNTOWN HALIFAX SECONDARY MUNICIPAL PLANNING STRATEGY
AS RECOMMENDED BY HAC AND DRC**

In Chapter 8, Implementation, section 8.6A Transition to this Plan, after Policy 90E, inserting text shown as **bold** as follows:

In 2014, as part of the revised Regional Plan, HRM adopted the *Standards and Guidelines for the Conservation of Historic Places in Canada, 2nd Edition* in place of its earlier Heritage Building Conservation Standards. References to these *Standards and Guidelines* were incorporated into Section 4.6 and Policies 39 and 40 of this Plan by amendment in parallel with the adoption of the new Regional Plan. Similar amendments were made at the same time to the Heritage Property By-law and the Barrington Street Heritage Conservation District Revitalization Plan and By-law.

During the course of preparation of the new Regional Plan and the accompanying amendments to this Plan, applications for substantial alteration of registered heritage properties and properties in the Barrington Street Heritage Conservation District continued to be made and considered subject to the previous Heritage Building Conservation Standards. In consideration of the fact that these projects were designed within the parameters of the previous Heritage Building Conservation Standards, the investment made in the preparation of such applications and that they were submitted in advance of the amendments to this Plan being given first reading by Council, provision will be made to allow Council to consider them after the effective date of this Plan under the previous Heritage Building Conservation Standards.

Policy 90F Complete applications to substantially alter a registered heritage property or property in a heritage conservation district within the Downtown Plan Area which were on file on or before the date of first publication of the notice of intention to adopt this policy shall be considered subject to the Heritage Building Conservation Standards that were in effect at the time the complete application was received. Where any complete application is withdrawn, significantly altered, or refused by Council after the date of first publication of the notice of intention to adopt this policy any new or significantly altered application shall be subject to the *Standards for the Conservation of Historic Places in Canada, 2nd Edition*.

Attachment B

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AMENDMENT TO DOWNTOWN HALIFAX LAND USE BYAW, SCHEDULE S-1:
DESIGN MANUAL AS RECOMMENDED BY HAC AND DRC

In Schedule S-1: Design Manual, section 4.5.6, after the words `good conservation techniques`, deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:

Detailed recommendations for conservation of materials can be found in the ~~Federal~~ *Standards and Guidelines for Conservation of Historic ~~Buildings~~ Places in Canada, 2nd Edition.*