



"for the use of the inhabitants of the town of Halifax as Common forever" (1763-2013)

August 29, 2018

HRM Mayor Mike Savage

PO Box 1749, Halifax, NS

B3J 3A5

Your Worship:

Please find attached a letter written on May 12, 2012 to Mr. Austin French by Professor Philip Pacey (deceased) on behalf of Heritage Trust. On page 7 you will find a highlighted section requesting that the Carlton, Summer, Spring Garden Road, College Street area be considered as a Heritage Conservation District. (Other details and information in the letter are also very important)

This area, the last remaining historic neighbourhood on the Halifax Common, is now being considered for four high-rise towers (16-, 20-, 23- and 29- storeys) abutting the heritage properties on a single block at the west side of Carlton Street, one of Halifax's only designated Heritage Streetscape. Why has the city failed to respond to this request and why has the heritage value of this neighbourhood not been considered in advance of the interests of two private developers?

In the next attached document there is more detail about a proposed heritage district for Carlton Street and additional information and pictures about the houses in the district.

There is also a logical and rational piece of work by Phil Pacey to show that the level of density targeted for this area under the Centre Plan could be achieved

with 4-6 storey in-fill, and the construction of the already approved 17-storey tower by Killam next to the Camphill Cemetery.

The intrusion of four out of scale towers in this area strikes the exact alarm bell that Ms. Jennifer Keesmat sounded in her review of the Centre Plan for the Urban Development Institute- too much of Halifax's character and heritage buildings is being destroyed and it is unnecessary.

The public does not support these projects. The public consultations led by Tim Merry did not take comments concerning the height of the developments. Reports for these two proposals are not being considered in a cumulative way- especially wind, traffic, shadow and other studies should look at the entire area- including the not-yet built Killam high-rise and the already existing 7 towers. There are no 3-D models. This area is constrained by sewage and water availability, is not close to amenities (ie grocery store) and is subject to flooding. The developments will destroy dozens of affordable housing and commercial units and will have a permanent and deleterious effect on the remaining wooden historic structures.

These projects are not needed.

We request a halt to the proceedings relating to these developments until such time as the 2012 request for a heritage conservation district is fully considered.

Yours truly,

Howard Epstein
Friends of Halifax Common