



Presentation to All-Party Committee to Review Capped Assessment Program

Friends of Schmidville

3 February, 2020

Friends of Schmitdville

- Represent residents, property owners, businesses
- Oldest/largest/contiguous historical neighbourhood in Halifax
- 150+ years
- FoS formed 2008
- Applied for Heritage Conservation District 2009
- Granted 2018
- 7-minute video at <https://www.youtube.com/watch?v=m9aWXilCss>



Schmidtville

- 6 city blocks
- Houses, apts, school, businesses,
- c. 140 bldgs.
- c. 1000 residents
- Density – 17,000/km²
(Barcelona)
- 35 ft (10.7 m) max height



Mixed income

- 75% renters, 25% owner-residents
- Median individual income \$25,439 (2016 census)
 - ½ less; ½ more
- This is what affordable looks like
- This is what diverse looks like
- “Gentle-fication”





Spring Garden Road/Schmidville

Neighbourhood

City of Halifax, Nova Scotia

Jury Statement

Spring Garden Road/Schmidville is a dynamic and vibrant neighbourhood in the heart of Halifax, located in the middle of the business district, major university campuses, and the waterfront. It is a hub of commercial activities. Numerous residents, students, and tourists go to the shops and restaurants in this neighbourhood. As one of Halifax's first suburbs outside the fortified fences, Schmidville is reflected in its narrow streets and old world charm. The City of Halifax has recognized the value in preserving mixed use neighbourhoods in the downtown for decades, making investments in public infrastructure that enhance the design and architectural features. Similarly, many residents have also renovated their homes, further contributing to the appeal of the area.

The jury was won over by the multiple strengths of the neighbourhood and the significant role it already plays as a Great Place in Halifax.

Read More

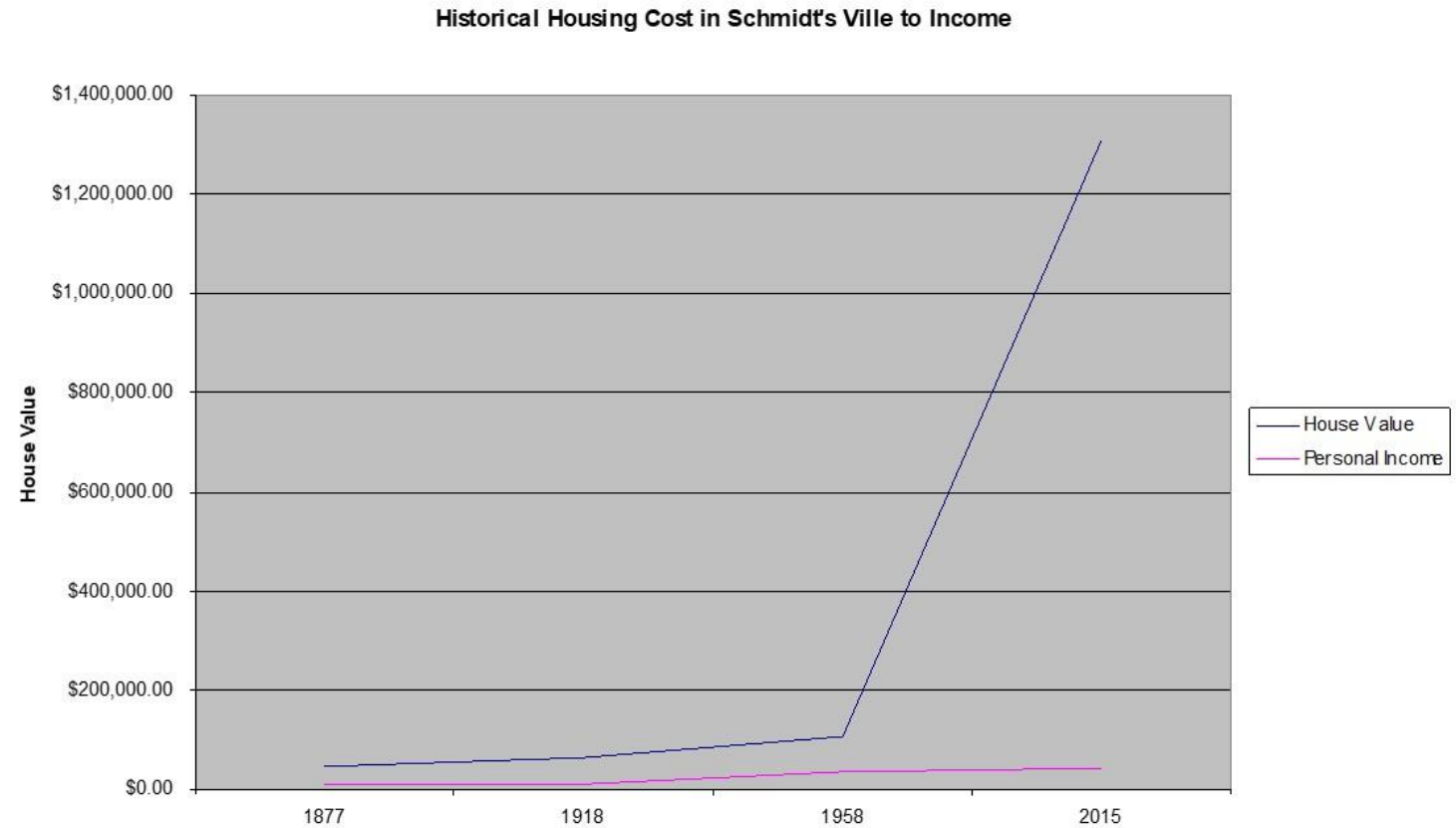


2017 Cdn Institute of Planners “Great Neighbourhood in Canada”

- “As one of Halifax’s first suburbs outside the fortified fences, Schmidville is a largely intact area of architectural character with significant heritage value, reflected in its narrow streets and old world charm. The City of Halifax has recognized the value in preserving mixed use neighbourhoods in the downtown for decades, making investments in public infrastructure that enhance the design and architectural features. Similarly, many residents have also renovated their homes, further contributing to the appeal of the area.”

Property values poor proxy for income

- Tenure of ownership
 - Many 40+ years
 - One c. 135 years
- Drastic rise in in property values last 25 years only
- If property assessments allowed to run free
 - Owner-residents forced to sell
 - Intense, muscular gentrification
 - Decrease in owner-residents
 - Drastic rise in rents; drop in long-term rentals
 - Proliferation of short-term rentals



Community & social cohesion

- *Social Cohesion and Economic Prosperity* (Dayton-Johnson, 2001)
 - “Knitted warmth” (*The Mountain and the Valley* – Ernest Buckler 1952)
- “Can social cohesion make economies run more smoothly? Do societies where people are more prone to join groups and volunteer and where people trust one another more, have faster rates of growth?”
- “To the extent that current changes in policies tend to diminish social cohesion, they will weaken the effectiveness of the market economy to deliver livelihoods and innovation.”

Ernest BUCKLER



The Mountain and the Valley