



**HERITAGE ADVISORY COMMITTEE
SPECIAL MEETING
MINUTES
December 9, 2020**

PRESENT: Lois Yorke, Chair
Patrick Connor, Vice-Chair
Councillor David Hendsbee
Marisha Caswell
Jennifer Clarke-Hines
Sandra Nowlan
Luke Stock
David Atchison

GUESTS: Councillor Iona Stoddard
Councillor Patty Cuttell

REGRETS: Councillor Sam Austin

STAFF: Jesse Morton, Planner II Heritage Planning
Aaron Murnaghan, Principle Heritage Planner
Kurt Pyle, Program Manager Regional Planning
Sergio Grbac, Supervisor Building Standards
Philip Dugandzic, Manager Building Standards
Sharon Chase, Legislative Support

The following does not represent a verbatim record of the proceedings of this meeting.

The agenda, reports, supporting documents, and information items circulated are online at halifax.ca.

The meeting was called to order at 3:03 p.m., the Committee adjourned at 4:34 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 3:03 p.m.

2. APPROVAL OF MINUTES – September 23, 2020

MOVED by Councillor Hendsbee, seconded by Patrick Connor

THAT the minutes of September 23, 2020 be approved as circulated.

MOTION PUT AND PASSED.

3. APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS

MOVED by Councillor Hendsbee, seconded by David Atchison,

THAT the agenda be approved as presented.

MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES – NONE

5. CALL FOR DECLARATION OF CONFLICT OF INTERESTS – NONE

6. CONSIDERATION OF DEFERRED BUSINESS – NONE

7. CORRESPONDENCE, PETITIONS & DELEGATIONS

7.1 Correspondence – None

7.2 Petitions – None

7.3 Presentation

7.3.1 Alternative Compliance with Building Codes for Heritage Buildings – William Breckenridge, IC, Heritage Trust of Nova Scotia

William Breckenridge provided a presentation to the Committee, a copy of which is on file.

Breckenridge thanked Jim Donovan and Bill Plaskett for the use of their material in this presentation, which was first presented to the NSBOA AGM in 2010. The goals of the Heritage Property Act were reviewed, along with the key objectives of the Nova Scotia Building Code Act. It was noted that older and heritage buildings will often require alternative compliance options over the prescriptive requirements. Amendments have been made over time to enable alternative compliance methods and to move towards clearer, objective based solutions. Breckenridge reviewed Objective-Based Code which meets National Building Code objectives; provides incentive for conversion; and detailed the benefits of this approach. The opportunity for an alternative solution approach was shared along with detail of subsection 2.3 and some links to HRM's website. Breckenridge concluded by emphasizing that there is a need for clarity and perhaps further amendments to assist the public, building owners and officials in achieving compliance. With the growth of Heritage Districts, more standardized guidelines around alternative objectives and a greater awareness and understanding by the public and homeowners would be beneficial.

Staff confirmed that this presentation was given in 2010 to bring awareness and emphasize consistency at that time. The National Building Code is the standard for enforcement in HRM where building officials will evaluate alternative solutions to ensure they meet the codes objectives. The use of objective based solutions is widespread, not just for heritage buildings.

The Committee discussed the opportunity to raise awareness and provide education for citizens and owners on this topic. It was suggested that the Heritage Trust could play a role in hosting a workshop or education session. The Committee asked if there were touchpoints in HRM processes where this could be discussed, without making the process more cumbersome. Staff confirmed that conversations about alternative solutions do not take place in advance of an application for a permit or heritage grant. The Committee recognized that property owners should take the time to research and be educated when entering these projects.

It was agreed that this topic should be continued at the next meeting of the Committee. Members can consider the roles for HRM, the Committee and Heritage Trust in this conversation. Staff noted that there are many industry partners and heritage advocacy organizations that maintain resources for owners on this topic. Staff can provide an update back to the Committee on the work that has been done since the original presentation (2010) as well.

8. INFORMATION ITEMS BROUGHT FORWARD – NONE

9. REPORTS

9.1 STAFF

9.1.1 Case H00479: Request to Include 6215 Coburg Road, Halifax in the Registry of Heritage Property for the Halifax Regional Municipality

The following was before the Committee:

- A staff recommendation report dated October 20, 2020
- A staff presentation dated December 9, 2020

Jesse Morton, Planner II, Heritage Planning, gave a presentation and answered questions for the Advisory Committee. Staff advised the Committee that staff’s recommendation is to apply the heritage site evaluation criteria to the Committee’s heritage assessment. Following discussion, the Committee decided to apply the heritage building criteria in performing the heritage evaluation and provided the following scoring:

Criterion	Score Awarded
1. Age	13
2. Architectural Importance	14
3. Significance of Architect	2
4A. Architectural Merit: Construction Type	6
4B. Architectural Merit: Style	6
5. Architectural Integrity	7
6. Relationship to Surrounding Area	10
Total	58

The Committee rendered a total score of 58 for 6215 Coburg Road, Halifax.

MOVED by Marisha Caswell, seconded by Sandra Nowlan

THAT the Heritage Advisory Committee recommend that Regional Council:

- 1. Set a date for a heritage hearing to consider the inclusion of 6215 Coburg Road, Halifax, as shown on Map 1 of the staff report dated October 20, 2020, in the Registry of Heritage Property for the Halifax Regional Municipality; and**
- 2. Approve the request to include 6215 Coburg Road, Halifax, as shown on Map 1, in the Registry of Heritage Property for the Halifax Regional Municipality as a municipal heritage property.**

MOTION PUT AND PASSED.

9.1.2 Proposed 2021 Heritage Advisory Committee Meeting Schedule

The following was before the Heritage Advisory Committee:

- A staff recommendation report dated December 3, 2020

MOVED by David Atchison, seconded by Jennifer Clarke-Hines

THAT the Heritage Advisory Committee approve the proposed 2021 meeting schedule as outlined in attachment A of the staff report dated December 3, 2020.

MOTION PUT AND PASSED.

9.2 MEMBERS OF THE HERITAGE ADVISORY COMMITTEE – NONE

10. MOTIONS/DISCUSSION – NONE

11. ADDED ITEMS – NONE

12. DATE OF NEXT MEETING – January 27, 2021

13. ADJOURNMENT

The meeting adjourned at 4:34 p.m.

Sharon Chase
Legislative Support