



**HERITAGE ADVISORY COMMITTEE  
SPECIAL MEETING  
MINUTES  
June 9, 2021**

**PRESENT:** Jenny Lugar, Chair  
Marisha Caswell  
Jennifer Clarke-Hines  
Lois Yorke  
Sandra Nowlan  
Cassandra Baccardax  
Leslie Digdon  
Luke Stock  
Councillor Iona Stoddard  
Councillor Patty Cuttell

**REGRETS:** David Atchison  
Patrick Connor, Vice Chair

**STAFF:** Ben Sivak, Community Policy Program Manager, Regional Planning  
Kasia Tota, Principal Planner, Regional Planning  
Jesse Morton, Planner II, Heritage Planning  
Paul Boucher, Planner I, Heritage Planning  
Aaron Murnaghan, Principle Planner, Heritage Planning  
Simon Ross-Siegel, Legislative Assistant  
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](http://halifax.ca).*

*The meeting was called to order at 3:01 p.m., the Committee adjourned at 5:57 p.m.*

**1. CALL TO ORDER**

The Chair called the meeting to order at 3:01 p.m.

**2. APPROVAL OF MINUTES – April 28, 2021**

MOVED by Jennifer Clarke-Hines, seconded by Councillor Stoddard

**THAT the minutes of April 28, 2021 be approved as circulated.**

**MOTION PUT AND PASSED.**

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

As provided for in Section 37 (1) of Administrative Order One, the committee requested that items 9.1.2 and 9.1.3 be considered prior to item 9.1.1.

MOVED by Marisha Caswell, seconded by Councillor Stoddard

**THAT the agenda be approved as amended.**

**MOTION PUT AND PASSED.**

**4. BUSINESS ARISING OUT OF THE MINUTES – NONE**

**5. CALL FOR DECLARATION OF CONFLICT OF INTERESTS**

Jenny Lugar declared a conflict of interest for Item 9.1.2. Jenny Lugar turned off her camera and microphone and did not participate in the discussions or the vote.

The Committee appointed Lois Yorke as Acting Chair for Item 9.1.2.

**6. CONSIDERATION OF DEFERRED BUSINESS – NONE**

**7. CORRESPONDENCE, PETITIONS & DELEGATIONS**

**7.1 Correspondence**

The Legislative Assistant noted that general Correspondence was received from Alexandre Boulianne, dated May 17, 2021 and was circulated to members. The Legislative Assistant noted that this correspondence was also circulated through the Mayor's Office for separate action and follow-up.

The Legislative Assistant noted correspondence was received relating to items 9.1.1 and 9.1.3 and was circulated to members.

**7.2 Petitions – None**

**7.3 Presentations – None**

**8. INFORMATION ITEMS BROUGHT FORWARD – NONE**

## **9. REPORTS**

### **9.1 STAFF**

#### **9.1.1 Draft Regional Centre Secondary Municipal Planning Strategy (RCMPS) and Land Use By-law (RCLUB) Review**

The following was before the Committee:

- A staff recommendation report dated May 7, 2021
- A staff presentation dated June 9, 2021
- Correspondence from William Breckenridge, Members of the Stakeholder Steering Committee for the Schmidville Heritage Conservation District, Janet Morris, Beverly and Bob Miller, Alan North, and Carol Betts.

Ben Sivak, Community Policy Program Manager, Regional Planning provided the presentation which reviewed the context of the Centre Plan, an overview of Package A and Package B, and the Committee and Council review process. This presentation focused on the Heritage items within the plan.

The Committee reviewed the correspondence received for this matter.

The proposed change to setbacks on Young Ave were discussed. Several members stated that this area is unique in its lot size and frontage and noted community concern with the vacant lots that have been subdivided. Staff noted that planners hope to provide incentive to have lots re-subdivided to allow as of right 4-unit buildings designed to resemble larger homes found in the area.

A group of properties on South Park and Tower Rd were brought to the Committee's attention. Zoning concerns were highlighted. Staff noted that they could work with the property owners to submit a heritage property application, as the buildings are not currently registered. Once an HCD for this area is approved the area would be re-zoned and protected under the Heritage Property Act.

The Committee asked that a discussion around heritage focus outside of the Centre Plan be brought forward for a future meeting.

Several members noted concern from residents about how the Centre Plan may impact the Schmidville HCD. Staff met with a resident who had submitted correspondence last week and were able to address their issues. A small mapping change to one of the schedules will be made to resolve a concern related to mixed-use properties, which will be included in a supplementary report.

Staff responded to Committee member concerns regarding 3-year demolition clauses relating to section 18 of the Heritage Property Act. HRM requested amendments to this act. Regional Council have directed staff to work with the Province to reform the heritage property demolition provisions. Pre 1914 buildings would also require legislative change to the Building Code Act. It was noted that the Committee could make a recommendation to Community Planning and Economic Development Standing Committee requesting Regional Council to request for the Mayor to write a letter to the Province regarding this issue. Staff also undertook to bring information on the work done to date on this issue to the next meeting for the Committee.

The Committee expressed a desire for more time to review the correspondence and the report. The Committee agreed to continue their consideration of this matter at their next meeting. Member also requested that staff provide them with the specific sections of the draft MPS and LUBs for Package B that pertain to Heritage matters to assist the Committee with their deliberation.

**9.1.2 Case 23186: Development Agreement to allow a multi-unit residential addition to a municipally registered heritage property at 1029 South Park Street, Halifax**

The following was before the Committee:

- A staff recommendation report dated May 14, 2021
- A staff presentation dated June 9, 2021

Jenny Lugar stepped away from the meeting.

Paul Boucher, Planner I, Heritage Planning, provided the presentation.

The applicant has proposed the construction of an addition to the Clark Halliston House to create a 17-unit residential building. Boucher shared the site context and zoning and noted that it is part of a municipally registered streetscape. The Committee reviewed details of the proposal and staff stated that the proposed addition does not affect any of the character defining elements of the heritage building. The proposal is being considered under Policy 6.8 of the Halifax Secondary Municipal Planning Strategy. The Standards and Guidelines for the Conservation of Historic Places, in particular standards 11 and 12 also pertain to this application. Boucher shared the results of public engagement noting that some changes were made by the applicant in response to the public's feedback, specifically in the building materials being used. The Development Agreement process for a heritage application was reviewed.

Boucher confirmed that section 6.8 of the Municipal Planning Strategy allows for no parking onsite. There is ample parking in the area for residents to access. The Committee considered the design of the addition and its relationship to Clark Halliston House. None of the Queen Ann features had been considered; the triangular windows and banding compliment the existing building design and shows a modern interpretation of the original house. It was noted that a larger setback may soften the contrast between the structures.

MOVED by Councillor Stoddard, seconded by Sandra Nowlan

**THAT the Heritage Advisory Committee recommend that Halifax and West Community Council:**

- 1. Give notice of motion to consider the proposed development agreement, as set out in Attachment A of the May 14, 2021 report, to allow a two and a half storey multi-unit residential addition to an existing heritage building located at 1029 South Park Street and schedule a public hearing;**
- 2. Approve the proposed development agreement, which shall be substantially of the same form as set out in Attachment A; and**
- 3. Require the development agreement be signed by the property owner within 240 days, or any extension thereof granted by Council on request of the property owner, from the date of final approval by Council and any other bodies as necessary, including applicable appeal periods, whichever is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.**

**MOTION PUT AND PASSED.**

Jenny Lugar rejoined the meeting at this time.

**9.1.3 Case H00486: Request to Include 5943 Spring Garden Road, Halifax, 1538 and 1540 Carlton Street, Halifax in the Registry of Heritage Property for the Halifax Regional Municipality**

The following was before the Committee:

- A staff recommendation report dated May 10, 2021
- A staff presentation dated June 9, 2021
- Correspondence from William Breckenridge, dated June 8, 2021

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 building 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:

<b>Criterion</b>	<b>Score Awarded</b>
1. Age	9
2B. Architectural Style	15
3. Significance of Architect/Builder	0
4A. Architectural Merit: Construction Type	5
4B. Architectural Merit: Style	10
5. Architectural Integrity	11
6. Relationship to Surrounding Area	10
<b>Total</b>	<b>60</b>

The Committee rendered a total score of 60 for 5943 Spring Garden Road.

MOVED by Marisha Caswell, seconded by Cassandra Baccardax

**THAT the Heritage Advisory Committee recommend that Halifax Regional Council:**

- 1. Deny the request to include 1538 and 1540 Carlton Street, Halifax in the Registry of Heritage Property for the Halifax Regional Municipality, as the dwellings have been demolished.**
- 2. Set a date for a heritage hearing to consider the inclusion of the subject property in the Registry of Heritage Property for the Halifax Regional Municipality; and**
- 3. Approve the request to include 5943 Spring Garden Road, Halifax in the Registry of Heritage Property for the Halifax Regional Municipality, as shown on Map 1 of the May 10, 2021 report, as a municipal heritage property under the Heritage Property Act.**

**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 – June 23, 2021**

**13. ADJOURNMENT**

The meeting adjourned at 5:57 p.m.

Sharon Chase  
Legislative Support