



**HERITAGE ADVISORY COMMITTEE  
DRAFT MINUTES  
July 27, 2022**

**PRESENT:** Patrick Connor, Chair  
Cassandra Baccardax  
Marisha Caswell  
Jennifer Clarke-Hines  
Leslie Digdon  
Luke Stock  
Lois Yorke  
Councillor Iona Stoddard  
Councillor David Hendsbee

**REGRETS:** David Atchison, Vice-Chair

**STAFF:** Aaron Murnaghan, Principal Heritage Planner  
Simon Ross-Siegel, Legislative Assistant

*These minutes are considered draft and will require approval by Heritage Advisory Committee at a future meeting.*

*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).*

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**Heritage Advisory Committee  
Draft Minutes  
July 27, 2022**

*The meeting was called to order at 3:01 p.m., and the Committee adjourned at 3:52 p.m.*

## **1. CALL TO ORDER AND LAND ACKNOWLEDGEMENT**

The Chair called the meeting to order at 3:01 p.m. and acknowledged that the meeting took place in the traditional and ancestral territory of the Mi'kmaq people, and that we are all treaty people.

## **2. APPROVAL OF MINUTES – June 22, 2022, July 25, 2022 Special Meeting**

MOVED by Lois Yorke, seconded by Leslie Digdon

**THAT the minutes of June 22, 2022 and July 25, 2022 Special Meeting be approved as circulated.**

**MOTION PUT AND PASSED.**

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

Additions: None

Deletions: None

MOVED by Councillor Hendsbee, seconded by Cassandra Baccardax

**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 – NONE**

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

## **9. REPORTS**

### **9.1 STAFF**

#### **9.1.1 Case H00529: Request to Include 65 Tulip Street, Dartmouth, in the Registry of Heritage Property for the Halifax Regional Municipality**

The following was before the Committee:

- A staff recommendation report dated July 4, 2022
- Staff presentation dated July 27, 2022

Jenny Lugar, Heritage Planner II, 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.

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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
2A. Relationship to Important Occasions, Institutions, Personages or Groups	13
3. Significance of Architect	3
4A. Architectural Merit: Construction Type	2
4B. Architectural Merit: Style	9
5. Architectural Integrity	9
6. Relationship to Surrounding Area	9
<b>Total</b>	<b>58</b>

The Committee rendered a total score of 62 of 100 for 2287 Brunswick Street Halifax.

MOVED by Cassandra Baccardax, seconded by Luke Stock

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

- 1. 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**
- 2. Approve the request to include 65 Tulip Street, Dartmouth in the Registry of Heritage Property for the Halifax Regional Municipality, as shown on Map 1 of the July 4, 2022 report, as a municipal heritage property under the Heritage Property Act.**

**MOTION PUT AND PASSED.**

**9.1.2 Case 22728: Development Agreement for 5241-5247 South Street (Stairs House), 5230 Harvey Street, and 5240-5246 Harvey Street, Halifax for a multi-unit dwelling and restoration of a registered heritage property**

The following was before the Committee:

- A staff recommendation report dated June 20, 2022
- A staff presentation dated July 27, 2022

Aaron Murnaghan, Principal Heritage Planner, gave a presentation to the Committee. This proposal for a development agreement to allow the construction of an eight storey (plus penthouse), multi-unit dwelling containing up to 112 units as an addition to a Registered Heritage Building. As part of the heritage property consideration for this proposed development, the applicant intends to rehabilitate the Stairs House, a 19<sup>th</sup> century home built by Norman Fitzgerald Uniacke and purchased by William James Stairs in 1859. Murnaghan answered questions of clarification.

Murnaghan noted that the applicant also intends to preserve a 19<sup>th</sup> century farm wall as part of the heritage conservation process. Murnaghan provided clarifications regarding the proposed entry points to the building.

Responding to questions regarding several unregistered potential heritage buildings located within the right of way of the street which were not considered as part of the current proposal, Murnaghan proposed to provide follow-up information to Halifax and West Community Council regarding staff's rationale and analysis of the feasibility of options to relocate the structures within the proposed development.

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MOVED by Councillor Stoddard, seconded by Cassandra Baccardax

**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 June 20, 2022 report, to enable an eight-storey plus penthouse multi-unit residential building as an addition to the Registered Heritage Building located at 5241-5247 South 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 of the June 20, 2022 report; and**
- 3. Require the agreement be signed by the property owner within 120 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.**

**9.2 MEMBERS OF THE HERITAGE ADVISORY COMMITTEE – NONE**

**10. ADDED ITEMS – NONE**

**11. DATE OF NEXT MEETING – August 24, 2022**

**12. ADJOURNMENT**

The meeting adjourned at 3:52 p.m.

Simon Ross-Siegel  
Legislative Assistant