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Item No. 9.1.2
Heritage Advisory Committee
November 26, 2025

TO: Chair and Members of Heritage Advisory Committee

FROM: Erin MacIntyre, Acting Executive Director Planning and Development

DATE: October 30, 2025

SUBJECT: Case H00501 - Collaboration with Universities to Consider Heritage Buildings on Campuses

ORIGIN

September 29, 2022, Regional Council motion (Item No. 15.2.1):

MOVED by Deputy Mayor Lovelace, seconded by Councillor Mason

THAT Halifax Regional Council initiate a process to research and evaluate potential heritage properties, identified in Attachment A and B of the staff report dated August 4, 2022, collaborating as appropriate with the specific university, for consideration for registration as municipal heritage properties in accordance with the Heritage Property Act and By-law H-200, the Heritage Property Bylaw, the process is to include consideration of long term preservation goals that balance the need for future university growth with the preservation of iconic historic buildings.

MOTION PUT AND PASSED

EXECUTIVE SUMMARY

- In 2022, [staff identified](#) university-owned buildings that could be evaluated for potential inclusion in HRM's Municipal Registry of Heritage Property.
- Regional Council initiated a process to research and evaluate these buildings for consideration as registered heritage properties.
- Most of the impacted buildings are owned by Dalhousie University.
- Staff engaged Stantec Consulting Ltd. to provide heritage research reports for these university-owned buildings, which were [made public](#) earlier this year.
- At the request of Dalhousie University, and in accordance with the above motion, staff evaluated the Dalhousie-owned buildings using *HRM's Evaluation Criteria for Registration of Heritage Buildings* to estimate the likelihood of a successful heritage registration.
- Attachment A lists the buildings at Dalhousie University that are deemed to have a high potential for heritage registration. Attachment B lists the properties that have a low potential for registration.
- Staff are seeking direction to continue processing Attachment A buildings in accordance with the evaluation process initiated by Regional Council on September 29, 2022. Staff are also seeking to take no further action on the buildings noted in Attachment B to streamline the project.

- This recommendation has no impact on the buildings from Case H00501 that are owned by the University of King's College (4 buildings), the Atlantic School of Theology (2 buildings), and St. Mary's University (1 building).

RECOMMENDATION

It is recommended that Heritage Advisory Committee recommend that Regional Council direct the CAO to:

- 1) Continue the heritage registration evaluation process for the Dalhousie University-owned buildings listed on Attachment A, in accordance with the process initiated by Regional Council on September 29, 2022; and
- 2) Discontinue consideration of the Dalhousie University-owned buildings listed on Attachment B for heritage registration.

BACKGROUND

In 2019, Regional Council directed staff to examine the impacts of registering notable buildings that are owned and operated by educational institutions within the municipality.

Staff Report (September 29, 2022)

HRM heritage staff prepared a [report](#) that identified local education institutions with potential heritage buildings, HRM's heritage policies relating to educational institutions, and the number of registered heritage buildings on select Canadian universities / colleges (to serve as a brief case study for HRM).

The report identified institutional buildings in the municipality that could be considered for municipal heritage registration. These buildings were either classified as *priority buildings* which staff felt were exceptional based on their architectural merit, heritage value, and setting in the community, or *additional buildings* which may have heritage potential. Most of these buildings are owned by Dalhousie University (37) while the others are owned by the University of King's College (4), the Atlantic School of Theology (2), and St. Mary's University (1).

Following a Heritage Advisory Committee (HAC) recommendation, Regional Council directed staff to initiate a process to research and evaluate all buildings for their inclusion in HRM's Municipal Registry of Heritage Property, rather than only those deemed a priority. Council directed that the process include collaboration with each university and consider a balance of their needs for future growth with the preservation of iconic historic buildings. This approach is not typically part of HRM's standard heritage evaluation process.

Municipal Registry of Heritage Property

The Heritage Property Program aims to help protect and conserve significant heritage resources including buildings, streetscapes, sites, areas, and conservation districts that reflect the rich heritage found in local communities throughout HRM. One way to achieve this goal is by recognizing significant heritage properties through inclusion in the Municipal Registry of Heritage Property. If a property is successfully registered, it gains the protections outlined in the Nova Scotia *Heritage Property Act*.

When staff receive a heritage registration application or are directed by Regional Council to explore a potential registration, they conduct historical research to aid in the evaluation process. All applications that involve a notable building(s) are evaluated using the *Evaluation Criteria for Registration of Heritage Buildings in Halifax Regional Municipality* (Attachment C), which includes six scoring categories:

Criterion	Highest Possible Score
1. Age	25
2. Historical or Architectural Importance	20
3. Significance of the Architect/Builder	10
4. Architectural Merit	10
5. Architectural Integrity	15
6. Relationship to Surrounding Area	10
Total	100

In an associated report, staff provide an estimated scoring range for consideration, but ultimately, the Heritage Advisory Committee (HAC) is responsible for scoring heritage registration applications. Should the HAC give a score of 50 or more points, a positive recommendation is forwarded to Regional Council, and a heritage hearing is held before the final decision is made on the registration.

There are alternate evaluation criteria and scoring categories for properties without notable buildings.

Information Report (March 18, 2025)

The Heritage Property Program engaged Stantec Consulting Ltd. to research the heritage value of the university-owned buildings noted in the 2022 staff report. Stantec produced research reports for 44 buildings, which will inform the evaluation noted in the previous subsection. Staff prepared an [information report](#) for Regional Council's March 18, 2025 meeting to make these research findings public.

DISCUSSION

Staff met and collaborated with all four universities in 2025 to discuss the project and merits of heritage registration, identify their long-term preservation goals, and better understand their future growth needs. This process is ongoing and will continue into 2026. Recently, representatives from Dalhousie University requested clarity on the project's next steps, including which Dalhousie-owned buildings are likely / unlikely to be candidates for HRM's Municipal Registry of Heritage Property. Staff felt this request was reasonable as 37 Dalhousie-owned buildings are impacted by Case H00501 and added clarity would streamline the collaborative efforts required through Regional Council's motion.

Staff assessed [Stantec's research reports](#) for the Dalhousie University-owned buildings using the *Evaluation Criteria for Registration of Heritage Buildings* (Attachment C) to estimate the likelihood of positive heritage registrations. This assessment mirrors the standard process used to prepare heritage registration reports for the HAC. Based on this assessment, staff note that most Dalhousie-owned buildings (22) have a high potential for heritage registration (Attachment A). Conversely, Attachment B outlines Dalhousie-owned buildings (15) that have low potential for heritage registration; for this exercise, low heritage registration potential means that the scoring mid-point falls at 45 points (out of 100) or less.

HRM's Heritage Property Program has a queue of 20+ heritage registration applications that are either in progress or are awaiting processing. This is in addition to the university-owned registrations stemming from Case H00501. On average, the Heritage Property Program processes 9-12 registration applications per year and as such, it will take significant time to advance through all applications. Regional Council's direction on Case H00501 also requires collaborative efforts that are not typically part of HRM's heritage registration evaluation process, which increases this project's timeline.

Staff recommend processing the buildings in Attachment A using a phased approach, in accordance with Regional Council's initiated heritage evaluation process (September 29, 2022). Staff will continue to collaborate as appropriate with Dalhousie University and bring the registration requests to the HAC in batches for recommendation throughout 2025-2026 (and subsequently to Regional Council for heritage hearing). The precise timing of the registrations will be determined in the coming months. Staff also recommend taking no further action on the buildings listed in Attachment B. This direction will enable staff

to better manage resources and prioritize the Dalhousie University buildings that have high heritage potential, help streamline the collaborative process, and provide Dalhousie University with clarity on the project's next steps.

This recommendation has no impact on the buildings from Case H00501 that are owned by the University of King's College, the Atlantic School of Theology, and St. Mary's University. Further, it would not preclude Attachment B buildings from being evaluated for inclusion in the Municipal Registry of Heritage Property in the future.

FINANCIAL IMPLICATIONS

No financial implications at this time.

RISK CONSIDERATION

No risk considerations were identified.

COMMUNITY ENGAGEMENT

No community engagement was required for this staff report. Staff have, however, been engaging and collaborating with four universities, as per Regional Council's direction from September 29, 2022.

ENVIRONMENTAL IMPLICATIONS

No environmental implications were identified.

ALTERNATIVES

The Heritage Advisory Committee may choose to recommend that Regional Council:

- 1) Refuse the recommendations.
- 2) Direct the CAO to continue the heritage registration evaluation process for the Dalhousie University-owned buildings identified in Attachment B after the buildings in Attachment A are fully resolved, in accordance with the process initiated by Regional Council on September 29, 2022.
- 3) Direct the CAO to add or remove Dalhousie University-owned buildings from Attachment A and Attachment B, before proceeding with staff's recommendation.

LEGISLATIVE AUTHORITY

Halifax Regional Municipality Charter, S.N.S. 2008, c. 39
Heritage Property Act, R.S.N.S. 1989, c. 199
By-law H-200, the Heritage Property By-law

ATTACHMENTS

Attachment A: Dalhousie University Buildings with High Heritage Registration Potential

Attachment B: Dalhousie University Buildings with Low Heritage Registration Potential

Attachment C: Evaluation Criteria for Registration of Heritage Buildings in Halifax Regional Municipality

Report Prepared by: Jesse Morton, Principal Planner - Heritage, 902.717.3864

ATTACHMENT A: Dalhousie University Buildings with High Heritage Registration Potential

Property	Age	a. Relationships OR b. Architectural Style	Significance of Architect	a. Construction Type AND b. Style	Integrity	Relationship to Surrounding Area	Scoring Range (/100)
5869 University Avenue ** <i>Forrest Building</i>	13	b. 16-20	7-10	7-10 and 7-10	6-10	6-10	62-83
5247 Morris Street	16	b. 16-20	0	1-3 and 7-10	11-15	6-10	57-74
1321-1325 Edward Street	13	b. 16-20	1-3	4-6 and 7-10	6-10	6-10	53-72
6385 South Street * <i>Shirreff Hall</i>	5	b. 16-20	7-10	4-6 and 4-6	11-15	6-10	53-72
1308 Robie Street	13	b. 16-20	0	4-6 and 4-6	11-15	6-10	54-70
6316 Coburg Road <i>Provincial Archives Building</i>	5	b. 16-20	4-6	1-3 and 7-10	11-15	6-10	50-69
1318 Robie Street **	13	b. 11-15	0	7-10 and 4-6	11-15	6-10	52-69
6299 South Street * <i>Henry Hicks Building</i>	3	b. 11-15	7-10	4-6 and 7-10	11-15	6-10	49-69
1312 Robie Street **	13	b. 11-15	1-3	4-6 and 4-6	11-15	6-10	50-68
6274 Coburg Road * <i>Science Building</i>	9	b. 11-15	7-10	1-3 and 7-10	6-10	6-10	47-67
6300 Coburg Road * <i>MacDonald Memorial Library</i>	9	a. 11-15	7-10	1-3 and 7-10	6-10	6-10	47-67
6226 University Avenue * <i>Studley Gymnasium</i>	5	a. 11-15	7-10	4-6 and 4-6	11-15	6-10	48-67
6259 South Street * <i>Arts Building</i>	5	a. 11-15	7-10	1-3 and 7-10	6-10	6-10	43-63
5410 Spring Garden Road <i>Nova Scotia Technical College</i>	9	a. 11-15	4-6	1-3 and 7-10	6-10	6-10	44-63
5273 Dacosta Row *** <i>Mechanical Engineering Department Building</i>	9	a. 11-15	4-6	4-6 and 4-6	6-10	6-10	44-62
5968 University Avenue ** <i>Medical Science Building</i>	5	b. 11-15	7-10	4-6 and 4-6	6-10	6-10	43-62

Property	Age	a. Relationships OR b. Architectural Style	Significance of Architect	a. Construction Type AND b. Style	Integrity	Relationship to Surrounding Area	Scoring Range (/100)
5263 Dacosta Row ^{xxx} <i>Sexton House</i>	9	a. 11-15	4-6	1-3 and 1-3	11-15	6-10	43-61
5231 Morris Street ^{xxx} <i>Graduate Student Residence</i>	9	a. 11-15	0	4-6 and 4-6	11-15	6-10	45-61
5981 University Avenue ^{xx} <i>Dalhousie College Annex</i>	3	a. 16-20	4-6	4-6 and 4-6	6-10	6-10	43-61
6230 South Street	13	a. 11-15	0	1-3 and 1-3	11-15	6-10	43-59
6206 University Avenue ▪	9	a. 11-15	0	4-6 and 4-6	11-15	1-5	40-56
6220 University Avenue ▪	9	a. 11-15	0	4-6 and 4-6	11-15	1-5	40-56

^x Located on PID 00031062

^{xx} Located on PID 00055962

^{xxx} Located on PID 40848822

▪ Located on PID 00031104

▪▪ Located on PID 00134528

▪▪▪ Located on PID 40877367

ATTACHMENT B: Dalhousie University Building with Low Heritage Registration Potential

Property	Age	a. Relationships OR b. Architectural Style	Significance of Architect	a. Construction Type AND b. Style	Integrity	Relationship to Surrounding Area	Scoring Range (/100)
5849 University Avenue ^{xx} <i>Public House Clinic</i>	5	a. 6-10	7-10	1-3 and 4-6	6-10	6-10	35-54
1435 Seymour Street	9	b. 11-15	0	1-3 and 4-6	11-15	1-5	37-53
1400-1410 Henry Street	9	b. 11-15	0	1-3 and 4-6	6-10	6-10	37-53
1416 Henry Street	9	b. 11-15	0	1-3 and 4-6	6-10	6-10	37-53
1424 Henry Street	9	b.11-15	0	1-3 and 1-3	6-10	6-10	34-50
1443 Seymour Street	5	a. 11-15	0	4-6 and 1-3	11-15	1-5	33-49
6214 University Avenue ▪	5	a. 11-15	1-3	0 and 1-3	11-15	1-5	30-46
6414 Coburg Road	5	b. 11-15	0	1-3 and 1-3	11-15	1-5	30-46
6420 Coburg Road	5	b. 11-15	0	1-3 and 1-3	11-15	1-5	30-46
5291 Dacosta Row ^{xxx} <i>GH Murray Building</i>	5	a. 11-15	4-6	1-3 and 4-6	1-5	1-5	27-45
1400 LeMarchant Street	5	a. 6-10	1-3	1-3 and 1-3	11-15	1-5	26-44
1376 LeMarchant Street [*]	5	a. 6-10	0	1-3 and 1-3	11-15	1-5	25-41
1390 LeMarchant Street	5	a. 6-10	0	1-3 and 1-3	11-15	1-5	25-41
1252 LeMarchant Street	9	a. 6-10	0	1-3 and 1-3	6-10	1-5	24-40
1434-1444 Henry Street	5	b. 1-10	1-3	0 and 0	11-15	1-5	19-38

^{*} Located on PID 00031062

^{xx} Located on PID 00055962

^{xxx} Located on PID 40848822

▪ Located on PID 00031104

Attachment A

HALIFAX REGIONAL MUNICIPALITY HERITAGE PROPERTY PROGRAM EVALUATION CRITERIA

**EVALUATION CRITERIA
FOR REGISTRATION OF HERITAGE BUILDINGS (Revised 2004)**

1. AGE

Age is probably the single most important factor in the popular understanding of the heritage value of buildings. The following age categories are based on local, national and international occasions that may be considered to have defined the character of what is how the Halifax Regional Municipality and its architecture.

Date of Construction	Points	Timeline
1749 - 1785	25	Halifax Garrison Town to the Loyalist migration
1786 - 1830	20	Boom period following construction of Shubenacadie Canal
1831 - 1867	16	From Boom to Confederation
1868 - 1899	13	Confederation to the end of the 19 th century
1900 - 1917	9	Turn of the Century to Halifax Harbour Explosion
1918 - 1945	5	The War Years
1945 - Present	3	Post-War

** Maximum score of 25 points in this category*

2. HISTORICAL OR ARCHITECTURAL IMPORTANCE

A building can receive points for:

- A) Having specific associations with important occasions, institutions, personages and groups,
OR
 B) For being architecturally important unique/representative of a particular period.

2A) Relationship to Important Occasions, Institutions, Personages or Groups

Nationally	Points	Comments
Intimately Related	16 - 20	
Moderately Related	11 - 15	
Loosely Related	1 - 10	
Provincially	Points	Comments
Intimately Related	11 - 15	
Moderately Related	6 - 10	
Loosely Related	1 - 5	

Heritage Property Program**Evaluation Criteria**

Locally	Points	Comments
Intimately Related	11- 15	
Moderately Related	6 - 10	
Loosely Related	1 - 5	
No relationship to important occasions, institutions, personages or groups.	0	

** Maximum score of 20 points in this category, scoring from one of the three categories only*

2B) Important/Unique Architectural Style or Highly Representative of an Era

Importance	Points	Comments
Highly important, Unique, or representative of an era	16 - 20	
Moderately important, Unique, or representative of an era	11 - 15	
Somewhat important, or representative of an era	10 - 1	
Not important, Unique, or representative of an era	0	

** Maximum score of 20 points in this category.*

3. SIGNIFICANCE OF ARCHITECT/BUILDER

Is the structure representative of the work of an architect or builder of local, provincial or national importance?

Status	Points	Comments
Nationally	7 - 10	
Provincially Significant	4 - 6	
Locally Significant	1 - 3	
Not Significant	0	

** Maximum score of 10 points in this category.*

4. ARCHITECTURAL MERIT

The assessment of architectural merit is based on two factors:

A) Construction type/building technology: which refers to the method by which the structure was built (early or rare uses of materials), and building techniques;

AND

B) Style: which refers to the form or appearance of the architecture.

Construction Type/Building Technology		
A) Construction type	Points	Comments
Very rare/ early example	7 - 10	
Moderately rare/ early	4 - 6	
Somewhat rare/ early example	1 - 3	
Not rare/ common example	0	
B) Style	Points	Comments
Very rare/ early example	7 - 10	
Moderately rare/ early	4 - 6	
Somewhat rare/ early example	1 - 3	
Not rare/ common example	0	

** Maximum score of 10 points for Construction Type, and a maximum score of 10 for Style - a total maximum of 20 points in this category.*

5. ARCHITECTURAL INTEGRITY

Architectural Integrity refers to the extent to which the building retains original features/ structures/ styles, not the state of the building's condition.

Architecture	Consider any additions/ removal/ alterations to windows, doors, porches, dormers, roof lines, foundations, chimneys, and cladding.	
Exterior	Points	Comments
Largely unchanged	11 - 15	
Modest changes	6 - 10	
Major changes	1 - 5	
Seriously compromised	0	

** Maximum score of 15 points in this category.*

6. RELATIONSHIP TO SURROUNDING AREA

Points	Comments
6 - 10	The building is an important architectural asset contributing to the heritage character of the surrounding area.
1 - 5	The Architecture is compatible with the surrounding area and maintains its heritage character.
0	Does not contribute to the character of the surrounding area.

** Maximum score of 10 points in this category.*

SCORING SUMMARY

Property	Date Reviewed	Reviewer

Criterion	Highest Possible Score	Score Awarded
1. Age	25	
2. a) Relationship to Important Occasions, Institutions, Personages or Groups OR 2. b) Important, Unique Architectural Style, or Highly Representative of an Era	20	
3. Significance of Architect or Builder	10	
4. a) Architectural Merit: Construction type/building technology	10	
4. b) Architectural Merit: Style	10	
5. Architectural Integrity	15	
6. Relationship to Surrounding Area	10	
Total	100	

SCORE NECESSARY FOR DESIGNATION

50

Designation Recommended?

YES

NO

COMMENTS:
