



**HERITAGE ADVISORY COMMITTEE  
SPECIAL MEETING  
MINUTES  
March 24, 2021**

**PRESENT:** Jenny Lugar, Chair  
Patrick Connor, Vice Chair  
Marisha Caswell  
Jennifer Clarke-Hines  
Lois Yorke  
Sandra Nowlan  
David Atchison  
Cassandra Baccardax  
Leslie Digdon  
Councillor Iona Stoddard  
Councillor Patty Cuttell

**REGRETS:** Luke Stock

**STAFF:** Seamus McGreal, Planner III, Heritage Planning  
Jesse Morton, Planner II, Heritage Planning  
Aaron Murnaghan, Principle Heritage Planner  
Kurt Pyle, Program Manager Regional Planning  
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 4:02 p.m., the Committee adjourned at 5:13 p.m.*

**1. CALL TO ORDER**

The Chair called the meeting to order at 4:02 p.m.

**2. APPROVAL OF MINUTES – February 24, 2021**

MOVED by Councillor Stoddard, seconded by Sandra Nowlan

**THAT the minutes of February 24, 2021 be approved as circulated.**

**MOTION PUT AND PASSED.**

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

MOVED by Cassandra Baccardax, seconded by Lois Yorke

**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**

Marisha Caswell declared a conflict of interest for Item 9.1.2, having an interest in one of the grants being considered. Marisha Caswell turned off her camera and microphone and did not participate in the discussions or the vote.

**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 H00473: Background Study Toward the Establishment of a Heritage Conservation District in Downtown Halifax**

The following was before the Committee:

- A staff recommendation report dated March 2, 2021
- A staff presentation dated March 24, 2021

Seamus McGreal, Planner III, Heritage Planning provided a presentation.

In 2019 Regional Council passed a motion to consider expanding the Heritage Conservation District (HDC), under policy 34 of the Downtown Halifax Secondary Municipal Planning Strategy (SMPS). A Downtown Halifax HCD would create one plan and boundary to encompass the Capital Area, Old South Suburb Area and Barrington Street Area. McGreal highlighted how this will impact the existing Downtown Halifax SMPS and land use bylaw; any changes necessary to the existing HCD's; and how it will be referenced under the Centre Plan if/when it is adopted. The statutory process for establishing an HCD was reviewed. Regional Council have adopted a standard Public Participation Program to establish HCDs which includes two public meetings hosted by the Heritage Advisory Committee; one to present background studies to the public and the second to discuss the draft HCD Plan with the public. Staff will

provide regular updates to the Committee on other community engagement efforts taking place throughout the process.

McGreal reviewed the components of the background study which includes: the rationale for heritage conservation measures in the district; rationale for the boundaries of the district; the relationship of the conservation plan and by-law with the district's other planning strategies and by-laws or regulations; and an analysis of social and economic implications for the district as a result of the HCD. The four goals for the Downtown Halifax Heritage Conservation District were highlighted: to conserve the historic integrity of Downtown Halifax; to revitalize aging buildings and encourage new development; to promote the area as a cultural heritage destination and to establish consistent policies and programs for each area in the district. It was noted that there may be an opportunity to look at wharves and buildings from the 1950's and 60's for inclusion. The Heritage Property Act informs the process of establishing an HDC; this process was reviewed and the staff recommendation presented.

McGreal confirmed that there will be 3 chapters or statements of significance within the plan to present policies specific to each area. The details and logistics of the public meetings hosted by HAC will be discussed and planned with the Committee following Regional Council's decision. In the Centre Plan the land use by-laws are not administered through design guidelines. The design guidelines along with the architectural guidelines will be a by-law within the HCD and be administered by a heritage officer. Examples of modernist architecture and international style in the area were shared.

MOVED by Councillor Cuttall, seconded by Marisha Caswell

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

- 1. Accept the background study contained in Attachment A of the March 2, 2021 report to initiate the process to establish a Heritage Conservation District in Downtown Halifax; and**
- 2. Follow the Public Participation Program for HCDs, adopted by Regional Council on November 17, 2020, as contained in Attachment B, to obtain public input on the proposed Downtown Halifax conservation plan and by-law in accordance with Section 6 of the Heritage Conservation Districts Regulations.**

**MOTION PUT AND PASSED.**

#### **9.1.2 Case H00506: 2021/2022 Heritage Incentives Program**

The following was before the Committee:

- A staff recommendation report dated February 19, 2021
- A staff presentation dated March 24, 2021

Jesse Morton, Planner II Heritage Planning, provided a presentation.

This program provides 50% matching grants for eligible exterior conservation work to a maximum of \$15,000 for residential and \$25,000 for commercial properties. This is an annual program that accepts applications from Sept 1-Dec 1; this year's anticipated budget is \$350,000. Morton reviewed the scoring system where points are allocated based on criteria and location. 40 applications were received with a cumulative value of \$358,561. Staff have recommended that 31 applications receive full funding; 1 receives partial funding and 2.5 applications be placed on a standby list if funds later become available. This will produce \$1,054,757 in total investment in Heritage Buildings as a result. The recommended grants were then broken down by community showing the number and type of grants as well as grant value. Morton then reviewed each of the recommended properties showing what work would be done and the value of the proposed grant.

Staff confirmed that notifications about the program are sent out in July to registered properties. The scoring system used is a way to distribute grants equitably throughout HRM. Increasing awareness of the program and encouraging more registered properties will ensure all areas of HRM can benefit from this incentive. Staff noted that they work with the applicants using the conservation guidelines and focus on

character defining elements. Paint colour is not mandated but staff will assist in recommending suppliers and suitable colours where appropriate.

MOVED by Councillor Stoddard, seconded by Lois Yorke

**THAT the Heritage Advisory Committee recommend that Halifax Regional Council approve the proposed grants to the properties listed in Attachment A of the February 19, 2021 report, conditional upon the applicants' compliance with Sections 29 through 35 of Administrative Order Number 2014-002-ADM.**

**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 – April 28, 2021**

**13. ADJOURNMENT**

The meeting adjourned at 5:13 p.m.

Sharon Chase  
Legislative Support