



**HERITAGE ADVISORY COMMITTEE  
SPECIAL MEETING  
DRAFT MINUTES  
June 28, 2024**

**PRESENT:** Brian MacDonald, Chair  
Tyler Brothers, Vice Chair  
Councillor David Hendsbee  
Councillor Pam Lovelace  
Jason Cooke  
David Jones  
Danielle McCabe  
Azuka Onwuka

**REGRETS:** Paul Clarke  
Tim Rissesco  
Joann Rofihe

**STAFF:** Seamus McGreal, Planner III  
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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*The meeting was called to order at 4:41 p.m., and the Committee adjourned at 5:45 p.m.*

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

The Chair called the meeting to order at 4:41 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 – April 17, 2024**

MOVED by Councillor Lovelace, seconded by David Jones

**THAT the minutes of April 17, 2024 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 Councillor Lovelace

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

**MOTION PUT AND PASSED.**

## **4. BUSINESS ARISING OUT OF THE MINUTES**

## **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 Presentations – None**

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

## **9. REPORTS/DISCUSSION**

### **9.1 STAFF**

**9.1.1 Case 24359: Development Agreement for 2537-39 Agricola Street, Halifax for a 27.3m mixed-use addition to a registered heritage property**

The following was before the Committee:

- Staff report dated May 3, 2024
- Staff presentation dated June 28, 2024

Carter Beaupre-McPhee, Planner III gave a presentation and responded to questions of clarification from the Committee.

The Chair joined the meeting. With the consent of the members, the Vice Chair remained in the Chair for the entirety of the meeting.

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**Heritage Advisory Committee Special Meeting  
Draft Minutes  
June 28, 2024**

MOVED by Jason Cooke, seconded by Brian MacDonald

**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 staff report dated May 3, 2024, to enable the construction of a 27.3m mixed-use addition to the registered heritage property located at 2539 Agricola 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 staff report dated May 3, 2024; 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.**

MOVED by Jason Cooke, seconded by Councillor Lovelace

**THAT part 1 of the motion be amended to add “with amendments to the second sentence of section 3.5.5 of the proposed development agreement to read ‘Furthermore, any elevator enclosure shall be subject to the requirements of the Regional Center Land Use By-law, as amended from time to time,’**

**MOTION TO AMEND PUT AND PASSED.**

The question was called on the main motion:

**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 staff report dated May 3, 2024, to enable the construction of a 27.3m mixed-use addition to the registered heritage property located at 2539 Agricola Street, with amendments to the second sentence of section 3.5.5 of the proposed development agreement to read “Furthermore, any elevator enclosure shall be subject to the requirements of the Regional Center Land Use By-law, as amended from time to time,” 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 staff report dated May 3, 2024; 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 AS AMENDED PUT AND PASSED.**

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**9.1.2 H00581: 2024-2025 Financial Incentives Program for Schmitville and Old South Suburb Heritage Conservation Districts**

The following was before the Committee:

- Staff report dated June 4, 2024
- Staff presentation dated June 28, 2024

Shaoqiu Gong, Planner I gave a presentation and responded to questions of clarification from the Committee.

MOVED by Brian MacDonald, seconded by Councillor Hendsbee

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

- 1. approve the proposed grant applications 25-001 to 25-006 listed in Attachment A of the staff report dated June 4, 2024, conditional upon the applicant's compliance with sections 7 and 36-39 of Administrative Order Number 2020-005-ADM and the requirements specified in Attachment A being satisfied; and**
- 2. approve a one-time Conservation Grant of up to \$50,000 on a 50% cost sharing basis for exterior conservation work and a one-time Functional Improvement Grant of up to \$150,000 on a 15% cost sharing basis for functional improvements to the building at 5185-5189 South Street in Halifax, Application 25-007, for work described in Attachment A, subject to the same conditions as for the Conservation Grant and Functional Improvement Grant and conditional upon the applicant's compliance with sections 7, 16-25, and 36-39 of Administrative Order 2020-005-ADM, to be drawn from Cost Centre C340 for the 2024-25 Financial Incentives Program for Schmitville and Old South Suburb Heritage Conservation Districts.**

**MOTION PUT AND PASSED.**

**9.1.3 Case HRTG-2024-00259: Substantial Alteration to a municipally registered heritage property within the Carlton Street Streetscape, Halifax**

The following was before the Committee:

- Staff report dated June 4, 2024
- Staff presentation dated June 28, 2024

Seamus McGreal, Principal Planner gave a presentation and responded to questions of clarification from the Committee.

MOVED by Jason Cooke, seconded by Councillor Hendsbee

**THAT the Heritage Advisory Committee recommend that Regional Council approve the proposed substantial alteration to the municipal heritage property at 1452-1456 Carlton Street, within the Carlton Street Streetscape, as set out in the staff report dated June 4, 2024.**

**MOTION PUT AND PASSED.**

**10. ADDED ITEMS – NONE**

**11. IN CAMERA (IN PRIVATE) – NONE**

**12. DATE OF NEXT MEETING – July 24, 2024**

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**Heritage Advisory Committee Special Meeting  
Draft Minutes  
June 28, 2024**

### **13. ADJOURNMENT**

The meeting adjourned at 5:45 p.m.

Simon Ross-Siegel  
Legislative Assistant