



**HERITAGE ADVISORY COMMITTEE  
SPECIAL MEETING  
DRAFT MINUTES  
September 12, 2024**

**PRESENT:** Brian MacDonald, Chair  
Tyler Brothers, Vice Chair  
Councillor David Hendsbee  
Councillor Pam Lovelace  
David Jones  
Azuka Onwuka  
Joann Rofihe

**REGRETS:** Paul Clarke  
Jason Cooke  
Danielle McCabe  
Tim Rissesco

**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 3:05 p.m., and the Committee adjourned at 3:49 p.m.*

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

The Chair called the meeting to order at 3:05 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 – August 28, 2024**

MOVED by Councillor Lovelace, seconded by Tyler Brothers

**THAT the minutes of August 28, 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 Lovelace, seconded by Tyler Brothers

**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**

**7.1 Correspondence – None**

**7.2 Petitions – None**

**7.3 Presentation – None**

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

**9. REPORTS/DISCUSSION**

**9.1 STAFF**

**9.1.1 Case 24505: Development Agreement for 10 Kirk Road, Halifax for a bare land condominium development and rehabilitation of a registered heritage property**

The following was before the Committee:

- Staff report dated September 4, 2024
- Staff presentation dated September 12, 2024

Elizabeth Cushing, Heritage Planner II gave a presentation and responded to questions of clarification from the Committee.

MOVED by Councillor Hendsbee, seconded by Tyler Brothers

**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 September 4, 2024, to enable the construction of 15 single-unit residences as a bare land condominium on the registered heritage property located at 10 Kirk Road, 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 September 4, 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 PUT AND PASSED.**

**9.1.2 PLANAPP-2023-00396: Heritage Development Agreement for 173-175 St Margarets Bay Road (Craigmore)**

The following was before the Committee:

- Staff report dated July 18, 2024
- Staff presentation dated September 12, 2024

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

MOVED by Tyler Brothers, seconded by Councillor Lovelace

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

- 1. Give notice of motion to consider the proposed development agreement, as set out in Attachment A of the staff report dated July 18, 2024, to enable the construction of three townhouse units, one duplex, and one backyard suite on the registered heritage property, 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 July 18, 2024; and**
- 3. Require the development 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.**

**9.1.3 HRTG-2024-00692: Request to Include 5450 Russell Street, Halifax in the Registry of Heritage Properties for the Halifax Regional Municipality**

The following was before the Committee:

- Staff report dated August 22, 2024
- Staff presentation dated September 12, 2024

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**Heritage Advisory Committee Special Meeting  
Draft Minutes  
September 12, 2024**

Elizabeth Cushing, Heritage Planner II gave a presentation and responded to questions of clarification from the Committee.

The Committee applied the heritage building criteria in performing the heritage evaluation and provided the following scoring:

<b>Criterion</b>	<b>Score</b>
1. Age	9
2A. Relationship to Important Occasions, Institutions, Personages or Groups	15
3. Significance of Architect/Builder	3
4A. Architectural Merit: Construction Type	6
4B. Architectural Merit: Style	6
5. Architectural Integrity	3
6. Relationship to Surrounding Area	10
<b>Total</b>	<b>52</b>

MOVED by Councillor Hendsbee, seconded by Councillor Lovelace

**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 5450 Russell Street, Halifax, in the Registry of Heritage Property for the Halifax Regional Municipality, as shown on Map 1 of staff report dated August 22, 2024, as a municipal heritage property under the Heritage Property Act.**

**MOTION PUT AND PASSED.**

**10. ADDED ITEMS – NONE**

**11. DATE OF NEXT MEETING – October 8, 2024**

**12. ADJOURNMENT**

The meeting adjourned at 3:49 p.m.

Simon Ross-Siegel  
Legislative Assistant