



**HERITAGE ADVISORY COMMITTEE  
MINUTES  
February 25, 2015**

**PRESENT:** Ms. Emma Sampson, Chair  
Mr. Jason Cooke, Vice Chair  
Mr. Brent Ronayne  
Ms. Janet Morris  
Mr. Benjamin LeBlanc  
Mr. Scott Smith  
Ms. Pascale van der Leest  
Councillor David Hendsbee

**REGRETS:** Councillor Brad Johns  
Ms. Shiva Nourpanah  
Mr. Chris Kingston  
Mr. Nathaniel Smith

**STAFF:** Mr. Seamus McGreal, Heritage Planner  
Ms. Sheilagh Edmonds, Legislative Assistant  
Ms. Cathy Collett, Legislative Support

*The following does not represent a verbatim record of the proceedings of this meeting.*

*The agenda, supporting documents, and information items circulated to Heritage Advisory Council are available online: <http://www.halifax.ca/boardscom/hac/index.php>*

*The meeting was called to order at 2:00 p.m., and adjourned at 3:20 p.m.*

**1. CALL TO ORDER**

The Chair called the meeting to order at 2:00 p.m. in Halifax Hall, City Hall.

**2. APPROVAL OF MINUTES – January 28, 2015**

**MOVED by Councillor David Hendsbee, seconded by Mr. Jason Cooke that the minutes of January 28, 2015 be approved as presented. MOTION PUT AND PASSED.**

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

Additions:

8.1 Correspondence from Peter Delefes, Chair, Halifax Committee, Heritage Trust of Nova Scotia dated February 25, 2015

Mr. Seamus McGreal clarified the correspondence by explaining to the Committee that the Heritage Trust of Nova Scotia seemed to be under the mistaken impression that the Heritage Advisory Committee will make a recommendation to the Design Review Committee. This, however, is not the case. Staff is proposing that both the Heritage Advisory Committee and Design Review Committee make separate recommendations to Regional Council regarding the final Heritage Conservation District plan and bylaw.

**4. BUSINESS ARISING OUT OF THE MINUTES - NONE**

**5. CONSIDERATION OF DEFERRED BUSINESS – NONE**

**6. CORRESPONDENCE, PETITIONS & DELEGATIONS - NONE**

**7. REPORTS**

**7.1 STAFF**

**7.1.1 Case H00410: Background Study toward the Establishment of a Heritage Conservation District in Barrington South (Old South Suburb)**

The following was before the Committee:

- A staff recommendation report dated February 13, 2015
- Correspondence from Peter Delefes Chair, Halifax Committee, Heritage Trust of Nova Scotia dated February 25, 2015

Mr. Seamus McGreal, Heritage Planner, gave a presentation explaining the details and implications of the staff recommendation that Barrington South, henceforth described as the Old South Suburb, be established as a Heritage Conservation District.

In his presentation Mr. McGreal explained that the establishment of a Heritage Conservation District serves to protect a defined area of historic or architectural value through a number of methods:

- A process to control demolition and exterior alternation
- Guidelines for new development
- Financial incentives for improvements to established structures
- Public amenities
- MPS/LUB amendments

The Halifax Regional Municipality has already established the Barrington Street Heritage Conservation District and has formally identified three other areas that warrant consideration for the formal designation of a heritage conservation district: Barrington Street South, Historic Properties, and Schmidville.

The process for establishing a Heritage Conservation District includes three distinct three phases:

1. Definition and Initiation; this includes a background study, the Heritage Advisory Committee's Recommendation to Regional Council, Regional Council's Discussion of the Background Study, and Ministerial Discretion on the Background Study
2. Community Engagement; this includes the Heritage Advisory Committee's appointment of members to a Stakeholder Steering Committee, several meetings of the Stakeholder Steering Committee, a Public Meeting, Additional Community Engagement, a Draft of the Heritage Conservation District Plan and By Law, a second Public Meeting, and a second Draft of the Heritage Conservation District Plan & By-Law
3. Adoption and Implementation; this includes Council's Notice of Intention to adopt the Heritage Conservation District Plan and By Law, a Public Hearing, Council's adoption of the Heritage Conservation District Plan and By Law, the submission of the Heritage Conservation District Plan and By Law to the Minister, the approval of the Heritage Conservation District Plan and By Law by the Minister, and the development of programs to support the plan.

After explaining to the Committee the process of establishing a Heritage Conservation District, Mr. McGreal outlined the historical context and the heritage value of the Old South Suburb. While showing a series of current and historical maps of the area and photographs of a number of buildings valued for their early traditional architecture, Mr. McGreal described the significance of the district as one of the first contiguous suburbs of the fortified town of Halifax alongside historic North End and Schmidville. He explained that this area is associated with the early social and economic life of the waterfront and of historic Irishtown. There are a number of historically significant buildings in this district that are valued for their Georgian and Victorian Architecture, and while some of the buildings are protected Heritage properties, many are not. Furthermore, the area represents a vibrant connection to the railway, as it has historically been promoted as a key tourist railway destination. Among its character defining elements are its unobstructed views, its important civic spaces, and its traditional buildings in wood and masonry that are consistent with Georgian and Victorian style.

Mr. McGreal outlined the Rationale for Heritage Conservation Measures and for District Boundaries as such:

- Heritage value and character
- Loss of many historic buildings
- High concentration of historic properties
- Large underdeveloped spaces
- Continued development pressure
- Existing policy and regulations are insufficient

As such, the proposed Heritage Conservation District would allow for:

- A Proposed Approach to Conservation Measures:  
Capitalizing on unique community identity, supporting a setting consistent with traditional character, protecting and conserving traditional character.
- The Protection and Conservation of Traditional Character:  
LUB amendments, process for review requests for demolition and alter buildings, conservation measures to preclude developments that obstruct views.
- Supporting a Setting Consistent with Traditional Character:  
Establish the district as a historic destination that is visually consistent with the historic architecture and promote new construction that could add value to the Old South Suburb.

Mr. McGreal concluded his presentation by outlining that policy 34 of The Downtown Halifax Secondary Municipal Planning Strategy states that "HRM shall consider undertaking background studies and developing policies, strategies, and programs for potential heritage conservation districts in the Historic Properties area and the Barrington Street South area;" as such, staff offer the following two recommendations:

The Heritage Advisory Committee recommends Regional Council:

1. Accept the background studies contained in Attachments A to initiate the process to establish a Heritage Conservation District in Barrington South (Old South Suburb);
2. Assign the Design Review Committee to review the final Heritage Conservation District plan and bylaw and submit its recommendation to Regional Council.

Mr. McGreal responded to questions of clarification from the Committee. The Committee discussed the benefit of having legislation in place that would protect the district during the process of establishing a Heritage Conservation District.

**MOVED by Mr. Jason Cooke, seconded by Mr. Scott Smith that the Heritage Advisory Committee recommend that Regional Council:**

1. **Accept the background studies contained in Attachments A to initiate the process to establish a Heritage Conservation District in Barrington South (Old South Suburb);**
2. **Assign the Design Review Committee to review the final Heritage Conservation District plan and bylaw and submit its recommendation to Regional Council.**

The Committee discussed the merit of the recommendations and the possibility of a third recommendation to address the potential request for changes in legislation.

**MOVED by Councillor David Hendsbee, seconded by Ms. Pascal Van der Leest that the Heritage Advisory Committee request Regional Council consider asking the Minister of Communities, Culture, and Heritage for the legislative authority to suspend any potential development in the Barrington South (Old South Suburb) district while undergoing the process of establishing Barrington South (Old South Suburb) as a Heritage Conservation District. MOTION PUT AND PASSED.**

**THE MOTION, AS AMENDED, WAS PUT AND PASSED.**

**8. ADDED ITEMS**

- 8.1 **Request for Special Meeting of Heritage Advisory Committee for March 4, 2015 to consider three staff reports.**

The Committee discussed the possibility of a special meeting on March 4, 2015 to review three reports proposed by Staff. The Committee discussed the availability of the Committee members and the time-sensitivity of the reports and it was established that quorum is possible for this meeting.

**MOVED by Mr. Jason Cooke, seconded by Ms. Janet Morris that the Committee hold a special meeting on March 4, 2015 at 2:00 p.m. to discuss the reports as presented. MOTION PUT AND PASSED**

9. **DATE OF NEXT MEETING** – March 4, 2015, 2:00 p.m. - 4:00 p.m. (special meeting);  
March 25, 2015 (regular monthly meeting)

**10. ADJOURNMENT**

The meeting adjourned at 3:20 p.m.

Cathy Collett  
Legislative Support