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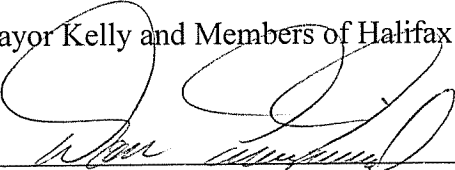


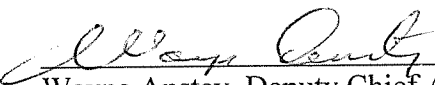
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**Halifax Regional Council**  
**October 24, 2006**

**To:** Mayor Kelly and Members of Halifax Regional Council

**Submitted by:**

  
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Dan English, Chief Administrative Officer

  
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Wayne Anstey, Deputy Chief Administrative Officer - Operations

**Date:** September 28, 2006

**Subject:** **Revised Evaluation Criteria for Registration of Heritage Sites in Halifax Regional Municipality**

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### ORIGIN

- Heritage Advisory Committee (HAC) requested a review of all Evaluation Criteria forms
- HAC sub-committee formed to review existing form and made recommendations for revisions
- Heritage staff prepared draft Evaluation Criteria form for Heritage Sites for HAC review
- June 28, 2006 - HAC reviewed draft form and made a motion to Regional Council to adopt the draft Evaluation Criteria form for Heritage Sites

### RECOMMENDATION

**It is recommended that Halifax Regional Council adopt the revised Evaluation Criteria for the Registration of Heritage Sites as outlined in this report (Attachment A).**

## **BACKGROUND**

The Heritage Property Act for Nova Scotia permits four different types of heritage registrations; buildings, streetscapes, areas, and conservation districts. Prior to HRM's amalgamation, each former municipal unit considered requests for heritage registration with their own Evaluation Criteria forms. The forms are slightly different, and in some cases there were no forms created. For instance, both the former City and County of Halifax created evaluation forms for Heritage Sites, but the City of Dartmouth and Town of Bedford did not.

In 2002 the Heritage Advisory Committee decided to begin a review process of the evaluation criteria for all four types of heritage registrations. On September 28, 2004 Regional Council adopted the revised Evaluation Criteria for Heritage Buildings. This current review of Evaluation Criteria for Heritage Sites is a continuation of the same work, and the Heritage Advisory Committee intends to continue this review process in the near future with the review of the evaluation criteria for both Heritage Streetscapes and Heritage Areas.

The Evaluation Criteria for HRM's Heritage Sites (Attachment A), once adopted by Regional Council, will create a uniform criteria which can be used across the entire Halifax Regional Municipality.

## **DISCUSSION**

The content of the two existing Evaluation Criteria for Heritage Sites forms differs slightly, and has been found difficult to use in a standard manner. The Heritage Advisory Committee would like to see one uniform set of criteria for Heritage Sites used for all of Halifax Regional Municipality.

The revised Evaluation Criteria for Heritage Sites form incorporates all of the important information found in each of the existing Evaluation Criteria forms. Additionally, it clarifies the scoring system which the Heritage Advisory Committee felt was awkward to use in a standard way. Creating a uniform Evaluation Criteria form will end confusion on the part of staff, HAC members, and members of the public.

The Heritage Advisory Committee has tested the revised Evaluation Criteria form on a recently approved heritage site (Beechville United Baptist Church) and was satisfied with the effectiveness of the revised form.

The Heritage Advisory Committee has recommended approval of the revised Evaluation Criteria with a couple of minor amendments. The suggested amendments have been incorporated into Attachment A.

## **BUDGET IMPLICATIONS**

There are no budget implications for this proposal.

**FINANCIAL MANAGEMENT POLICIES/BUSINESS PLAN**

This report complies with the Municipality's Multi-year Financial Strategy, the approved operating, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating Reserves, as well as any relevant legislation.

**ALTERNATIVES**

The Heritage Advisory Committee has made a positive recommendation to Regional Council (Attachment B) to adopt the revised Evaluation Criteria form for Heritage Sites in the Halifax Regional Municipality. However, Regional Council could request additional revisions, or request additional information.

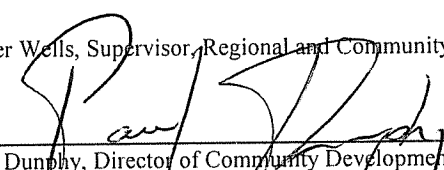
**ATTACHMENTS**

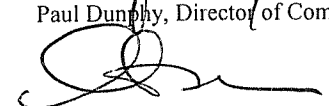
- Attachment A: Proposed Evaluation Criteria for Registration of Heritage Sites in Halifax Regional Municipality.
- Attachment B: Minute extract - June 28, 2006 meeting of the Heritage Advisory Committee
- Attachment C: Evaluation Criteria for Registration of Heritage Sites (City of Halifax)
- Attachment D: Evaluation Criteria for Registration of Heritage Sites (County of Halifax)

A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/cagenda.html> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Maggie Holm, Heritage Planner 490-4419

Report Approved by: Roger Wells, Supervisor, Regional and Community Development, 490-4373

Report Approved by:   
Paul Dunphy, Director of Community Development

Report Approved by:   
Catherine Sanderson, Sr. Manager, Financial Services, 490-1562

**EVALUATION CRITERIA  
FOR REGISTRATION OF HERITAGE SITES  
IN HALIFAX REGIONAL MUNICIPALITY**

Attachment A

A Heritage site is defined as an area, cultural landscape, or feature, together with any structures thereon, which is significant to the social, cultural, commercial, military or political history and development of Halifax Regional Municipality, the Region, Province or Country. *The Heritage Value* of a site is derived from a number of sources, including age of a site or duration of use, as well as community and historical associations.

**5. AGE OF SITE/CONTINUITY OF USE**

**1 a) Age of Site**

Age is an important factor in the popular understanding of the value of heritage sites. The following age categories are based on local, national and international occasions that may be considered to have defined the character of what is the Halifax Regional Municipality and how it was developed. A site may receive points for its age **or** its continuity of use.

<b>Date of Original Use</b>	<b>Points</b>	<b>Timeline</b>
1749 - 1785	23-25	Halifax Garrison Town to the Loyalist migration
1786 - 1830	20-22	<b>Boom period following construction of Shubenacadie Canal</b>
1831 - 1867	17-19	From construction of Shubenacadie Canal to Confederation
1868 - 1899	14-16	Confederation to the end of the 19 <sup>th</sup> Century
1900 - 1917	11-13	Turn of the Century to the Halifax Harbour Explosion
1918 -1945	8-10	The War Years
1946 - Present	5-7	Post-War

**OR**

**1 b) Continuity of Use**

A site may also be deemed to have heritage value because it has served the same function or a similar function over a long period of time.

<b>Duration of Continue/Similar Function</b>	<b>Points</b>	<b>Comments</b>
100+ Years	20-25	

75-99 Years	15-19	
50-74 Years	10-14	

Maximum score of 25 points in this category

## 2. HISTORICAL IMPORTANCE

Historical importance refers to relationships to important occasions, institutions, individuals or groups.

<b>Nationally</b>	<b>Points</b>	<b>Comments: Please give reference to relationship below</b>
Intimately Related	20-25	
Moderately Related	15-20	
Loosely Related	10-15	
<b>Provincially</b>	<b>Points</b>	<b>Comments: Please give reference to relationship below</b>
Intimately Related	15-20	
Moderately Related	10-15	
Loosely Related	5-10	
<b>Locally</b>	<b>Points</b>	<b>Comments: Please give reference to relationship below</b>
Intimately Related	10-15	
Moderately Related	5-10	
Loosely Related	0-5	

Maximum score of 25 points in this category - scoring from only one of three categories

## 3. INTEGRITY

Integrity refers to the degree to which the site reflects its original state during the period it was used. This may include the presence of physical features or structures.

<b>Points</b>	<b>Comments</b>
6-10	Largely intact with presence of original features or structures
1-5	Moderately intact with vestiges of original features or structures

Maximum score of 10 points in this category.

**4. CONTEXT**

A site may receive points for its relationship to its surrounding area **or** for its inherent value to the community.

**4 a) Relationship to Surrounding Area**

Points	Comments
6-10	The site is an important asset contributing to the heritage character of the surrounding area
1-5	The site is compatible with the surrounding area and maintains its heritage character

**OR**

**4 b) Community Value**

Points	Comments
6-10	The site is well documented in local history (written or oral)
1-5	The site is little known or not documented in local history

*Maximum score of 10 points for either relationship to surrounding are or community value for this category.*

**SCORING SUMMARY**

PROPERTY	DATE REVIEWED	REVIEWER

Criterion	Highest possible Score	Score Awarded
1. a) Age of Site <b>or</b> 1. b) Continuity of Use	25	
2. Historical Importance	25	
3. Degree of Intactness	10	

**Evaluation Criteria for  
Heritage Sites**

4. a) Relationship to Surrounding Area <b>OR</b> 4. b) Community Value	10	
<b>TOTAL</b>	<b>70</b>	

**Score necessary for designation**                      **35**

**Designation Recommended?**                      **YES**                       **NO**

**Comments:**

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Attachment B

**Minute extract - June 28, 2006 meeting of the Heritage Advisory Committee**

**5.2 Evaluation Criteria for Registration of Heritage Sites in HRM - practice evaluation**

- Evaluation Criteria for Registration of Heritage Sites and a report dated June 15, 2006 re: H00169 - 1135 St. Margaret's Bay Road, Beechville (Beechville United Baptist Church) were before the Committee.

Ms. Holm reviewed the June 15, 2006 report with the Committee, commenting that the Committee previously evaluated this site at the June 29, 2005 meeting and the site is being used at this meeting as an example for a practice evaluation with this form. The Committee completed a practice evaluation of the site with the Evaluation Criteria for Registration of Heritage Sites in HRM form and the June 15, 2006 report.

The following suggestions were noted regarding the evaluation form:

- "OR" should be added between 4 a) Relationship to Surrounding Area and 4 b) Community Value,
- "documents" in the first and second lines of 4 b) be changed to "documented",
- the 1786-1830 time line associated with 1 a) Age of Site be reviewed as it was indicated that the Shubenacadie Canal only operated briefly in the 1850's, not the 1830's,
- the same time line appears on the Heritage Property Evaluation form, and should also be reviewed on this form.

**MOVED by Councillor Sloane, seconded by Mr. Clarence Butler, that the Heritage Advisory Committee recommend that Halifax Regional Council approve the draft Evaluation Criteria for Registration of Heritage Sites in the Halifax Regional Municipality, with suggested revisions. MOTION PUT AND PASSED UNANIMOUSLY.**

At the request of the Committee, Ms. Holm indicated that there are no heritage incentive grants in place at the Municipal level for heritage sites, however, the Provincial government is considering that Provincial heritage programs may be better used for churches and institutional settings, including sites. She indicated that grants for heritage sites may fall under the HRM Community Grants program.



Attachment C  
**CITY OF HALIFAX**  
**Heritage Property Evaluation System**

In 1978, Council approved this Evaluation System for designating heritage properties within the City of Halifax., the Evaluation System is as follows:

■ **HERITAGE SITES**

CRITERIA	POINTS	JUSTIFICATION / EXPLANATION
<b>1. Relationship to Important Occasions, Institutions, Personages, Eras</b>  (I) <u>Occasions, Institutions Personages</u>  National Importance  Provincial Importance  Local Importance  (ii) <u>Eras</u>	    20  15  10  10	A site can receive points for (i) or (ii) below, but not both.  For sites with more than one relationship, give points for the most important, and for each additional relationship add 5 for National Importance, 3 for Provincial Importance and 2 for Local Importance, up to an extra 10 points.
<b>2. Relationship to Surrounding Area</b>  Excellent  Good  Fair	  10  7  5	Consider the site use in relation to the uses in the surrounding area.  Site is a definite asset to the surrounding area  Site is very compatible with surrounding area.  Site is in keeping with the character of the surrounding area.

In order to be considered for recommendation to Council for registration in the City of Halifax Registry of Heritage Property, sites must receive 20 points.

Attachment D

## County of Halifax - Heritage Sites

Definition: "Heritage Site", a parcel of land, together with any structures thereon, deemed to be representative of the social, cultural, military or political history of the County, Province, or Nation. Sub-categories are: Cemeteries, Places of Heritage Significance, and Heritage Parks.

### Basic Criteria

- Related to aspects of life from 50 or more years ago
- Relationship to the heritage of the County

### **OR**

- Relationship to important occasions, institutions, personages, or eras in the histories of the County, Province, or Nation. (Sites which fulfill this criterion may be added, regardless of ability to fulfill the other two criteria).

### Priority Criteria

1. Relationship to important:
  - (i) Occasions, Institutions, Personages, or
  - (ii) Eras
2. Relationship to surrounding area

■ COUNTY OF HALIFAX - HERITAGE SITES

CRITERIA	POINTS	JUSTIFICATION/EXPLANATION
<b>1. Relationship to Important Occasions, Institutions, Personages, Era</b>  (i) <u>Occasions, Institutions Personages</u>  Local Importance  Provincial Importance  National Importance  (ii) <u>Eras</u>	    20  15  10  10	A site would not be given points for <u>both</u> a relationship to occasions, institutions, person <u>and</u> to an era. The relationship which was most closely related to the site would be chosen.  For sites with more than one relationship, the most closely related relationship would be chosen as the primary relationship, and for additional relations, 2 points would be added for national importance, 3 points for provincial importance and 5 points for local importance, up to an extra 10 points.

CRITERIA	POINTS	JUSTIFICATION/EXPLANATION
<b>2. Relationship to Surrounding Area</b>  Excellent  Good  Fair	  10  7  5	  Site is a definite asset to the surrounding area  Site is very compatible with surrounding area  Site is in keeping with the character of the surrounding area.

**ADDITIONAL COMMENTS**

For this criterion, this use of the site in relation to the use of the surrounding land would be considered.

It would be assumed that for a site the most important factor would be its historical relationships. However, it was also felt that priority should be given to the site which is well suited to its surroundings, if an choice were necessary between two equally historic areas.

It is recommended that the minimum scoring level for listing Heritage Sites be 20 points.