



**HERITAGE ADVISORY COMMITTEE
DRAFT MINUTES
October 8, 2024**

PRESENT: Brian MacDonald, Chair
Tyler Brothers, Vice Chair
Councillor David Hendsbee
Paul Clarke
David Jones
Danielle McCabe
Joann Rofihe

REGRETS: Councillor Pam Lovelace
Jason Cooke
Azuka Onwuka
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.

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**Heritage Advisory Committee Meeting
Draft Minutes
October 8, 2024**

The meeting was called to order at 3:04 p.m., and the Committee adjourned at 4:28 p.m.

1. CALL TO ORDER AND LAND ACKNOWLEDGEMENT

The Chair called the meeting to order at 3:04 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 – September 12, 2024 Special Meeting

MOVED by Tyler Brothers, seconded by Councillor Hendsbee

THAT the minutes of September 12, 2024 Special Meeting 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 Paul Clarke, seconded by Councillor Hendsbee

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

Brian MacDonald declared a conflict of interest for Item 9.1.4 Case HRTG-2023-00650 – [Supplementary Report] Proposed Demolition of a Municipally Registered Heritage Property at 1259 South Park Street, Halifax, as a volunteer for the Holy Cross Cleanup Crew and a chair of a committee of the Archdiocese.

6. CONSIDERATION OF DEFERRED BUSINESS – NONE

7. CORRESPONDENCE, PETITIONS & DELEGATIONS

7.1 Correspondence

Correspondence was received and circulated for item 9.1.1.

For a detailed list of correspondence received refer to the specific agenda item.

7.2 Petitions – None

7.3 Presentation – None

8. INFORMATION ITEMS BROUGHT FORWARD – NONE

9. REPORTS/DISCUSSION

9.1 STAFF

9.1.1 Case HRTG-2024-00687: Request to Include 1300 Oxford Street, Halifax in the Registry of Heritage Properties for the Halifax Regional Municipality

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The following was before the Committee:

- Staff report dated September 18, 2024
- Staff presentation dated October 8, 2024
- Correspondence from Andrew Cranmer

Shaoqiu Gong, Heritage Planner I 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:

Criterion	Score
1. Age	3
2B. Historical Importance-Architectural Style	13
3. Significance of Architect/Builder	9
4A. Architectural Merit: Construction Type	2
4B. Architectural Merit: Style	6
5. Architectural Integrity	14
6. Relationship to Surrounding Area	4
Total	51

MOVED by Joann Rofihe, seconded by Paul Clarke

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 1300 Oxford Street, Halifax, in the Registry of Heritage Property for the Halifax Regional Municipality, as shown on Map 1 of the staff report dated September 18, 2024, as a municipal heritage property under the Heritage Property Act.**

MOTION PUT AND PASSED.

9.1.2 Case HRTG-2023-01467: Substantial Alteration to the municipally registered heritage property at 1262 Bedford Highway, Bedford

The following was before the Committee:

- Staff report dated September 19, 2024
- Staff presentation dated October 8, 2024

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

MOVED by Councillor Hendsbee, seconded by Paul Clarke

THAT the Heritage Advisory Committee recommend that Halifax Regional Council approve the proposed substantial alteration to 1262 Bedford Highway, Bedford, which includes the rehabilitation and conservation of the circa 1855-58 Classical Vernacular style residence known as 'Honeycote'.

Cushing responded to questions of clarification from the Committee. Cushing spoke to character defining elements and clarified that during staff's assessment of the property none were identified in the addition.

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Cushing spoke to the conservations of mature trees and structural engineering measures to protect the heritage assets during relocation.

Some members raised concerns with the asymmetry of the rear addition relative to the heritage building, and concerns regarding perceived incongruity of massing and design elements. Other members expressed the view that these contributed to the heritage protection by distinguishing the heritage assets.

MOTION PUT AND PASSED.

9.1.3 Case HRTG-2023-01426: Substantial Alteration to the municipally registered heritage property at 86 Ochterloney Street, Dartmouth

The following was before the Committee:

- Staff report dated September 24, 2024
- Staff presentation dated October 8, 2024

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

MOVED by Tyler Brothers, seconded by Joann Rofihe

THAT the Heritage Advisory Committee recommend that Halifax Regional Council approve the proposed substantial alteration to 86 Ochterloney Street, Dartmouth, which includes the rehabilitation and conservation of the vernacular Gothic Revival style residence built circa 1863.

Some members expressed concerns that the massing of the structure was too large and detracted from the heritage assets.

MOTION PUT AND PASSED.

9.1.4 Case HRTG-2023-00650 – [Supplementary Report] Proposed Demolition of a Municipally Registered Heritage Property at 1259 South Park Street, Halifax

The following was before the Committee:

- Supplementary staff report dated September 20, 2024
- Staff report dated January 31, 2024
- Staff presentation dated October 8, 2024

Brian MacDonald was recused from the meeting during consideration of this item having declared a conflict of interest in the matter, as a volunteer for the Holy Cross Cleanup Crew and a chair of a committee of the Archdiocese. Brian MacDonald stepped down from the Chair and Tyler Brothers assumed the Chair.

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

MOVED by Councillor Hendsbee, seconded by Danielle McCabe

THAT the Heritage Advisory Committee:

1. **Rescind the motion passed on February 27, 2024 as item 9.1.3; and,**
2. **Recommend that Halifax Regional Council:**

- a. **Set a public hearing date to consider the proposed demolition of the registered heritage property and contributing heritage resource at 1259 South Park Street, Halifax, in accordance with Attachment G of the staff report dated January 31, 2024 and By-law H-700 (the Schmitville Heritage Conservation District By-law);**
- b. **After the public hearing, approve the application by the Archdiocese of Halifax-Yarmouth under the Heritage Property Act to demolish the registered heritage property at 1259 South Park Street, Halifax, subject to the following conditions:**
 - i. **The stone masonry wall on the northern boundary of the subject property must be retained in-situ;**
 - ii. **The original 1846 stone foundations of the Cemetery Keeper's House (1259 South Park Street) must be retained in-situ and daylighted (made visible to the public);**
 - iii. **Interpretive signage explaining the heritage significance of the foundations must be installed by the applicant near the foundations;**
 - iv. **Any columbaria or other structures to be erected on the property must be built within and/or around the foundations without removing or unduly obscuring the foundations; and**
 - v. **The applicant must comply with Schmitville HCD By-law requirements for a Certificate of Appropriateness for any new buildings or structures, including columbaria; and,**
- c. **Direct the Heritage Officer to issue a Certificate of Appropriateness in accordance with the Schmitville Heritage Conservation District Plan and By-law for the demolition of the contributing heritage resource.**

Beaupre-McPhee responded to questions of clarification from the Committee. Beaupre-McPhee clarified that a condition of approval would include the installation of an interpretive panel regarding the architectural features of the historical structure. The design of a new columbarium would be subject to review by heritage staff, and staff would require a design which did not unduly obscure the original foundations. Beaupre-McPhee clarified that few if any of the original heritage assets within the structure were salvageable due to wood rot and other damage, and adding additional conditions would require the matter to return to staff for further negotiations with the property owner.

MOTION PUT AND PASSED.

Brian MacDonald rejoined the meeting at this time and resumed the Chair.

9.2 COMMITTEE MEMBER UPDATES – NONE

10. ADDED ITEMS – NONE

11. DATE OF NEXT MEETING – December 11, 2024

12. ADJOURNMENT

The meeting adjourned at 4:28 p.m.

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Simon Ross-Siegel
Legislative Assistant