

## Case 01172 and the Policies in the Municipal Planning Strategy

Re: Proposal to demolish and replace the Roy Building (Case 01172).

An application has been made to demolish the Roy Building on Barrington Street and to replace it by a 16-storey office building. This document will test that application against the policies in the *Regional Municipal Planning Strategy (RMPS)*<sup>1</sup> and subsidiary Strategies. The present analysis is not intended to be complete.

This exercise is being undertaken because Policy 90A<sup>2</sup> of the new *Downtown Halifax Secondary Planning Strategy (DHSPS)*<sup>3</sup>, quoted in a footnote, says this application shall be considered under the policies in effect when the application was received. These policies are those in the *RMPS*, the *Halifax Municipal Planning Strategy (HMPS)*<sup>4</sup>, and the *Central Business District Secondary Planning Strategy (CBDSPS)*<sup>5</sup>.

The policies will be grouped and discussed under several themes: compatibility with heritage, protection of heritage, Barrington Street, wind effects, protection of views,

and economics. **We will conclude that the application for a development agreement should be rejected because:**

- 1. The proposed development would not reinforce the proportions of the adjacent heritage buildings, contrary to Policies 7.2.1 in the *CBDSPS* and Policy 6.4 in the *HMPS*.**
- 2. The proposed demolition of the Roy Building would not maintain the integrity of the Heritage Conservation District, contrary to Policy CH-1 of the *RMPS* and Policy 6.1 of the *HMPS*.**
- 3. The proposed development does not protect pedestrians from adverse**



**wind effects, contrary to Policy 8.6 of the *HMPS* and Policy 7.5 of the *CBDSPS*.**

<sup>1</sup> *Regional Municipal Planning Strategy*, Halifax Regional Municipality, 2006, [http://www.halifax.ca/regionalplanning/documents/Regional\\_MPS.pdf](http://www.halifax.ca/regionalplanning/documents/Regional_MPS.pdf)

<sup>2</sup> *DHSPS* Policy 90A: Applications for development agreements on file on or before March 31, 2009 shall be considered under the **policies in effect** at the time the complete application was received. Where any such application is withdrawn, significantly altered, or rejected by Council, any new development proposal shall be subject to all applicable requirements of the Land Use By-law. [emphasis added]

<sup>3</sup> *Downtown Halifax Secondary Planning Strategy*, Halifax Regional Municipality, 2009, [http://www.halifax.ca/planning/documents/DowntownHalifax\\_MPS.pdf](http://www.halifax.ca/planning/documents/DowntownHalifax_MPS.pdf)

<sup>4</sup> *Halifax Municipal Planning Strategy*, Halifax Regional Municipality, amended to 2011, [http://www.halifax.ca/planning/documents/Halifax\\_MPS.pdf](http://www.halifax.ca/planning/documents/Halifax_MPS.pdf)

<sup>5</sup> *Central Business District Secondary Planning Strategy*, City of Halifax and Halifax Regional Municipality, 1978-2009.

**4. The proposed development would not preserve views from Citadel Hill, contrary to Policies 6.2, 6.3 and 6.3.1 of the *HMPS*.**

**A new staff report is required that addresses the fact that this building and adjacent buildings are now included in the Barrington Street Heritage Conservation District. All relevant policies should be included in the new staff report.**

It is important to distinguish between **policies** and **facts**. While we will discuss the policies in effect when the application was received, we will discuss them in terms of the facts of today. A decision today must be based on the **facts** of today.

**Compatibility with Heritage:**

One policy in the *HMPS*<sup>6</sup> and several policies in the *CBDSPS*<sup>7</sup> deal with compatibility of new buildings with heritage buildings. This issue is discussed in the companion document, *Compatibility with Heritage Properties*.

CBD Policy 7.2.1 is specific: “The exterior architectural design of new buildings should be **complementary** to any **adjacent** ones which are designated as being of historic significance or important to the character of the CBD; in such instances, the careful use of **materials, colour, proportion, and the rhythm** established by surface and structural elements should **reinforce** those same aspects of the existing buildings.”

In Policy 7.2.1 certain key words are highlighted. The word **adjacent** has been interpreted by the Utility and Review Board to mean buildings within easy viewing range of each other, or buildings that have a visual impact on each other, buildings “in the same street picture”.<sup>8</sup> This has sometimes included buildings more than a block away from each other.

Buildings can be **designated** as of historic significance or important to the character of the CBD by registering them as municipal or provincial heritage properties or national historic sites or by including them in a Heritage Conservation District. The word, **proportion**, is defined in the *RMPS* as “the relationship of two or more dimensions, such as ...the ratio of the height of one building to another.”

The use of the word, **reinforce**, means these properties should strengthen or be similar to the properties of the registered buildings. This doesn’t require replication, but it does call for **harmony**.

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<sup>6</sup>*HMPS* Policy 6.4: The City shall attempt to maintain the integrity of those areas, sites, streetscapes, structures, and/or conditions which are retained through encouragement of **sensitive** and **complementary** architecture in their immediate environs.

<sup>7</sup> *CBDSPS* Policy 7.1.2: The City shall encourage the **architectural form and scale** of new developments to be **compatible** with the block pattern, and shall discourage those developments which do not respect it.

Policy 7.2: The character of the CBD should be **reinforced** through the control of urban design details such as **massing, texture, materials, street furniture, and building lines**.

Policy 7.2.1: The exterior architectural design of new buildings should be **complementary** to any adjacent ones which are **designated** as being of historic significance or important to the character of the CBD; in such instances, the careful use of **materials, colour, proportion, and the rhythm** established by surface and structural elements should **reinforce** those same aspects of the existing buildings. [emphasis added]

<sup>8</sup> *Decisions*, Nova Scotia Utility and Review Board, 2007, <http://www.canlii.org/en/ns/nsuarb/doc/2007/2007nsuarb122/2007nsuarb122.html>

In the ATC case and the Midtown Tower case, the Board turned down developments because of Policy 7.2.1.

**The ATC Properties Case:** “The Board is of the opinion that the proposed development does not meet the intent of Policy 7.2.1 of Section III because it is not complementary to the adjacent School Board Building and Welfare Building both of which have been designated as heritage buildings. These heritage buildings are constructed of red brick three stories high and would be **completely overwhelmed** by the relatively massive 170’ and 195’ towers proposed by the Appellant despite the effort of the Appellant’s architects to achieve some complementarity with the heritage buildings by creating a three storey brick façade on the office tower building. Notwithstanding this attempt to make the proposed development complementary to the heritage buildings the proposed development by its very size will be **out of proportion** to the adjacent heritage buildings.”<sup>9</sup>

**The Midtown Tower Case:** “While the Board is mindful that the design of the Midtown Project incorporates various architectural elements in the lower seven storeys to help reduce its impact upon pedestrians at street level, the Board determines that the 17-storey proposal, in its entirety, would still **dominate** buildings which contribute to the general character of the Central Business District, as observed from various vantage points, including the remainder of Market and Grafton Streets, from Brunswick Street and, most notably, from Citadel Hill.”<sup>10</sup>

**The Present Case:** The image at right, submitted by the applicant, shows that the proposed tower would appear to be 4.4 times as high as the abutting three-storey shop to its left. Clearly **the proposed tower does not “reinforce” the “proportion” of this adjacent building**, contrary to Policy 7.2.1.



The heights of some adjacent buildings are listed in an appendix. The highest adjacent registered heritage property is 75 feet high. The main roof of the proposed tower would be **226.3 feet above mean grade**, three times as high as any of the registered heritage buildings. The proposed tower would be 4.5 times as high as the average height of the adjacent heritage properties, and 5.5 times as high as the white Colwell Brothers Building, three doors to the north. (See next page.)

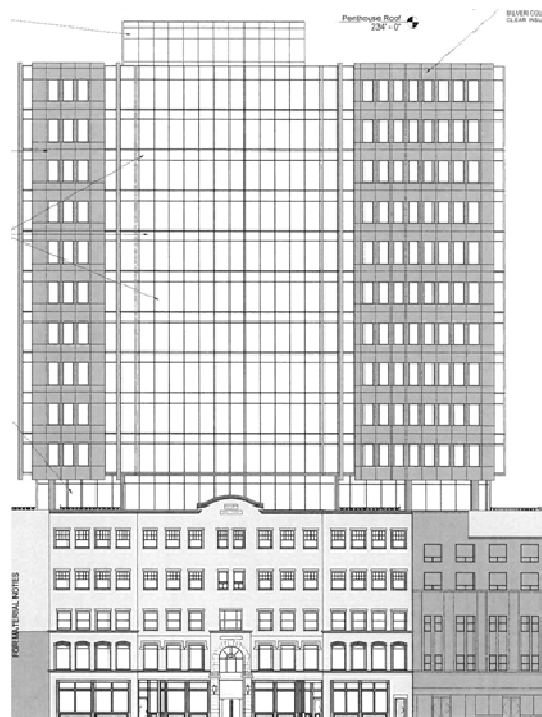
<sup>9</sup> *Decisions*, Nova Scotia Municipal Board, 1984, p 250-254.

<sup>10</sup> *Decisions*, Nova Scotia Utility and Review Board, 2005, <http://www.canlii.org/en/ns/nsuarb/doc/2005/2005nsuarb105/2005nsuarb105.html>



Heights of other buildings in the same streetscape (shown above) as the Roy Building, and within the Barrington Street Heritage Conservation District, are also listed in the Appendix. The main roof of the proposed tower (shown at the same scale below) would be 218.3 feet above Barrington Street, three times taller than the tallest building in the present streetscape, and 4.2 times as high as the average heights of these buildings. The proposed tower would be a giant, completely overwhelming the streetscape. The proposed tower would not “reinforce” the proportions of any of the adjacent designated buildings. It would not “respect the proportion” of these buildings. It would be “out of proportion” to them and would dominate them.

The applicant proposes that the new Barrington façade of the lower five storeys of the proposed development would resemble the present façade of the six-storey Roy Building. This is a similar approach to that proposed by the architects in the ATC and Midtown cases, quoted above. The Board found that this was not sufficient to meet Policy 7.2.1.<sup>9,10</sup> The aluminum and glass materials, colour and rhythm of the sixth to sixteenth floors of the proposed tower also would not reinforce the materials, colour and rhythm of the adjacent heritage buildings.



In the discussion of Policy 7.2.1 on page 32, the 2009 staff report **did not mention the critical words, “proportion” and “reinforce”**.

The staff report incorrectly stated on page 6 and 31 that the proposal “will be approximately 3 or 4 storeys higher than the adjacent office buildings to the east”. The height difference would actually be 100 feet, or between 6 and 7 storeys.

The Utility and Review Board allowed a development agreement for two towers on the TexPark site, accepting the evidence of a witness who said the towers “were not in the same street picture” as the heritage buildings on Barrington Street.<sup>8</sup> The illustrations in the present report show clearly that the replacement for the Roy Building **would be in the same street picture as the buildings on Barrington Street**.

**The proposal does not comply with Policy 7.2.1 and should be turned down.**

## Protection of Heritage:

The Roy Building and its neighbours on Barrington Street are today part of the Barrington Street Heritage Conservation District. This **fact** has made a number of policies in the *Municipal Planning Strategy (MPS)* relevant to this application. For example, Policy CH-1<sup>11</sup> in the *Regional MPS* applies to any “**building, part of a building or building site within a heritage conservation district**”. Since the Roy Building is in the District, Policy CH-1 applies and we will consider its provisions.

Clause (b) states “that the development **maintains the integrity** of any ... heritage conservation district of which it is part”. The word “integrity” means “wholeness” or “completeness”. By removing the Roy Building, the development would not maintain the integrity of the District, but would damage that integrity. The District would no longer be intact. The proposal does not comply with this clause.

Clause (c) states “that **significant architectural** or landscaping **features are not removed** or significantly altered”. The Roy Building is a “significant architectural feature”. It is the largest building in the District. Its evolution from two storeys, to four storeys to six storeys is described on page 60 of the *Barrington Street Heritage Conservation District Revitalization Plan (BSHCDRP)*.<sup>12</sup> Both the Barrington side (at right) and Granville side (next page) have interesting brickwork and window trim. It has an articulated design with a recessed centre section, repeated window patterns, some Romanesque windows, curved bricks, and sandstone lintels and sills. The upper storeys have an interesting “H-shaped” floor plan (next page), with light wells flanking the central hallway and staircase. Many windows look out into these light wells, and also out over the buildings to the north and south.



<sup>11</sup> *RMPS* Policy CH-1: When considering a development agreement application in connection with any municipally registered heritage property, a lot on which a municipally registered heritage building is situated, or a building, part of a building or building site **within a heritage conservation district**, HRM shall, in addition to the criteria established under the appropriate policies guiding the development agreement under the applicable secondary planning strategy, also give consideration to the following: ...

(b) that the development **maintains the integrity** of any municipally registered heritage property, streetscape or heritage conservation district of which it is part;  
 (c) that significant **architectural** or landscaping **features are not removed** or significantly altered; [Sections a, d,e,f,and g have been omitted as they are not discussed in the present document.]

<sup>12</sup> *Barrington Street Heritage Conservation District Revitalization Plan*, Halifax Regional Municipality, 2009.



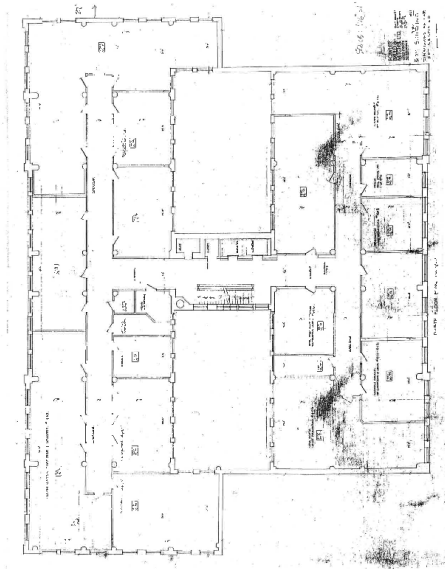
By removing the Roy Building, the application is clearly in contravention of clause (c) of Policy CH-1.

The 2008 application would not “maintain the integrity” of the Heritage Conservation District and would remove “significant architectural features”, directly contrary to parts (b) and (c) of Policy CH-1.

The 2009 staff report on page 4 incorrectly neglected this Policy, by arguing that “the subject properties are not registered

heritage properties”. However, Policy CH-1 **clearly applies** both to registered heritage properties and to **buildings within a heritage conservation district**. Policy CH-1 was adopted in 2006, **two years before** the application was made for a development agreement, so this policy must be addressed. It is a **fact** today that the Roy Building is in a heritage conservation district. The application fails to comply with Policy CH-1.

Policy 6.1<sup>13</sup> in the *HMPS* also deals with the protection of **buildings and areas of heritage significance**. The Barrington Street Heritage Conservation District clearly qualifies as an “area” that “imparts to Halifax a sense of its heritage”, in the words of the Policy. The use of the word “shall” makes this a mandatory policy. The City promises to “continue to seek the retention, preservation, rehabilitation and/or restoration” of this area. To approve a development agreement that involves **the demolition of the largest building in the area would be contrary to this policy**. The City can seek the retention, preservation, rehabilitation or restoration of the building by refusing the development agreement, and by encouraging the owner to follow the *BSHCDRP*, which provides financial incentives for retention, preservation, rehabilitation or restoration.



<sup>13</sup> *HMPS* Policy 6.1: The City **shall continue to seek the retention, preservation, rehabilitation and/or restoration of those areas, sites, streetscapes, structures, and/or conditions such as views which impart to Halifax a sense of its heritage**, particularly those which are relevant to important occasions, eras, or personages in the histories of the City, the Province, or the nation, or which are deemed to be architecturally significant. Where appropriate, in order to assure the continuing viability of such areas, sites, streetscapes, structures, and/or conditions, the City shall encourage suitable re-uses.

The staff report of 2009 merely states that the subject properties are not registered heritage properties. However, this does not exempt the properties from the protection of the Policy. The Heritage Property Act clearly allows for protection of properties either by registering them as registered heritage properties, or by including them in a heritage conservation district. HRM has chosen the latter approach in this case. By declaring the District, HRM has declared that the buildings in the District “impart to Halifax a sense of its heritage”. The Roy Building merits the protection of Policy 6.1. **Approval of the development agreement and the demolition would be contrary to this Policy.**

Policy 4.2<sup>14</sup> of the *CBDSPS* has wording parallel to that in Policy 6.1 of the *HMPS*. Approval of the development agreement would also be contrary to this policy.

The 2009 staff report again notes that the buildings are not registered heritage properties. It states that “this proposal has been ‘grandfathered’ under the former MPS policies”. However, **Policy 4.2 is one of “the former MPS policies”**, so it is relevant. The District is a **fact** and is relevant. **The proposal does not retain, preserve, rehabilitate or restore a building in the District, so it does not comply with this policy.**

#### **Existing Barrington Street Streetscape:**

Policy 7.4 of the *CBDSPS* calls for the preparation of design criteria “that respect the proportion and character of the existing Barrington Street streetscape”.<sup>15</sup>

The Nova Scotia Municipal Board successfully cited a parallel policy for Brunswick Street in rejecting the ATC tower proposal.<sup>8</sup> That Policy was worded, “The City shall prepare height and design criteria that reflect the relationship of Brunswick Street to the Citadel, and that maintain the quality of heritage buildings on Brunswick Street.”

The situation is similar on Barrington Street. Policy 7.4 underlines the importance of **proportion and character**. The *BSHCDRP* was the result of Policy 7.4. The Steering Committee for the *BSHCDRP* extensively discussed the existing policies in the *CBDSPS* and *HMPS*, and attempted to carry forward these policies in the *BSHCDRP*. The *BSHCDRP* was approved in principle by Regional Council in January, 2006, more than two years before an application was made for a development agreement on this site. This Plan can also be used as an aid in interpreting the policies in the *HMPS and CBDSPS*.

**The BSHCDRP would not allow the present development.** The *BSHCDRP* sets a height limit of 22 m (72 ft) on the Barrington Street half of the block and 28 m (92 ft) on the Granville Street side. **The low scale is the unifying characteristic of the heritage conservation district.** The main roof of this proposed development, as described on the HRM web site, would be 218 feet above Barrington and 226 feet above mean grade,

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<sup>14</sup> *CBDSPS* Policy 4.2: The City shall continue to seek the retention, preservation, rehabilitation and restoration of areas, streetscapes, building, features and spaces in the CBD consonant with the City’s general policy stance on heritage preservation (see Section II, Policy Set 6).[emphasis added]

<sup>15</sup> *CBDSPS* Policy 7.4: The City shall prepare design criteria, including guidelines for street furniture and signs, that respect the proportion and character of the existing Barrington Street streetscape.

more than three times the allowed height on the Barrington Street side. **To allow the construction of a high rise of 16 storeys at a central location in the district would eliminate the primary characteristic of the district. The high rise would dominate the other buildings in the district. The tower would defeat the purpose of the *Plan*, and jeopardize the future of this fledgling historic district.**

### **Wind:**

Policies in the planning strategies attempt to protect pedestrians from adverse wind effects.<sup>16</sup> Buildings should be designed so that “normal wind levels” on pedestrian routes are “acceptable”.

A desktop pedestrian wind assessment was performed in May, 2008, by Rowan Williams Davies & Irwin Inc. for the developer, and is included in the staff report. This wind study is out of date. The wind study, at the end of the top paragraph on page 56 of the 2009 staff report, assumed the TexPark development, diagonally across the Granville/Sackville intersection, was in place. However, the proposed development on the former TexPark site is not proceeding. Accordingly, a new wind study is needed. This should examine the winds with the TexPark lot remaining vacant, and also with a building conforming to the new *DHSPS* on the TexPark site.

Furthermore, the introduction in the wind study says it only provides a “screening-level estimation of pedestrian wind conditions”. “To quantify the wind conditions” “physical scale model tests in a boundary layer wind tunnel facility would be required.” Therefore, the new wind study should be carried out in a wind tunnel.

In the last paragraph on page 59, the present wind study predicted “**severe wind speeds in excess of the wind safety criterion**” on Sackville Street with the present buildings in place. The top paragraph on page 60 says that, if the proposed replacement for the Roy Building is constructed, easterly and northerly winds “**could lead to increased windiness**” on Sackville Street. So the present study says **construction of the proposed development could make an unsafe situation worse**. This is a red flag. **Council should not approve a development that could compromise public safety.**

At the very least, protection of public safety requires a new study in a wind tunnel with a range of permissible developments on the TexPark site. The effect of possible development on the Zellers site should also be considered.

The 2009 staff report, on pages 32 and 36, did not mention the safety problems found in the existing wind study. It recommended wind tunnel testing, but only **after Council approves the development**. This would leave public safety to private discussions. The proper wind studies should be done **before any public hearing**, so the public can properly consider this issue. **Public safety should be dealt with in public** by Council.

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<sup>16</sup> *CBDSPPS* Policy 7.5: The design of new developments in the CBD should be such that normal wind levels on outdoor pedestrian routes and in public open spaces will be acceptable. *HMPS* Policy 8.6: The City should make every effort to ensure that developments do not create adverse wind and shadow effects. The means by which this policy shall be implemented shall be considered as part of the study called for in Part III.

### Protection of Views:

Several policies<sup>17</sup> in the *HMPS* provide for the protection of views and for restriction of heights in the vicinity of Citadel Hill.



The above images show the present view from point C on the roadway south of the Citadel and the view with the proposed tower superimposed in gray. The proposed tower would be out of scale with its surroundings, and would dominate the central view.

The top of the penthouse of the proposed building would be 234 feet above Barrington Street, or 250 feet above Granville Street. This part of Barrington Street is 65 feet above sea level, so the penthouse would be 299 feet above sea level. This would be 59 feet higher than the viewing position on the ramparts of Citadel Hill and 83 and 91 feet above official viewing positions B and C on the roadway around Citadel Hill. The

<sup>17</sup> *HMPS* Policy 6.2: The City **shall continue to make every effort to preserve or restore** those conditions resulting from the physical and economic development pattern of Halifax which impart to Halifax a sense of its history, such as **views from Citadel Hill**, public access to the Halifax waterfront, and the street pattern of the Halifax Central Business District.

Policy 6.3: The City **shall maintain or recreate a sensitive and complimentary setting for Citadel Hill** by controlling the height of new development in its vicinity to reflect the **historic and traditional scale of development**.

Policy 6.3.1: The intent of such height controls shall be to establish a **generally low to medium rise character of development in the area** of approximately four traditional storeys in height immediately adjacent to Citadel Hill and increasing with distance therefrom.

tower would be 100 feet higher than the penthouse of the Centennial Building, across Granville Street. It would be the tallest building between the Aliant Building and Scotia Square. Because it would be closer to the Citadel than the Aliant Building, and because of its T shape, depending on the position of the viewer, it would appear about twice as wide as the Aliant Building.

In order to “**make every effort to preserve ... views from Citadel Hill**”, according to the mandatory Policy 6.2, HRM Council should refuse this development agreement. The proposed building clearly does not “**reflect the historic and traditional scale of development**”, in the words of Policy 6.3. The proposal does not “**establish a generally low to medium rise character of development in the area**”, in the words of Policy 6.3.1. In order to “**maintain or recreate a sensitive and complimentary setting for Citadel Hill**”, in the words of Policy 6.3, HRM Council should refuse this development agreement.

The 2009 staff report said on pages 5 and 32 that the intent of these policies was to limit heights within the “foreground” of the view, underlining the word “foreground”. However, this word does not appear in the policies, and cannot be read into the policies.

The 2009 report also noted, on page 5, that a tall development was approved on the TexPark site. However, the development rights on the TexPark site have now lapsed. The Roy Building site is closer to the Citadel than the TexPark site, making it more important to consider the view policies in the present case. Although the TexPark site was outside the study area when Policies 6.3 and 6.3.1 were proposed and adopted, the Roy Building was within the study area.<sup>18</sup>

### **Economics:**

There are currently about 7 million square feet of office space in the Downtown Halifax planning area.<sup>19</sup> The vacancy rate is 6.92%,<sup>20</sup> meaning that about 500,000 square feet of office space is available for rent. This will increase to about 600,000 square feet when Nova Scotia Power moves from Scotia Square to their renovated premises in the former power plant on the waterfront. Empire Group has a long-standing approval to construct a 450,000 square-foot office tower at the north end of Granville Street.<sup>20</sup> Starfish Properties, the applicant in Case 01172, had approval for a 12-storey building at 1874 Brunswick Street, but has not constructed this building. The *DHSPS* allows for the addition of 10,281,313 square feet of commercial space (office and other uses) in Downtown Halifax, within the height and stepback limits of HRMbyDesign.<sup>20</sup>

Demand for downtown office space by 2018 is only expected to increase by between 400,000 and 600,000 square feet,<sup>20</sup> which can be met without the present application.

There is a million square feet of vacant land available for development; there is no need to demolish a building in our only Heritage Conservation District.

<sup>18</sup> *Minutes*, Planning Advisory Committee, City of Halifax, November 14, 1984.

<sup>19</sup> *Market Survey of Downtown Halifax (Demand, Supply & Baseline Indicators)*, Turner Drake & Partners Ltd., Halifax, 2008, <http://www.halifax.ca/council/agendasc/documents/090324cai05.pdf>.

<sup>20</sup> *Market Survey (December 2010) H.R.M. Offices*, Turner Drake & Partners Ltd., [www.turnerdrake.com](http://www.turnerdrake.com), Halifax, 2011.

Economic activity in downtown Halifax is not limited by height or heritage regulations or by the supply of office space. There is lots of supply. Downtown economic activity is limited by demand.

Creating more demand for office space means making downtown as attractive as possible to potential tenants and their employees. “In our opinion, **a key driver of demand** for all types of space in Downtown Halifax **is its unique character** ... which in turn is defined in large part by the **heritage buildings** and their relationship with the harbour,” commented Turner Drake.<sup>20</sup> “The environment thus created is Downtown Halifax’s **major competitive advantage** which, once destroyed, will never be reincarnated.” The policies in the *Strategies* are designed to protect the competitive advantages and desirable assets of downtown Halifax, including the historic scale, the Roy Building, comfortable sidewalks, and views. These assets make downtown Halifax an attractive place to work. The assets attract tenants, and thus promote economic growth. **Generating economic activity means protecting these assets, following the Policies, and turning down this development agreement application.**

### Summary:

**The application for a development agreement should be rejected because:**

- 1. The proposed development would not reinforce the proportion the adjacent heritage buildings, contrary to Policy 7.2.1 in the *CBDSPS*.**
- 2. The proposed demolition of the Roy Building would not maintain the integrity of the Heritage Conservation District, contrary to Policy CH-1 of the *RMPS* and Policy 6.1 of the *HMPS*.**
- 3. The development application has not proved it would protect pedestrians from adverse wind effects, contrary to Policy 8.6 of the *HMPS* and Policy 7.5 of the *CBDSPS*.**
- 4. The proposed development would not preserve views from Citadel Hill, contrary to Policies 6.2, 6.3 and 6.3.1 of the *HMPS*.**

**A new staff report is required that addresses the fact that this building and adjacent buildings are now included in the Barrington Street Heritage Conservation District. All relevant policies should be included in the new staff report.**

**Submitted by: HRM Committee, Heritage Trust of Nova Scotia, Phil Pacey, Chair, 422 8814**

### Appendix:

Registered Heritage Properties Adjacent to the Roy Building, with Heights above Mean Grade, in Feet

Colwell Brothers	41	Wright (Marble) Building	60
Halifax Club	43	St. Paul’s Building	74
Harrison Building	35	Carleton Hotel	45
Acadia Insurance	39	Keith Building	64
Nova Scotia Furnishing	75	Sievert’s Tobacco Store	38

Cleverdon Building	40	Province House	
G.M. Smith Building	64	Farquhar Building	54
Kaizer Building	53	St. Mary's Benevolent Society	44
Cabot Building	53	City Club	42
Crowe Building	49	Church of England Institute	42
St. Paul's Church			

Buildings in the Same Streetscape as the Roy Building, with Heights above Barrington Street, in Feet

Former Eaton's	70
Colwell Brothers	39
Buckley's	36
Johnson (Little Mysteries)	35
Roy	68
D'Allaird	60