

HALIFAX REGIONAL MUNICIPALITY

**HERITAGE ADVISORY COMMITTEE
March 22, 2006
MINUTES**

PRESENT:

Mr. Tom Creighton, Chair
Ms. Andrea Arbic, Vice Chair
Councillor Dawn Sloane
Councillor Bob Harvey
Mr. Clarence Butler
Mr. Paul MacKinnon
Mr. Bill Mont
Ms. Dianne Marshall
Mr. Elias Metlej
Ms. Katherine Ashley

REGRETS:

Mr. Paul Shakotko
Mr. Mark Pothier

STAFF:

Ms. Maggie Holm, Heritage Planner
Mr. Bill Plaskett, Heritage Planner
Ms. Stephanie Parsons, Legislative Assistant
Ms. Jennifer Weagle, Legislative Assistant

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1. **CALL TO ORDER**

The Chair called the meeting to order at 3:04 p.m in the Media Room, 1st Floor, City Hall.

2. **APPROVAL OF MINUTES - January 18, 2006 and January 25, 2006**

MOVED by Mr. Paul MacKinnon, seconded by Mr. Clarence Butler, that the minutes of January 18, 2006 be approved, as circulated. **MOTION PUT AND PASSED UNANIMOUSLY.**

MOVED by Councillor Harvey, seconded by Ms. Andrea Arbic, that the minutes of January 25, 2006 be approved, as circulated. **MOTION PUT AND PASSED UNANIMOUSLY.**

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

Addition

8.1 Bloomfield School - Bill Plaskett, Heritage Planner

It was agreed that the following would be the first and second items, respectively, to be dealt with on the agenda:

- 7.1 Introductory Presentation - Salter Street Waterfront Block Development Proposal - Centennial Group Limited
7.2 Greenvale School Development

Mr. Plaskett, responding to a request from Committee members, advised that he will distribute full copies of the Municipal Planning Strategy to Committee members for their future reference.

The agenda was agreed upon as amended.

7. **REPORTS**

7.1 **Introductory Presentation of the Salter Street Waterfront Block Development Proposal Centennial Group Limited**

C Information and sketches of the proposed development were distributed by the Developer.

Mr. Frank Medjuck, Centennial Group Limited addressed the Committee, noting that this presentation is to provide an introductory overview of the proposed development. Mr. Medjuck introduced his Centennial Group Limited colleagues present at this meeting, Mr. Ralph Medjuck and Mr. David Nunn. Mr. Medjuck went on to indicate the following:

- C a staff report from Mr. Richard Harvey, HRM Planner, will be forthcoming,
- C there are two applications, one for a lighthouse tower and one for the residential/hotel/retail development, which is before the Committee today,
- C the site includes a 136 unit residential building, a 99 unit hotel, retail space, parking, a public park with skating rink/pond and atrium, a continuous board walk and two pedestrian paths,
- C the site is approximately 4½ acres in total, with two acres of landscaped open space, one acre of which is public open space,
- C the proposed design meets the Citadel view plane regulations, along with the Keith's Archway and Citadel Ramparts view protection regulations,
- C building materials will mainly include glass and pre-cast concrete.

Mr. Medjuck advised that a public hearing was held a few months ago, from which comments were taken into account regarding impact on the area (including the neighbouring Keith's Brewery historical building), height (view plane protection), openness of the site, construction materials, pedestrian views, and noise levels.

Responding to questions of the Committee, Mr. Nunn clarified that the marina will be public, however, details of ownership need to be clarified with the Halifax Port Authority and the Waterfront Development Corporation.

Mr. Richard Harvey, HRM Planner, at the request of the Committee, clarified that from a heritage perspective the Civic Design section (7.2.1) of the Municipal Planning Strategy will be taken into consideration with regard to this development. Mr. Plaskett commented that the key factors in policy 7.2.1 are proportion, material, rhythm, complementarity and reinforcement. Mr. Harvey also clarified that the Keith's Brewery is the only adjacent historic property to the proposed development.

Councillor Sloane noted concern regarding potential noise from the hotel service bay affecting Bishop's Landing residents. Mr. Nunn responded that the hotel will be a small, high end hotel and that the property line between the proposed development and Bishop's Landing will be tree lined to act as a noise buffer. Councillor Sloane noted further concern with residue from the nearby Nova Scotia Power property soiling the light-coloured building exterior.

7.2 Greenvale School Development

Mr. Bill Plaskett and Ms. Maggie Holm, HRM Heritage Planners, introduced Mr. Louis Lawen, the developer of the proposed project, and Mr. John MacPherson, HRM Planner, noting the following:

- C This project involves the conversion of Greenvale School in Dartmouth and construction of a substantial addition to the structure, to construct 24-26 condominium units.
- C Greenvale School is an HRM owned property, which is being purchased by Mr. Lawen.
- C Mr. Lawen last appeared before the Committee in the summer of 2005, at which time he proposed cladding the building with Exterior Insulation and Finish System (EIFS), which is a rigid foam insulation and cladding material that can be given a stucco-like finish to look like brick. The Committee was not in favour of this system.
- C A Public Information Meeting was held with regard to the proposed development, with positive feedback from residents.
- C A meeting was held recently with HRM Real Property and Asset Management, at which time the possibility of adding a brick skin to the building, in place of the EIFS system, was discussed. There is concern with the effect that the brick skin will have on the width of the overhang, which is part of the original Andrew Cobb design of the building. The developer is also concerned with the cost of the brick skin, which he estimates to be approximately \$100,000.
- C Mr. Lawen and Mr. MacPherson are seeking Committee feedback and direction on the exterior finish of the building and on a proposed rooftop deck at the centre of the building that will be accessed from an interior common room.

Mr. MacPherson clarified that the proposed development is considered a substantial change to the building and is therefore being dealt with by Development Agreement. He noted that there is specific policy under the secondary funding strategy toward protecting and retaining the building and in consideration of a good re-use of the building.

Councillor Sloane noted that the Committee has not before dealt with the issue of rooftop decks on heritage buildings. Mr. Plaskett noted that the deck will hardly be visible from the street and will include a 'widow's walk' type railing.

Mr. MacPherson clarified that parking for 8-10 vehicles will be contained in the first level of the addition with approximately 15 overflow parking spaces off Pine Street.

Mr. Lawen commented on the state of the brick facade, which has been deteriorating for the past thirty to forty years. He noted that the EIFS facade provides an air and water barrier and a wide choice of colours. Mr. Lawen indicated other examples of EIFS on buildings in Halifax such as the Crane Building on Doyle Street, 1346 Queen Street, and the Paramount Theatre on Barrington Street. He commented that the EIFS will not take

away from the overhang of the eaves, whereas adding a brick skin to the building would lose six inches from the overhang. Mr. Lawen further indicated that the floor to ceiling height of the interior will remain the same along with the size of the windows, which will not be recessed. Mr. Lawen advised that the form of the building will be retained, and the roof will be reshingled.

Mr. Elias Metlej stated that he represents Mr. Lawen, and commented that the Committee must keep in mind the economic feasibility of the recommendations and how to work within the constraints of the proposal without losing the building altogether.

Ms. Andrea Arbic indicated that in her opinion it would be preferable to lose six inches of the overhang than to clad the building in a fake material. She further noted that she believes that the heritage character of the building would be lost with the installation of the EIFS.

Mr. Paul MacKinnon commented that the exterior of the Crane Building on Doyle Street looks good and the Committee may be more comfortable with the EIFS if they could view examples of what the EIFS would look like as a surface material.

Mr. Lawen described the process of installing the EIFS, which involves first securing any loose brick, then applying an air and water vapour barrier, then gluing a three inch thick layer of styrofoam, the back of which is notched to allow any water which may enter to properly drain, then applying another cement based coat, and finally trowel applying the colour and texture finish to the surface. Mr. Lawen further noted that the initial suggestion for the EIFS came from HRM staff and he wants to move forward with the development as soon as possible.

Ms. Holm noted that it is important to look at the character of the building as a whole, not just the exterior, and to also take into consideration the importance of the building to neighbourhood residents. She further clarified that no sale proceeds will be coming back to HRM from the sale of the property. Ms. Holm advised that a staff report would be coming before the Committee shortly with the development agreement for approval.

MOVED by Mr. Clarence Butler, that the Heritage Advisory Committee encourage the use of a brick skin for the exterior of the Greenvale School development.

There being no seconder, the motion was lost.

Ms. Stephanie Parsons retired from the meeting at 3:45 p.m.

4. BUSINESS ARISING FROM THE MINUTES

4.1 Status Sheet Items

4.1.1 Report of HAC Sub-committee on Definitions

C A report dated March 22, 2006 re: Sub-committee on Definitions was before the Committee.

Mr. Bill Plaskett, Heritage Planner, advised that the sub-committee on definitions was formed as a result of Committee discussions regarding the United Gulf Developments TexPark proposal. He noted that the sub-committee met four times to set definitions for the terms adjacent, significant, and vicinity for the purpose of Heritage Advisory Committee guidelines for future decisions. Mr. Plaskett reviewed the three definitions at this time, a copy of which is on file.

It was noted by Mr. Elias Metledge that other terms used in the sub-committee definitions are not clearly defined, such as “visual sphere of influence”. He noted the importance of using clearly defined terms in definitions.

It was suggested that the three definitions before the Committee be adopted in principle and as the need for the definition of other terms arise, they can be defined, adopted and added to the list of definitions.

MOVED BY Councillor Sloane, seconded by Mr. Bill Mont, that the definitions of adjacent, significant, and vicinity as put forward by the HAC Sub-Committee on Definitions in the report dated March 22, 2006 be adopted in principle. MOTION PUT AND PASSED.

Councillor Harvey commented that the only definitions that have weight are those defined within the Municipal Planning Strategy. He further commented that these three definitions should be included as amendments to the MPS to avoid having the same discussions regarding definitions again.

Mr. Plaskett noted that the definitions should also be considered in light of the upcoming Urban Design Program, to which Councillor Sloane suggested requesting that the three definitions be included in the Urban Design Program.

Ms. Andrea Arbic suggested that these three definitions be adopted in principle to help the Committee clarify the interpretation of existing policy. The Chair added that these definitions will be helpful to the Committee until such a time as the MPS is amended to include clear definitions of these terms.

Councillor Sloane suggested that these definitions be deemed "Heritage Advisory Committee Definition Guidelines" and be forwarded to Mr. Andy Fillmore and Regional Planning staff for comment and possible adoption into the Urban Design Program and the Regional Plan.

It was further suggested that the definitions also be forwarded to HRM Legal Services and District 12 Planning Advisory Committee for comment.

MOVED BY Ms. Andrea Arbic, seconded by Councillor Sloane, that the report dated March 22, 2006 from the HAC Sub-Committee on definitions be submitted as the HAC working guidelines on definitions to other boards, committees, and departments dealing with these definitions, for their consideration. MOTION PUT AND PASSED.

4.1.2 Heritage Incentives Program

C A report submitted by the Heritage Advisory Committee Sub - Committee on definitions dated March 22, 2006 was before the committee.

This item was deferred to the April 26, 2006 meeting due to time constraints.

4.1.2.1 2005-2006 Budget Update

C A memorandum dated March 22, 2006 regarding the Heritage Incentives Program was before the Committee.

This item was deferred to the April 26, 2006 meeting due to time constraints.

4.1.2.2 Amendments to Operational Procedures and Eligibility Criteria

C A report dated January 25, 2006, was before the Committee.

This item was deferred to the April 6, 2006 meeting due to time constraints.

5. DEFERRED ITEMS - None

6. CORRESPONDENCE, PETITIONS & DELEGATIONS - None

7. REPORTS

7.1 Introductory Presentation of the Salter Street Waterfront Block Developmnet Proposal Centennial Group Limited

This item was dealt with earlier in the meeting.

7.2 Greenvale School Development

This item was dealt with earlier in the meeting.

7.3 Demolition Application - 6454 Coburg Road (Coburg Cottage)

- C A copy of correspondence dated March 20, 2006 regarding an application for demolition for 6454 was before the Committee.

Mr. Plaskett advised that Coburg Cottage is a registered Municipal and Provincial heritage property. He noted that the property owner's application for Provincial deregistration of the property was refused and that the property owner has now applied to HRM for demolition of the building. Mr. Plaskett noted that staff are encouraging the owner to withdraw the application for demolition, as per the March 20, 2006 correspondence. He indicated that he will keep the Committee updated on this matter.

7.4 Staff submission to Voluntary Planning Task Force on Nova Scotia

- C A report dated January 31, 2006 entitled A Brief on Built Heritage Conservation in HRM and Suggested Amendments to the Heritage Property Act was before the Committee.

This item was deferred to the April 26, 2006 meeting due to time constraints.

8. ADDED ITEMS

8.1 Bloomfield School

- C A report on the Bloomfield School site was distributed to Committee members.

This item was deferred to the April 26, 2006 meeting due to time constraints.

9. DATE OF NEXT MEETING - April 26, 2006

The next meeting of the Heritage Advisory Committee is scheduled for April 26, 2006 in Halifax Hall, 2nd Floor, City Hall.

10. ADJOURNMENT

There being no further business, the meeting adjourned at 5:13 p.m.

Jennifer Weagle
Legislative Assistant