

HERITAGE ADVISORY COMMITTEE

April 26, 2006

MINUTES

PRESENT:

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

REGRETS:

Mr. Mark Pothier
Mr. Clarence Butler
Mr. Elias Metlej

STAFF:

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

Table of Contents

1.	CALL TO ORDER	3
2.	APPROVAL OF MINUTES - March 22, 2006	3
3.	APPROVAL OF THE ORDER OF BUSINESS, ADDITIONS AND DELETIONS .	3
4.	BUSINESS ARISING FROM THE MINUTES	4
4.1	Status Sheet Items	4
4.1.1	Heritage Incentives Program	5
4.1.1.1	2005-2006 Budget Update	6
4.1.1.2	Amendments to Operational Procedures and Eligibility Criteria	6
5.	DEFERRED BUSINESS	8
5.1	Staff submission to Voluntary Planning Task Force on Nova Scotia Heritage Strategy	6
5.2	Bloomfield School	3
6.	CORRESPONDENCE, PETITIONS & DELEGATIONS	7
6.1	Presentation by Clary Kempton re: Spring Garden/Queen St. Public Lands Study	4
7.	REPORTS	7
8.	ADDED ITEMS	7
9.	DATE OF NEXT MEETING	7
10.	ADJOURNMENT	7

1. CALL TO ORDER

The Chair called the meeting to order at 3:09 p.m. in the Media Room, 1st Floor, City Hall.

2. APPROVAL OF MINUTES - March 22, 2006

A discussion ensued regarding the wording of the motion on page 6 of the March 22, 2006 minutes. The Chair requested that the Legislative Assistant review the recording and confirm the wording of the motion.

MOVED by Mr. McKinnon, seconded by Ms. Ashley that the minutes of March 22, 2006 be approved, as circulated. MOTION PUT AND PASSED UNANIMOUSLY.

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

It was agreed that item 5.2 be the first order of business and item 6.1 be the second order of business.

The agenda was accepted as amended.

5.2 Bloomfield School

C A report entitled Bloomfield School Evolution of the Site Referenced to Historic Maps was distributed to the Committee.

Mr. Plaskett provided a brief overview of the history of the Bloomfield School as per the report. He advised that staff has not reached a consensus as to what to do with the building. However, consideration is being given to mixed uses.

Councillor Sloane raised concern that non profit groups are leasing to other non profit groups.

The Chair suggested that the Committee wait for the report to Council. He recommended that the report include a list of potential uses. He added that he hopes the public will have an opportunity to provide input.

Mr. MacKinnon questioned whether staff would consider an application from someone other than the Owner.

Mr. Plaskett advised that a more detailed report will be going forward to Council in a few months.

Councillor Sloane advised that affordability is an important factor in renovating the building.

6.1 Presentation by Clary Kempton re: Spring Garden/Queen St. Public Lands Study

- A document entitled Heritage Protection re: Regional Plan, was submitted to the Committee.
- A Map outlining the Spring Garden Road/Queen St Public lands outlining the Infirmary Sub Area and Clyde Street Sub Area was distributed to the Committee.

Mr. Clary Kempton, District 12 Planning Advisory Committee Member, address the Committee and advised that the intent of the presentation is to provide an overview on how traditional Halifax architecture could be incorporated into the Spring Garden Road Detail Area Plan.

In reference to the Infirmary Sub-area, Mr. Kempton proposed the following:

- new commercial, residential and pedestrian uses,
- pedestrian thoroughfare, underground parking and public space,
- pedestrian mall modeled after Granville Mall,
- a monument district with benches,
- a Spring Garden courtyard which would lead to the library, courthouse and YMCA,
- a sidewalk café zone located along the pedestrian mall.

In reference to the Clyde Street Sub- area, Mr. Kempton proposed the following:

- closure of Birmingham Street with gates,
- underground parking at Queen Street and Dresden Row,
- a sidewalk café area,
- a plaza between the residential and commercial buildings.

Mr. Kempton concluded the presentation by showing examples of historic Halifax architecture, examples of poorly designed new developments, and examples of new developments which were designed to be respectful of historic Halifax architecture. Mr. Kempton advised that the proposal is his personal vision for the area.

Councillor Sloane retired from the meeting at 4:04 p.m.

Ms. Arbic commented that the proposal was interesting and respectful of the heritage and architecture in HRM, however, it needs to be included in the Capital Business District.

Mr. Mont commented that the proposal is an excellent model of incorporating new construction with existing Halifax architecture.

The Chair thanked Mr. Kempton for his presentation, an electronic copy of which is on file.

4. BUSINESS ARISING FROM THE MINUTES

4.1 Status Sheet Items

4.1.1 Heritage Incentives Program

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

Mr. Plaskett provided a brief overview of the report and advised of the following issues:

- Approvals have been granted without deadlines for the completion or commencement of work and without coordination with fiscal year accounting periods, which has resulted in outstanding approvals and commitments being carried over from year to year,
- Current applications are on hold and cannot be approved until the 2006 budget is approved.

Mr. MacKinnon retired from the meeting at 4:24 p.m.

A discussion ensued and the following was suggested by the Committee:

- a limit on the amount of applications that can be submitted per year,
- that the funds are granted on an equitable basis depending on the size of the building,
- one deadline, with an eligibility allowance of eight units,
- priority should be given to the severity of structural issues.

Mr. Mont retired from the meeting at 4:58

Responding to the suggestions and concerns raised by the Committee, Mr. Plaskett advised of the following:

- Staff are suggesting accepting applications once a year with a deadline of April 1st, to allow applicants to take advantage of the limited building season,
- There may be a need to raise the residential limit to \$10,000 and lower commercial applications to \$5,000,

- Another option is to raise the limit to \$15,000 as a one time grant.

After further discussion Ms. Arbic commented that raising the limit to \$15,000 would deplete the funds more quickly and result in applicants applying for the maximum. Councillor Sloan suggested a median of \$12,000.

Mr. Shakotko suggested restricting retroactive applications and that labour in kind not be considered as matching funds.

Ms. Marshall retired from the meeting at 5:01 p.m. and returned at 5:04 p.m.

Mr. Plaskett suggested that only labour costs from a third party be paid for and that applicants be required to waive their right to demolish within a certain number of years. In conclusion, Mr. Plaskett advised that he will incorporate the Committees suggestions into the Council Report and advise Heritage property owners that no additional applications will be received during 2006/2007.

4.1.1.1 2005 & 2006 Budget Update

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

This item was discussed as part of item 4.1.1

4.1.1.2 Amendments to Operational Procedures and Eligibility Criteria - request for Committee input

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

This item was discussed as part of item 4.1.1

5. DEFERRED ITEMS

5.1 Staff submission to Voluntary Planning Task Force on Nova Scotia Heritage Strategy

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

It was agreed that this item be deferred to the next meeting due to time constraints.

5.2 Bloomfield School

See page three.

6. CORRESPONDENCE, PETITIONS & DELEGATIONS

6.1 Presentation by Clary Kempton re: Spring Garden/Queen St. Public Lands Study

See page four.

7. REPORTS - None

8. ADDED ITEMS - None

9. DATE OF NEXT MEETING - May 24, 2006

The next meeting of the Heritage Advisory Committee is scheduled for May 24, 2006 in Halifax Hall, 2nd Floor, City Hall.

10. ADJOURNMENT

There being no further business, the meeting adjourned at 5:09 p.m.

Jennifer Weagle
Legislative Assistant