

HERITAGE ADVISORY COMMITTEE
MINUTES

July 25, 2012

PRESENT: Mr. Stephen Terauds, Chair
Mr. Mark Archibald, Vice Chair
Ms. Deborah Larter
Mr. Thomas Dawson
Mr. David Houlihan
Ms. Monica MacDonald
Ms. Emma Sampson
Mr. Anthony Hannaford
Ms. Susan Carroll
Councillor Sue Uteck

REGRETS: Ms. Andrea Fox
Councillor Robert Harvey

STAFF: Ms. Maggie Holm, Heritage Officer
Mr. Seamus McGreal, Heritage Planner
Mr. Bill Plaskett, Heritage Planner
Mr. Richard Harvey, Senior Planner
Mr. Luc Ouellet, Senior Planner
Ms. Sheilagh Edmonds, Legislative Assistant

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1. CALL TO ORDER

The Chair called the meeting to order at 3:08 p.m. in Duke Room 1, 3rd Floor, Duke Tower. He welcomed Seamus McGreal, Heritage Planner, advising the Committee that Seamus is new staff to the Heritage department.

2. APPROVAL OF MINUTES

MOVED by Ms. Carroll, seconded by Mr. Archibald that the minutes of February 22, 2012 be approved. MOTION PUT AND PASSED.

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

There were no additions or deletions to the agenda.

4. BUSINESS ARISING FROM THE MINUTES / STATUS SHEET: None

5. DEFERRED ITEMS: None

6. CORRESPONDENCE, PETITIONS & DELEGATIONS:

6.1 Correspondence:

6.1.1 Correspondence dated June 6, 2012 from Phil Pacey, Heritage Trust

Correspondence dated June 6, 2012 was submitted from Mr. Phil Pacey, Heritage Trust of Nova Scotia.

The Chair noted that in his correspondence, Mr. Pacey was requesting permission to provide oral presentations to the Committee on particular matters if and when they come before the Committee. The Chair added that one of the items is the Centre Plan; however, he pointed out that when the Centre Plan matter comes to the Committee it will be as a briefing because the Committee will be expect to deal with a report at a later date. The Chair advised that, if the Committee agrees to hear a presentation from Heritage Trust on the Centre Plan, he would suggest that it wait until there is a report and it is on the Committee's agenda.

A brief discussion ensued and it was **MOVED by Mr. Archibald, seconded by Ms. Sampson that the Committee grant permission to Heritage Trust to provide presentations, as outlined in the letter dated June 6, 2012, and as noted by the Chair in regard to the Centre Plan, and that the presentation be limited to five (5) minutes. MOTION PUT AND PASSED.**

6.2 Petitions: None

6.3 Presentations:

6.3.1 Staff Presentation – Centre Plan Phase 1 (verbal update)

Mr. Luc Ouellet, Senior Planner provided the staff presentation on Centre Plan, Phase I Highlights of his presentation were as follows:

- Phase 1 – Deals with Regional Centre; Phase 2 – Downtown Halifax Planning Strategy; Phase 3 – New model for the entire Regional Centre
- Current project is the Phase 1 – staff are targeting this year for approval with the overall project completed in 2015.
- Purpose of the Centre Plan is to develop walkable and complete neighbourhoods
- The project will look at appropriate densities for neighbourhoods, as well as infill opportunities, and appropriate design and massing
- Require Legislative amendments from the Province in regard to density bonusing and site plan approval
- Originally, the project was to be carried out in one overall plan (rather than phased), however, with approximately 140 proposed developments, mostly concentrated in the 11 corridor areas, staff felt it would be difficult to keep up with the caseload, and without policies in place, development opportunities for the municipality may be lost.
- Over the past five years, the Regional Plan has not met its target for growth in the urban area; most of the growth has gone to the suburban and rural areas.
- Land use change is one of the most important things the Municipality can do to meet the Greenhouse Gas Emission Reduction targets.
- The potential for job growth in the Regional Centre as a result of the awarding of the federal contract to the Irving Shipyards is another aspect for consideration which will have impact on the Regional Centre.
- Staff anticipates having a report to the Heritage Advisory Committee in September or October; then on to Regional Council with an anticipated public hearing date of sometime in December.

Mr. Ouellet and Mr. Richard Harvey responded to questions.

In response to a question in regard to the outcome of the process, Mr. Harvey explained that at the end of this process there should not be any ambiguity of what can be done on a property and that there will be clear indication of height, massing, and controls.

The Chair questioned if the heritage resources will be identified, and the analysis outlined when the report comes before the Committee.

Mr. Harvey advised that he believed this would be the task of the Committee, i.e. to look at where the heritage resources are and analysis.

In this regard, the Chair suggested there should be a working session for the Committee. He asked staff to consider how the report will be presented to the Committee and how the Committee will be asked to comment. The Chair advised that there needs to be a mechanism for the Committee to provide input in a concise manner in order to provide something meaningful. He noted that the more that can be done on the front end of the process with the Committee, the better it is for everyone.

Mr. Harvey concurred advising that staff will look into the best way to have that discussion before the report is done, and he would get back to the Committee.

Prior to concluding this item, in response to a question from Ms. MacDonald, Mr. Ouellet advised that he would provide the Legislative Assistant with a copy of his PowerPoint Presentation, for distribution to the Committee.

6.4 Updates from HAC Members - HRM Committees /HAC Sub-committees:
None

7 REPORTS:

7.1 Staff:

7.1.1 Case H00365: Application to Consider 5456-60-66 Inglis Street, Halifax Municipally Registered Heritage Property

A staff report dated July 16, 2012 was submitted.

Mr. Seamus McGreal, Heritage Planner, presented the application by Susan Little, President of Condominium Corporation #100 to have their condominium's property at 5456-60-66 Inglis Street, Halifax, registered as a municipal heritage property.

Mr. McGreal responded to questions, clarifying the following points:

- There have been no significant additions to the property
- Windows are a mix of wood-framed and vinyl framed

The Committee reviewed the application, evaluating it against the HRM Criteria for Registration of Heritage Buildings and scoring it as follows:

Criterion	Highest Possible Score	Score Awarded
1. Age	25	13
2. a) Relationship to Important Occasions, Institutions, Personages or Groups OR 2. b) Important/Unique Architectural Style or Highly Representative of an Era	20	13
3. Significance of Architect/Builder	10	5
4. a) Architectural Merit: Construction type/building technology	10	0
4. b) Architectural Merit: Style	10	6
5. Architectural Integrity	15	9
6. Relationship to Surrounding Area	10	9
Total	100	55

SCORE NECESSARY FOR DESIGNATION

50

Designation Recommended? YES ✓ NO □

Noting that it met the criteria for recommending heritage registration, the Chair questioned if Committee members wanted to include character defining elements of the property in the Committee's report to Regional Council.

A brief discussion ensued and it was agreed that the report would note importance of the character defining elements as listed under 4 B) Style of heading Architectural Merit of the staff report and include 'Repetitive Triplex Massing'.

MOVED by Mr. Archibald, seconded by Ms. Carroll that the Heritage Advisory Committee recommends Halifax Regional Council:

- 1. Set a date for a heritage hearing to consider the application; and**
- 2. Approve the registration of 5456-60-66 Inglis Street under the HRM Heritage Property Program as shown on Map 1 of the July 16, 2012 staff report including the Character Defining Elements as identified by the Heritage Advisory Committee.**

MOTION PUT AND PASSED.

7.2. Committee Members:

7.2.1 Halifax Memorial Library – Update on the status of the Committee's recommendation to Council to register the old library.

The Chair explained that in 2009 in response to work being done on the Memorial Library the Committee wanted to look at the building for its heritage value and to see what Council wanted to do with it. The Committee asked for a staff report, and in June of 2011 the Committee reviewed the report and evaluated the building. It scored 55, and the Committee forwarded a report to Council recommending that it be registered as a municipal heritage property. The Chair noted that another report went to Council from staff recommending that Council not deal with the Committee's report at that time because of other aspects staff were working in this regard. The Chair advised that the Committee has asked for an update from staff on what has happened to its report.

Ms. Holm advised that she spoke with Peter Bigelow who was the staff lead on this matter and he advised that staff feel there is heritage value to the library but there are other factors impacting decisions and which have to be worked through first. She noted that there are negotiations over ownership with the Province, and that Council needs all the pieces together before it makes a decision. Ms. Holm advised that Council will look at the Committee's report in conjunction with dealing with, but prior to Council dealing with it as a whole.

The Chair advised that those issues should not impact on the heritage value of the building. He noted that at the time the Committee reviewed the building, Mr. Bigelow attended a Committee meeting and the opinion of the Committee was that the heritage value should form part of the Council discussion of the site.

At 4:35 p.m. Councillor Uteck retired from the meeting.

A discussion ensued.

Ms. Holm explained that the issue is complex because it is multi-jurisdictional with the Province, a native band, and the Catholic Church all involved in discussion. She assured the Committee that the matter has been deferred to continue work on a resolution.

The Chair question whether the Committee should take any further action at this time, given that Mr. Bigelow has said that the Committee's report should proceed in advance but still be tied to the overall item.

Ms. Holm suggested that the Committee may want to follow up with Mr. Bigelow and request that he keep the Committee updated.

Mr. Harvey suggested that the Committee pass a motion to forward to Mr. Bigelow the Committee's minutes on this issue, which would note the Committee's concerns.

MOVED by Mr. Archibald, seconded by Ms. Carroll that Mr. Bigelow be forwarded a copy of the Committee's minutes on this issue. MOTION PUT AND PASSED.

7.2.2 New Public Library – Archeological Resources at Front of Building

Ms. Holm advised that she had a discussion with Peter Bigelow about the archaeological resources at the front of the new library site. Mr. Bigelow noted that Provincial legislation guides the process and that there has been some suggestion of protecting the site. Ms. Holm added that there have been two interesting areas which have been excavated--in the front and the front courtyard stable. With a lot of the courtyard still with large pieces intact, they are trying to figure out how it could be incorporated into the open space of the building. With regard to the foundation piece, Ms. Holm noted that there was not much to be salvaged, and that it was mostly brick that was found and not stone; the hearth floor has been removed and it is hoped it can be reused in the building. She added that more test pits on the front piece will start in the fall.

At this time Ms. Deborah Larter wanted to disclose for the Committee's information that she was a member of the Library Board.

7.2.3 Heritage Conservation Districts – Update / Role of the Committee

The Chair advised that he added this to the agenda as a way of reminding the Committee of the Heritage Conservation Districts, and to find out what potential districts have been identified and if there is a role for the Committee in this process.

In response, Mr. Bill Plaskett, Heritage Planner advised that, to date, there is the Barrington Street Heritage Conservation District. Staff are currently embarking on the South Barrington Street Heritage Conservation District, and once the information on the background study is completed in the fall, it will be brought to the Heritage Advisory Committee, and then presented to Regional Council. Mr. Plaskett added that a steering committee will be established and a representative from this Committee will be invited to sit on the steering committee. In addition, Mr. Plaskett noted that the Schmidville application has been moved up on the list of districts for consideration.

A brief discussion ensued and Mr. Plaskett advised that he could prepare information for the Committee which gives a broad scope of the process.

The Chair advised that it would be helpful for the Committee to have this information, and requested that staff provide it for the September meeting.

7.2.4 Heritage Property Registrations – Discussion on creating a list of potential heritage properties for registration and Roll of Committee on this matter.

Due to time constraints, this matter was deferred to the next meeting.

8. ADDED ITEMS: None

9. DATE OF NEXT MEETING – August 22, 2012

10. ADJOURNMENT

The meeting adjourned at 5:10 p.m.

Sheilagh Edmonds
Legislative Assistant