

HERITAGE ADVISORY COMMITTEE
MINUTES

August 22, 2012

PRESENT: Mr. Mark Archibald, Vice Chair
Mr. David Houlihan
Ms. Monica MacDonald
Ms. Emma Sampson
Mr. Anthony Hannaford
Councillor Robert Harvey
Councillor Sue Uteck

REGRETS: Mr. Stephen Terauds, Chair
Ms. Deborah Larter
Ms. Susan Carroll
Mr. Thomas Dawson

STAFF: Ms. Maggie Holm, Heritage Officer
Ms. Sheilagh Edmonds, Legislative Assistant

TABLE OF CONTENTS

1.	CALL TO ORDER.....	3
2.	APPROVAL OF MINUTES	3
3.	APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS.....	3
4.	BUSINESS ARISING OUT OF THE MINUTES/ STATUS SHEET	3
5.	DEFERRED BUSINESS	3
5.1	Heritage Property Registrations – Discussion on creating a list of potential heritage properties for registration and roll of Committee on this matter....	3
6.	CORRESPONDENCE, PETITIONS & DELEGATIONS	3
6.1	Correspondence	4
6.1.1	Letter dated July 30, 2012 from Mr. George Brown	4
6.2	Petitions.....	4
6.3	Presentations.....	4
6.4	Updates from HAC Members – HRM Committees/HAC Sub-committees .	4
7.	REPORTS	4
7.1	Staff	4
7.1.1	Heritage Incentives: Barrington Street Heritage Conservation District – 2012-13.....	4
7.2	Committee Members.....	6
7.2.1	Update on Library Report (Chair)	6
	Update on Centre Plan (Chari).....	7
8.	ADDED ITEMS	7
9.	NEXT MEETING DATE	7
10.	ADJOURNMENT	7

1. CALL TO ORDER

The Chair called the meeting to order at 3:00 p.m. in Duke Room 1, Duke Tower, Halifax.

2. APPROVAL OF MINUTES – None

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

The Chair indicated that he understood there may be a motion to defer item 7.1 over concern of inadequate time to review the staff report.

Ms. MacDonald addressed the Committee advising that, because the Committee did not receive the staff report in enough time to adequately review it, she felt that it should be deferred to a later date so that everyone can have enough time to thoroughly read it through.

Ms. MacDonald moved a motion to defer item 7.1 Barrington Street Heritage Conservation District – 2012-13 to a future meeting, the time of which to be determined by the Committee due to the late submission of the staff report.

There was no seconder to the motion, and the MOTION WAS LOST.

The Chair advised that Ms. MacDonald's concern was well- noted, as it appears expediency is expected of the Committee in dealing with the report which was received late, through no fault of the Committee but due to HRM's internal administrative processes. He added that he felt this item should be dealt with thoroughly and suggested that the agenda be reorganized to allow for this. The Chair suggested, and **it was agreed** that item 5.1 would be deferred to the next meeting.

The agenda was accepted as revised.

4. BUSINESS ARISING OUT OF THE MINUTES/ STATUS SHEET: None

5. DEFERRED BUSINESS – July 25, 2012

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

The item was deferred to the Committee's next regular meeting.

6. CORRESPONDENCE, PETITIONS & DELEGATIONS

6.1 Correspondence

6.1.1 Letter dated July 30, 2012 from Mr. George Brown

A letter dated July 30, 2012 was submitted from Mr. George Brown, Dartmouth in regard to the Old Greenvale School, Dartmouth.

Ms. Holm advised that the matter Mr. Brown refers to is a new application and staff were presently preparing a report which will come before the Committee within the next couple of months.

6.2 Petitions- None

6.3 Presentations - None

6.4 Updates from HAC Members – HRM Committees/HAC Sub-committees

None.

7. REPORTS

7.1 Staff

7.1.1 Heritage Incentives: Barrington Street Heritage Conservation District – 2012-13

A staff report dated August 13, 2012 was submitted.

The Chair advised that there were seven recommendations in the report, and the first four dealt with the buildings and applications and the last three dealt with the matter of finance and procedure that govern the first four.

Ms. Maggie Holm, Heritage Planner, provided the staff presentation on the recommendations for the 2012/13 Barrington Street Heritage Conservation Incentives Program. In her remarks, Ms. Holm noted that this was year 4 of a 5-year program Regional Council adopted to encourage restoration and renovation of buildings within the District. This year staff received and reviewed four applications requesting financial assistance for 1725 Barrington Street; 1668-70 Barrington Street; 1667 Barrington Street; and 1569 Barrington Street.

Ms. Holm reviewed the terms of the program and the work which is eligible for the grant and tax incentives, and provided an overview on the work proposed for each of the four buildings recommended by staff, and as outlined in the staff report.

MOVED by Councillor Uteck, seconded by Councillor Harvey that the Heritage Advisory Committee recommend that Halifax Regional Council:

- 1. Approve a grant of no more than \$79,550 and a tax credit of no more than \$1,890 for the restoration and renovation of the Cabot building located at 1725 Barrington Street as described in the August 13, 2012 staff report and subject to recommendation #5.**
- 2. Approve a grant of no more than \$89,244 for the restoration and renovation of the Nova Scotia Furnishings' building located at 1668-70 Barrington Street as described in the August 13, 2012 staff report and subject to recommendation #5.**
- 3. Approve a grant of no more than \$5,925 and a tax credit of no more than \$22,050 for the restoration and renovation of the Buckley's building located at 1667 Barrington Street as described in the August 13, 2012 staff report and subject to recommendation #5.**
- 4. Approve a grant of no more than \$62,170 and a tax credit of no more than \$4,071 for the restoration and renovation of the Mary McAlpine building located at 1569 Barrington Street as described in the August 13, 2012 staff report and subject to recommendation #5.**
- 5. Approve the grants and tax credits referenced in recommendations 1-4 above conditional upon, and payment to the respective applicant shall not be made until, the respective applicant has:**
 - a. Completed the work set out in the respective application to the satisfaction of the municipality;**
 - b. Provided receipts and invoices to support the total amount approved; and**
 - c. Executed and registered at the Registry of Deeds/Land Registration Office an agreement that they will not apply to demolish, nor will they demolish, the respective property for 20 years from the date of the agreement.**
- 6. Approve the transfer of any unused grant funds (at fiscal year end) from the 2012-13 Barrington Street Heritage Conservation District Incentive s Program budget of \$200,000 (\$150,000 from account C310-8004 Planning & Applications and \$50,000 from Q312) to the Cultural Development Reserve (account Q312 for expenditure in fiscal 2013-14, once the approved projects are completed.**
- 7. Approve the extension of any un-issued 2012-13 tax credits referenced in recommendations 1-4 above into the 2013-14 fiscal year.**

Ms. MacDonald advised that she had wanted to defer the report because of the lack of time the Committee had to give it a thorough review, and that pertinent information that she felt was necessary in reviewing the buildings was not in the report.

The Chair concurred adding that there was a lack of specific information in the report explaining the scope and extent of each project and how the work would affect the character defining elements of the buildings.

In response, Ms. Holm advised that when the report was written, for the sake of clarity detailed information was not included. She added that, she recalled in the report of the first year of the Program, staff had included a one-page summary of information. Ms. Holm advised that she would take these concerns back to her manager and supervisor and note that the Committee would feel more comfortable in having the detailed information.

In response to a question in regard to the end of the program, Ms. Holm advised that this particular program ends in the fifth year, and following this, staff will go back to Council with a report on how the program worked out.

Councillor Uteck added that the idea behind the project was to help in getting improvements on Barrington Street, and that she hoped when the project was finished that Council will make a decision to carry this program forward.

At the request of the Chair, Ms. Holm elaborated on the proposed work for each of the four buildings, and responded to questions from the Committee.

The Chair noted that of particular concern was the replacement of existing windows and storefronts with modern windows despite the requirement to replace windows 'in kind'. Further concern was expressed that funds for investment in heritage buildings were being used to fund work not in keeping with accepted heritage guidelines.

In response, Ms. Holm indicated that the modern replacements were allowable under the funding program and that specific heritage standards have not been adopted by the Downtown Plan and therefore the modern windows were allowable.

A brief discussion ensued with regard to how much detailed information would be useful for the Committee to have when reviewing these recommendations with some suggestion that more information would be good to have, but too much information sometimes can be counterproductive. It was generally agreed that it would be beneficial to have information on anything that impacts on the heritage defining elements of a building.

When the Committee was prepared to vote on the matter, Ms. MacDonald advised that, due to her request to have the matter deferred, she would not participate in the vote.

MOTION PUT AND PASSED.

7.2 Committee Members

7.2.1 Update on Library Report (Chair)

The Chair advised that when the staff recommendation pertaining to the Library goes to Regional Council, the Committee's report and recommendation will go to Council prior to this.

Update on Centre Plan (Chair)

Ms. Holm advised that the Municipality did not get the required Provincial amendments to allow site plan approval which was a key element of the Plan. She added that staff have gone back to senior management for direction, and once they have that direction staff will come back to the Committee and outline the process to better understand how it relates to heritage properties.

8. ADDED ITEMS: None

9. NEXT MEETING DATE – September 26, 2012

The Chair suggested that as an agenda item for next month, the Committee have a discussion on revisions to the Barrington Street Heritage Incentives Program as it relates to meeting heritage standards.

Ms. Holm indicated that if the Committee wanted amendments to the program, staff would have to provide a report to Council on the matter. She added that it would be beneficial to have the discussion as it would be helpful for staff to get the Committee's feedback on the program (e.g. what is good about it and what needs work).

10. ADJOURNMENT

The meeting adjourned at 4:10 p.m.

Sheilagh Edmonds
Legislative Assistant

The following information report was submitted:

Information report dated August 13, 2012-2011 Annual Report for the Heritage Property Program.