



**Heritage Advisory Committee  
MINUTES  
May 7, 2014**

**PRESENT:** Councillor David Hendsbee  
Councillor Matt Whitman  
Mr. Brent Ronayne  
Ms. Pascale van der Leest  
Ms. Emma Sampson - Chair  
Mr. Richard White  
Mr. Jason Cooke - Vice Chair  
Mr. Chris Kingston  
Mr. Bill Jordan  
Ms. Shiva Nourpanah

**REGRETS:** Ms. Janet Morris  
Mr. Reid Shepherd

**STAFF:** Mr. Richard Harvey, Senior Planner  
Ms. Maggie Holm, Heritage Planner  
Mr. Seamus McGreal, Heritage Planner  
Ms. Sheilagh Edmonds, Legislative Assistant  
Mr. Lachlan Barber, Legislative Support

*The following does not represent a verbatim record of the proceedings of this meeting.*

*The agenda, supporting documents, and information items circulated to the Heritage Advisory Committee are available online:  
<http://www.halifax.ca/boardscom/hac/May72014AgendaforHeritageAdvisoryCommittee-HRM.html>*

*The meeting was called to order at 3:03 p.m., and the Committee adjourned at 4:56 p.m.*

**1. CALL TO ORDER**

The Chair called the meeting to order at 3:03 p.m.

**2. APPROVAL OF MINUTES – February 26, 2014**

**MOVED by Mr. Cooke, seconded by Ms. Van der Leest that the minutes of February 26, 2014 be approved. MOTION PUT AND PASSED.**

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

Mr. Jordan presented a small token of appreciation to the committee and thanked committee members for welcoming him. He also spoke briefly about his passion for the committee's mandate. Ms. Nourpanah introduced herself.

There were no additions or deletions and the Order of Business was approved.

**4. BUSINESS ARISING OUT OF THE MINUTES – NONE**

**5. CONSIDERATION OF DEFERRED BUSINESS – NONE**

**6. CORRESPONDENCE, PETITIONS & DELEGATIONS**

**6.1 Correspondence**

The following correspondence was submitted:

- E-mail correspondence dated May 7, 2014 from Rachel Smith regarding agenda item 7.3.
- A letter dated May 5, 2014 from Louis Reznick, Starfish Properties regarding item 7.4.
- A letter dated May 6, 2014 from Louis Reznick, Starfish Properties regarding item 7.4.
- A letter received in the Municipal Clerk's Office May 6, 2014 from Paul MacKinnon, Executive Director Downtown Halifax Business Commission regarding agenda item 7.4

**7. REPORTS**

**7.1 STAFF**

**7.1.1 Case H00396: Application to Consider 276 Portland Street, Dartmouth, as a Municipally Registered Heritage Property**

A staff report dated October 29, 2013 was before the committee.

The Chair invited a staff presentation from Mr. McGreal, Heritage Planner. Mr. McGreal briefly introduced the location and neighbourhood context of the property under consideration, noting

that there are other municipally registered heritage buildings in the immediate area. With the committee's approval, he continued with the evaluation, providing additional information for each of the criteria.

It was noted that the property is intimately related to Charles Pearce, a person of local significance. It was noted also that the architectural style is typical of plain Victoria architecture, but that its significance is heightened with presence of additions (front porch) that demonstrate the evolution of style and construction. Mr. McGreal noted that the architect, Herbert Gates, was involved in locally and provincially significant projects. Mr. Jordan asked why this work could not be considered nationally significant. Mr. McGreal clarified the staff interpretation of this criteria.

There was discussion regarding the significance of the mansard roof. Mr. McGreal explained that the wood-frame construction on a stone foundation is quite common, and mansard roofs are somewhat rare on these Late Victorian plain buildings. Mr. Jordan confirmed that mansard roofs are rare and mentioned other examples in HRM. Mr. McGreal went on to discuss the character defining elements of the property. Mr. Jordan expressed concerns regarding the staff assessments of the scoring criteria. Mr. McGreal offered to not suggest a score and to leave this up to the committee, based on information presented. The Committee wished that staff continue suggesting a scoring category in the evaluation.

Councillor Whitman asked if the colour of heritage properties is taken into consideration. Mr. McGreal replied that the colour does not change the overall character of a building. Mr. McGreal showed photographs revealing the relationship of this property to the surrounding area, noting that it was one of first buildings on existing streetscape.

The committee evaluated the application against the HRM Criteria for Registration of Heritage Buildings, scoring it as follows.

<b>Criterion</b>	<b>Highest Possible Score</b>	<b>Score Awarded</b>
<b>1. Age</b>	<b>25</b>	<b>9</b>
<b>2. a) Relationship to Important Occasions, Institutions, Personages or Groups OR 2. b) Important/Unique Architectural Style or Highly Representative of an Era</b>	<b>20</b>	<b>15</b>
<b>3. Significance of Architect/Builder</b>	<b>10</b>	<b>6</b>
<b>4. a) Architectural Merit: Construction type/building technology</b>	<b>10</b>	<b>2</b>
<b>4. b) Architectural Merit: Style</b>	<b>10</b>	<b>5</b>
<b>5. Architectural Integrity</b>	<b>15</b>	<b>14</b>
<b>6. Relationship to Surrounding Area</b>	<b>10</b>	<b>10</b>
<b>Total</b>	<b>100</b>	<b>61</b>

**MOVED by Councillor Whitman, seconded by Mr. White, that the Heritage Advisory Committee recommend that Halifax Regional Council**

- 1. Set a date for a heritage hearing to consider the application; and**
- 2. Approve the registration of 276 Portland Street under the HRM Heritage Property Program.**

**MOTION PUT AND PASSED.**

**7.1.2 Case H000397: Application to Consider 6053 Jubilee Road, Halifax, as a Municipally Registered Heritage Property**

A staff report dated October 29, 2013 was before the Committee.

The Chair invited a staff presentation from Mr. McGreal, Heritage Planner. Mr. McGreal briefly introduced the location and neighbourhood context of the property under consideration. He also noted the presence of the applicant, Mr. Ronald Mitton, at the meeting. He continued with the evaluation, providing additional information for each of the criteria.

The information provided in the staff report in relation to the evaluation criteria included several points of interest to the committee.

The subject property is in a group of brick row houses that are rare in Halifax but common elsewhere in North America (e.g. New York City's "brownstones"). They were constructed by Edward Maxwell, a contractor and mason, with a shared courtyard in the middle of the block. Mr. Maxwell, who was locally significant, lived at the subject property for several years before his death in 1941. Mr. Jordan suggested that Maxwell may be nationally significant because the buildings he constructed were prevalent across the continent. Ms. Holm clarified that Mr. Maxwell was only involved in projects locally. Mr. White and Ms. Van der Leest spoke about the subjectivity of the ways significance is categorized and suggested that local significance is not less important than significance on a broader scale.

Mr. McGreal went on to note the rarity of the federalist influences evident in the property and that it is without major modifications. Councillor Hendsbee asked if the downspout drains into the storm sewer. Mr. Mitton stated that it does and that this is an original feature.

Ms. Nourpanah noted the relationship between row houses and the social class of their residents and asked about the earlier mention of middle-class residents. Staff explained that these buildings were constructed for solidly middle-class occupants and Mr. Jordan noted the transition of working classes to middle class. Mr. McGreal explained that the white house (made of wood, not brick) in the middle of the block was the first to appear and that the others were added later.

The Chair asked if any of the neighbouring property owners had expressed interest the heritage property programme. Mr. McGreal replied that there hasn't been interest yet, but that this case may be a catalyst. He also noted that the research conducted for this property could be used for other properties on the block.

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

<b>Criterion</b>	<b>Highest Possible Score</b>	<b>Score Awarded</b>
<b>1. Age</b>	<b>25</b>	<b>9</b>
<b>2. a) Relationship to Important Occasions, Institutions, Personages or Groups OR 2. b) Important/Unique Architectural Style or Highly Representative of an Era</b>	<b>20</b>	<b>20</b>
<b>3. Significance of Architect/Builder</b>	<b>10</b>	<b>3</b>
<b>4. a) Architectural Merit: Construction type/building technology</b>	<b>10</b>	<b>10</b>
<b>4. b) Architectural Merit: Style</b>	<b>10</b>	<b>10</b>
<b>5. Architectural Integrity</b>	<b>15</b>	<b>14</b>
<b>6. Relationship to Surrounding Area</b>	<b>10</b>	<b>10</b>
<b>Total</b>	<b>100</b>	<b>76</b>

**MOVED by Mr. White, seconded by Mr. Kingston, that the Heritage Advisory Committee recommend that Halifax Regional Council:**

- 1. Set a date for a heritage hearing to consider the application; and**
- 2. Approve the registration of 6053 Jubilee Road under the HRM Heritage Property Program.**

**MOTION PUT AND PASSED.**

**7.1.3 Case H00402: Substantial Alteration to 2068 Brunswick Street, Halifax – The Churchfield Barracks – a Municipally Registered Heritage Property**

A staff report dated April 4, 2014 was before the committee.

The Chair invited Ms. Holm, Heritage Planner, to explain the status of the proposal to the committee. Ms. Holm reviewed the concerns raised by the owner of the abutting property and explained that the property owner of the abutting property had requested that the proposal be deferred. Ms. Holm noted also that most of the issues raised by the neighbour relate to building

codes and are typically not part of the mandate of the HAC, which deals mainly with design issues.

The Chair invited questions and comments from the committee.

Mr. Jordan stated that the letter is submitted too late to consider. Ms. Van der Leest asked if permits will be still be needed if the substantial alteration is approved by the committee.

Ms. Holm explained that the committee may pursue one of two avenues. First, it may approve the proposal and allow it to go through permitting. Second, the committee may choose to defer the item.

The Chair asked if the HAC approval would carry over if there are subsequent changes to the design based on code requirements. Ms. Holm replied that it will carry over if the changes are minor.

Members of the committee expressed a preference for deferring the item. Ms. Holm added that some of the issues raised by the neighbour may fall under civil law territory.

**MOVED by Mr. Cooke, seconded by Councillor Whitman, to defer the proposal pending an investigation of concerns expressed by the next-door neighbour of the subject property. MOTION PUT AND PASSED.**

**7.1.4 Case 19171: Amendments to the Downtown Halifax MPS and an Existing Development Agreement to Permit an Extension to the Commencement and Completion Requirements for a 16 Storey Building at 1593 Barrington Street, Halifax**

A staff report dated April 23, 2014 was submitted.

The Chair invited Mr. Harvey, Senior Planner, to provide a presentation on behalf of staff. The following points were emphasized:

- The case involves amendments to the Downtown Halifax Secondary Municipal Planning Strategy (DHSMPS) and an existing Development Agreement relating to commencement and completion requirements for the subject property, which lies in the Barrington Street Heritage Conservation District.
- Given the location and legislative context, four development projects approved prior to the introduction of the DHSMPS were “grandfathered” in under the earlier approvals system. Among them is 1593 Barrington Street.
- Time limits for commencement (3 years) and completion (6 years) were applied to these developments.
- The subject property was required to commence by July 20, 2014. However, the Discovery Centre, the principal tenant, wishes to stay in existing building for up to two years longer. The alternatives – either closing or temporarily relocating while its new waterfront location is prepared – are undesirable and unfeasible.

- The scope of application is limited to time requirements and the central question relates to facilitating the retention of Discovery Centre.
- Policies exist to allow amendments to DAs and the DHSMPs, such as unforeseen circumstances and proposals that confer benefits to HRM. Staff's opinion is that there is merit in allowing these amendments in order to facilitate the retention of the Discovery Centre at 1593 Barrington Street until its move.

The Chair thanked Mr. Harvey for his presentation and invited questions from the committee.

The Chair asked, on behalf of Mr. Jordan, why this matter is before the HAC in addition to the Design Review Committee. Mr. Harvey explained that this is due to its location in the Barrington Street heritage conservation district.

Mr. Jordan asked if the HAC or Council has the power to amend an amending agreement. Mr. Harvey explained that Council may make such an amendment, and that the role of the HAC is to provide advice to Regional Council.

Councillor Hendsbee asked for a clarification of the heritage implications of the extension of the time frame. Mr. Harvey explained that development agreements in general do not directly relate to heritage. But he noted that this one is in a heritage conservation district. Councillor Hendsbee then asked why Starfish Properties had submitted a letter of objection. Mr. Harvey said he couldn't speak to the dynamics with neighbouring property owners.

Questions regarding the logistics of the requests of the Discovery Centre and the property owner followed. Mr. White asked what would happen if the developer didn't commence the project by the deadline in the development agreement. Mr. Harvey indicated that they appear to be meeting other time requirements and that the main reason for the request appears to be to accommodate the Discovery Centre and that if the amendments were not granted, the property owner could require the Discovery Centre to vacate the property in order to keep to the original schedule. Ms. Van der Leest asked if Council has the ability to introduce new stipulations to design requirements in a case such as this. Mr. Harvey said the possibilities are quite narrow. He indicated, however, that this question would be addressed by Development Approvals. The Chair made reference to Attachment C indicating that the dates for specific elements in the project have passed. Mr. Harvey indicated that the requirements (drawings, wind study, etc.) have been met thus far.

Ms. Nourpanah asked if it is known for certain that the developer would be able to start the project within the required timeframe. Mr. Harvey indicated that the proposal relates to facilitating a request made by the Discovery Centre.

Mr. Jordan asked a number of questions regarding the details of the arrangements with the Discovery Centre and the application. Mr. Harvey referred to the information at hand and clarified that there are agreements between the property owner and tenants over which staff has no direct oversight. Mr. Harvey restated the role of Council and the HAC in the process and referred to the relevant legislation.

The Chair asked if any of the committee members felt comfortable stating their opinion on the recommendation given the information provided thus far.

Mr. Cooke stated that he is in favour of the requested amendments.

Ms. van der Leest asked if there are other options before the committee. Mr. Harvey said that one option is that the HAC doesn't have a recommendation.

Councillor Hendsbee stated that he believes the only matter of relevance to the HAC related to the proposal is the Barrington Street façade of the building.

There was general agreement expressed among committee members that the proposal does not contain matters that fall directly under the mandate of the HAC, and hence that it would not provide a recommendation to Regional Council.

**MOVED by Ms. van der Leest, Seconded by Ms. Nourpanah, that Heritage Advisory Committee not provide a recommendation to Halifax Regional Council for Case 19171: Amendments to the Downtown Halifax MPS and an Existing Development Agreement to Permit an Extension to the Commencement and Completion Requirements for a 16 Storey Building at 1593 Barrington Street, Halifax because the proposal is not a heritage matter. MOTION PUT AND PASSED.**

- 8. ADDED ITEMS – NONE**
- 9. DATE OF NEXT MEETING – May 28, 2014.**
- 11. ADJOURNMENT**

The meeting was adjourned at 4:56 p.m.

Lachlan Barber  
Legislative Support