



**Heritage Advisory Committee
MINUTES
May 28, 2014**

PRESENT: Councillor David Hendsbee
Councillor Matt Whitman
Ms. Emma Sampson - Chair
Mr. Jason Cooke - Vice Chair
Mr. Brent Ronayne
Ms. Pascale van der Leest
Mr. Richard White
Mr. Chris Kingston
Ms. Janet Morris

REGRETS: Mr. Reid Shepherd
Ms. Shiva Nourpanah

STAFF: Ms. Maggie Holm, Heritage Planner
Mr. Kurt Pyle, Supervisor HRM Planning Services
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/>

The meeting was called to order at 3:07 p.m., and the Committee adjourned at 4:03 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 3:07 p.m.

2. APPROVAL OF MINUTES – May 7, 2014

The Chair noted that revisions to the minutes of the May 7th meeting had been received and that they appeared to be non-substantive matters of clarification.

MOVED by Councillor Whitman, seconded by Councillor Hendsbee, that the minutes from the May 7th Heritage Advisory Committee be approved as amended. 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 order of business.

MOVED by Councillor Hendsbee, seconded by Councillor Whitman, that the order of business be approved. MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES

Councillor Hendsbee spoke about the dismissal of Mr. Jordan from the Heritage Advisory Committee. He expressed concern that Mr. Jordan had not received an adequate orientation and suggested that the Municipal Clerk's Office review its procedures in light of the events of the previous meeting. He also indicated that he does not agree with the handling of the events.

5. CONSIDERATION OF DEFERRED BUSINESS

5.1 Case H00402: Substantial Alteration to 2608 Brunswick Street, Halifax – The Churchfield Barracks – A Municipally Registered Heritage Property

The following was before the Heritage Advisory Committee:

- A staff report dated April 4, 2014. The item was deferred at the May 7th, 2014 meeting to allow for the concerns raised by the neighbour of the subject property to be addressed.

The Chair invited a staff presentation from Ms. Holm, Heritage Planner. Ms. Holm began by providing an overview of the location and history of the subject property, emphasizing its connection to Halifax's military past and its place at the end of a well-known row of houses, referred to colloquially as "the 12 Apostles". She went on to review its character defining elements and then provided an overview of the proposed substantial alteration. The alteration

consists of a one-storey addition at the rear of the building that fills in space between “ells” (bathrooms). It covers space that is of little use and is owned by the applicant. Ms. Holm went on to review the relevant building conservation standards and explained that the staff interpretation is that the proposal meets the standards. She concluded by stating that staff is recommending that the Heritage Advisory Committee recommend to Regional Council to approve the proposal.

Ms. Holm went on to share information arising from concerns expressed by the owner of the abutting property. Based on a survey conducted by Halifax Water, it has been concluded that a wall that the neighbour had concerns about is located on the property of the applicant. Since the building code allows work on one’s own property, the proposal is in good standing. Given the discussions with the neighbour, the building inspector is asking the applicant for additional details in order to assuage any further worries on the part of the abutting neighbour.

The Chair invited questions from the committee.

Councillor Hendsbee asked if the owners of the other units in the Churchfield Barracks could pursue similar alterations. Ms. Holm replied that they could and a few already have completed such work. Councillor Hendsbee asked if these alterations were approved by the HAC. Ms. Holm stated that staff have not been able to locate the building permits for these projects, but they may exist.

MOVED by Councillor Hendsbee, seconded by Mr. Cooke, that the Heritage Advisory Committee recommend that Halifax Regional Council approve the proposed substantial alteration to 2068 Brunswick Street, Halifax, as outlined in Attachments A and B of the staff report dated April 4, 2014.

The Chair invited discussion.

Mr. White expressed the view the timber in the addition should not be painted to match the brick, that it should be presented as wood and not attempt to imitate another material. Ms. Morris expressed disagreement with this position because leaving the wood unpainted would draw attention to the addition, when it should be subordinate to the original architectural features.

Councillor Hendsbee asked if the rear additions on the other units are painted. Ms. Holm replied that one is painted red.

Councillor Hendsbee asked if the neighbour will be notified as to the findings of the investigation into the property line. Ms. Holm replied that staff have tried to reach the neighbour and will continue to do so.

MOTION PUT AND PASSED.

6. CORRESPONDENCE, PETITIONS & DELEGATIONS

6.1 Correspondence

A letter dated May 1, 2014 was received from Mr. Christopher Downey on behalf of the Board of Trustees for Beechville Baptist Church and Beechville Community Partnership Committee in regards to Case 18078. The letter expressed concerns regarding the proposed development.

7. REPORTS

7.1 STAFF

7.1.1 Case 18078: Development Agreement for Lovett Lake Village, Beechville

The following was before the Heritage Advisory Committee:

- A staff report dated May 15, 2014
- A letter from Mr. Christopher Downey on behalf of the Board of Trustees for Beechville Baptist Church and Beechville Community Partnership Committee in regards to Case 18078.

The Chair invited a presentation from Mr. Kurt Pyle, Supervisor HRM Planning Services.

Mr. Pyle prefaced his presentation by explaining that the proposal was before the committee because it is abutting a heritage property and policy CH-2 in the Regional Plan requires that it be reviewed by the HAC. He continued by providing an overview of the location and geographical context of the proposal and by showing photos and a map delineating property lines and the extent of the proposed development. He went on to share the following points that were salient to the ensuing discussion:

- The Beechville Baptist Church is a municipally registered heritage property with historical connections to Lovett Lake. The Beechville Church Centre is located on a separate property and is not a heritage property.
- The zoning of the adjacent property requires a development through the development agreement process. Armco, the applicant, has been working with an archaeologist and members of the Church community. A portion of land owned by Armco that contains unmarked graves will be transferred to the Church. The proposal also includes a buffer zone along the edge of the heritage property and a smaller buffer along the edge of the undesignated property. The land where the baptismal trail leading from the Church property to the lake is located will be designated as park land.
- In addition to residential uses, the proposal includes park land and trails, parking and local commercial uses.
- The proposal includes a continuation of the archaeological investigations in cooperation with the province.

Mr. Pyle concluded his presentation by stating the staff recommendation that the Heritage Advisory Committee recommend that Regional Council approve the proposal.

The Chair invited questions from the committee.

Councillor Hendsbee asked about the possibility of including names of significance to the community among the street names within the development. Mr. Pyle explained that this would be done through civic addressing and would not be part of the development approval process.

The Chair asked if all of the unmarked graves are within the area to be transferred. Mr. Pyle replied that all known graves are within this area.

Councillor Hendsbee asked about the possibility of transferring the portion of the land owned by the Applicant that contains unmarked graves to the municipality for it to then be transferred to the Church. He suggested that this would facilitate its conservation for Church use. Mr. Pyle replied that the Applicant had worked closely with the Church and that the proposal will achieve the intent of discussions.

MOVED by Councillor Whitman, seconded by Mr. White, that the Heritage Advisory Committee recommend that Halifax and West Community Council give Notice of Motion to consider the proposed development agreement, as contained in Attachment A of the staff report, to permit a mixed residential development and a commercial site on the lands abutting Lovett Lake, in Beechville, and schedule a public hearing.

The Chair invited discussion and began by noting that the inclusion of the buffer zone at the edge of the property is generous and considerate. Councillor Hendsbee also complimented the applicant on the fact that the placement and design of the cul-de-sac closest to lake allows for the maintenance of public access to the lake.

Councillor Hendsbee noted the drop in the number of residences in the current proposal and asked how this was achieved. Mr. Pyle replied that it was achieved through an increase in density and through various design mechanisms.

The Chair asked who owns the land that the baptismal path is on. Mr. Pyle replied that it is owned by the applicant.

Ms. Morris asked for clarification as to the mechanism for the construction of the trail through the park land. Mr. Pyle explained that the trail is part of the proposal.

Councillor Hendsbee asked who owns the old gas station site adjacent to the property and whether there may be a way to transfer it to the Beechville Baptist Church. Mr. Millier, representing the applicant, indicated that the property is privately owned by another entity and is zoned C2.

MOTION PUT AND PASSED.

7.1.2 Case H00388: 5 Year Overview of the Barrington Street Heritage Conservation District Incentives Program

The following was before the Heritage Advisory Committee:

- A staff report dated May 15, 2014

The Chair invited a staff presentation from Ms. Holm, Heritage Planner. Ms. Holm provided an overview of the program. She began by specifying the extent of the district covered by the program, explaining that it now contains 49 municipally registered heritage properties. She continued with the following points of relevance for consideration of the report before the committee:

- The Barrington Street Heritage Conservation District Incentives Program was created with the hope that it would spearhead revitalization and encourage property owners to undertake important restoration and renovation work that goes beyond the most visually appealing elements of their buildings. The district has its own by-law.
- The incentives consist of a combination of grants and tax credits for exterior works and interior works that contribute to the ongoing functional viability of the building. It also includes a waiver of application fees for building and sign permits.
- The program has been very effective. It has included a lower number of participating properties than anticipated in a 2008 study by Halifax Global but has had a higher overall value. The estimated value of the work is 9.7 million dollars at a cost of under 3 million dollars to HRM.

Ms. Holm concluded her presentation by explaining that the program by-law includes a possibility for an extension at the end of the 5 year period. Since a number of proposals were approved but then withdrawn, there is money left over. Ms. Holm stated that staff is recommending an extension of the program with the same terms and conditions to allow the remaining funds to be used.

The Chair thanked Ms. Holm for her presentation and invited questions from the committee.

Councillor Hendsbee asked if tax credits are carried over to a new owner if a property is sold. Ms. Holm replied that yes, tax credits are transferred with ownership.

Ms. Van der Leest asked how much money remains in the program fund. Ms. Holm replied that it is approximately \$400,000.

Ms. Morris asked if there are plans to change and improve the administration of the program based on what has been learned through the process thus far. Ms. Holm replied that the extension of the program will feature the existing terms conditions because to change them at this stage would not be fair to those who have already participated. The development and approval of new administration procedures would cause a delay. She explained that the findings could be used in the future.

Ms. Morris asked if street improvements are included in the program. Ms. Holm replied that streetscape improvements are one of the four “pillars” of the Barrington Street Heritage District program and that they will be funded and carried out separately. She specified that this work should begin in the near future.

The Chair asked if there are similar programs in the pipeline for the south end of Barrington Street and other areas. Ms. Holm replied there is interest in Barrington South and Schmitville but that different districts will require different programs. Mr. Pyle added that there is also an interest in upgrading the incentives system for implementation in other areas but he added that the use of public money for funding work on private properties is a sensitive matter so next steps are being considered carefully.

MOVED by Mr. Cooke, seconded by Mr. White, that the Heritage Advisory Committee recommend that Halifax Regional Council approve a two year extension of the Barrington Street Heritage Incentives Program, with the existing Terms and Conditions as provided in Attachment A of the staff report, until March 31, 2016.

The Chair invited discussion and noted the excellent work that has been carried out under the program. Ms. Holm stated that staff will proceed quickly to generate interest due to the short time frame of the extension.

MOTION PUT AND PASSED.

- 10. DATE OF NEXT MEETING – June 25, 2014**
- 11. ADJOURNMENT – 4:03 p.m.**

Lachlan Barber
Legislative Support