



**HERITAGE ADVISORY COMMITTEE
MINUTES
June 24, 2015**

PRESENT: Mr. Jason Cooke, Vice Chair
Councillor David Hendsbee
Mr. Brent Ronayne
Ms. Janet Morris
Mr. Benjamin LeBlanc
Ms. Pascale van der Leest
Councillor Brad Johns
Mr. Scott Smith
Ms. Aurora Camaño

REGRETS: Ms. Emma Sampson, Chair
Ms. Shiva Nourpanah
Mr. Nathaniel Smith

STAFF: Ms. Maggie Holm, Heritage Planner
Mr. Seamus McGreal, Planner, Community & Recreation
Ms. Erin McIntyre, Heritage Planner
Ms. Sheilagh Edmonds, Legislative Assistant
Ms. Cathy Collett, 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/Agendas.php>

The meeting was called to order at 2:04 p.m., moved In Camera at 2:54 p.m., and adjourned at 3:19 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 2:04 p.m.

2. APPROVAL OF MINUTES – May 27, 2015

MOVED by Councillor Hendsbee, seconded by Mr. Brent Ronayne that the minutes of May 27, 2015 be accepted. MOTION PUT AND PASSED.

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

Additions: 9.1 Case H00415: Heritage Incentives – Barrington Street Heritage Conservation District Grants 2015-16

8.2 Case H00419: Appointment of Stakeholder Steering Committee for the Schmidville Heritage Conservation District

MOVED by Councillor Brad Johns, seconded by Mr. Benjamin LeBlanc that item 9.1 and item 8.2 be added to the agenda. MOTION PUT AND PASSED.

The Chair suggested that item 9.1 be addressed following item 7.1 so that the In Camera portion would occur last in the order of business. The Committee expressed their agreement.

MOVED by Councillor Johns, seconded by Councillor David Hendsbee that the order of business be approved as amended. MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES - NONE

5. CONSIDERATION OF DEFERRED BUSINESS – NONE

6. CORRESPONDENCE, PETITIONS & DELEGATIONS - NONE

7. REPORTS

7.1 Case H00417: 2015/2016 Heritage Incentive Program

The following was before the Committee:

- A staff recommendation report dated June 4, 2015.

Ms. Janet Morris asked what the rationale for the locational preference is in the scoring of heritage properties. Ms. McIntyre responded that Staff seek to strike a balance between downtown properties and rural properties, thus properties outside of the downtown core receive a higher score for location. Ms. Holm added that the rationale is to find an equitable balance so that all incentives were not given out to properties in the South End. Mr. Scott Smith asked if the absence of rural properties in the applications was due to a lack of applications. Ms. McIntyre answered that this was the case and noted that the notification for the grants program will go out earlier this year to give property-owners more time to put together an application.

Ms. Janet Morris excused herself from the meeting for the presentation of 7.1, declaring a conflict of interest.

Ms. Erin McIntyre gave a slideshow presentation. She began by noting that there is a clerical error on Attachment D of the report dated June 4, 2015, in which the properties on the back-up list are listed in the wrong order. She noted that this attachment is for the Committee members' reference, but does not play a role in the decisions to be made by the Committee following the presentation.

Ms. McIntyre explained to the Committee that the principle aim of the Heritage Incentives program is to facilitate ongoing maintenance, restoration, reuse and rehabilitation of heritage properties. This is an annual program matching grant of up to \$10,000 for exterior conservation work.

As Ms. McIntyre outlined, the process for the program begins with the intake of applications between January and March (this year 37 applications were received). The properties are then evaluated first for eligibility (this year thirty were eligible), and then are evaluated against scoring criteria. This year staff recommends that the 24 highest scoring properties receive grants and that the 6 remaining eligible properties be placed on a standby list. The scoring system used to evaluate the properties looks at the location of the property, the type of work being done, and the viability of the project. Staff also consider the number and amount of previous grants the property has received as well as the building conservation plan.

Ms. McIntyre reviewed the recommended properties in terms of their score, the proposals, and the recommended amount for the grant.

Ms. McIntyre reviewed the properties placed on the standby list in terms of their scores, the proposals, and the potential amount for a recommended grant.

Ms. McIntyre responded to questions from the Committee.

Councillor Johns asked for clarification on the relationship between an applicant's score and the recommended amount for the grant.

Ms. McIntyre explained that the scoring system is used to determine which properties are within the threshold to receive a grant, not how much of a grant the applicant receives. The amount of the grant is fifty percent of the cost of the project, up to \$10,000.00 for all successful applicants.

MOVED by Ms. Aurora Camaño, seconded by Mr. LeBlanc that the Heritage Advisory Committee recommend Halifax Regional Council approve the recommended grants to the properties listed in Attachment A of the report dated June 4, 2015, and further approve those properties recommended as 'standby' as listed in Attachment B of the report dated June 4, 2015, conditional upon the applicants' compliance with section 29 through 35 of Administrative Order Number 2014-002-ADM (Attachment C). MOTION PUT AND PASSED.

Ms. Morris returned to the meeting.

9.1 Case H00415: Heritage Incentives – Barrington Street Heritage Conservation District Grants 2015-16

The following was before the Committee:

- A staff recommendation report dated June 5, 2015.

Ms. Holm gave a slideshow presentation on Case H00415: Heritage Incentives – Barrington Street Heritage Conservation District Grants 2015-16.

As she explained, the five year Barrington Street Heritage Conservation District incentives program came into effect in 2009, and was recently extended for two additional years (2015-16). The program is a

combination of grants and tax credits towards eligible work on properties within the district. Eligible work includes both exterior restoration and interior base-building improvements.

Ms. Holm outlined the program conditions, including the requirement that the work is completed to all applicable standards, is inspected by HRM staff, and that the applicant submits all receipts and paid invoices for the completed work. Additionally, the work may not deviate from approved work and the scope of work may not increase. In order to receive the grant, the applicant must sign an agreement not to apply for demolition of the property for twenty years.

This year, HRM received seven applications.

Ms. Holm reviewed the application in terms of the project summaries and the value of construction. The majority of the projects addressed the restoration of original fenestration patterns, roof repairs, and painting.

She explained that the staff recommendation is to allocate funds to all applications this year, leaving \$200,000 for next year.

Staff responded to questions from Committee members.

MOVED by Councillor Johns, seconded Ms. Pascale van der Leest that the Heritage Advisory Committee recommend that Halifax Regional Council:

- 1. Approve a grant of not more than \$100,000 and a tax credit of not more than \$160,500 for the restoration and renovation of the Pacific building located at 1537 Barrington Street as described in the report dated June 5, 2015.**
- 2. Approve a grant of not more than \$38,017 for the restoration and renovation of the Wright building located at 1672 Barrington Street as described in the report dated June 5, 2015.**
- 3. Approve a grant of not more than \$62,540 for the restoration and renovation of the Cleverdon building located at 1711 Barrington Street as described in the report dated June 5, 2015.**
- 4. Approve a grant of not more than \$65,664 and a tax credit of not more than \$8,963 for the restoration and renovation of the W.M. Brown building located at 1549 Barrington Street as described in the report dated June 5, 2015.**
- 5. Approve a grant of not more than \$71,281 for the restoration and renovation of the Phinney building located at 1678 Barrington Street as described in the report dated June 5, 2015.**
- 6. Approve a grant of not more than \$33,416 for the restoration and renovation of the Johnson building located at 1663-65 Barrington Street as described in the report dated June 5, 2015.**
- 7. Approve a grant of not more than \$100,000 and tax credit of not more than \$9,207 for the restoration and renovation of the D'Allaird building located at 1645-49 Barrington Street as described in the report dated June 5, 2015.**
- 8. Approve the grants and tax credits referenced in recommendations 1 to 7 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 well organized receipts and invoices, in a format acceptable to the Municipality, to support the total amount approved ; a
- c) executed and registered at the Registry of Deeds/Land Registration Office an agreement that the owner will not apply to demolish, nor will they demolish, the respective property for 20 years from the date of the agreement.

- 9. Approve the transfer of any approved but unused grant funds (at fiscal year-end) from the 2015- 16 Barrington Street Heritage Conservation District Incentives Program budget, \$100,000 from account C310-8004 Planning & Applications, to the Cultural Development Reserve (account Q312) for expenditure once the approved projects are completed.
MOTION PUT AND PASSED.

The Committee moved In Camera at 2:54 p.m.

8. IN CAMERA

8.1 In Camera Minutes – May 27, 2015

MOVED by Councillor Hendsbee, seconded by Ms. Morris that the In Camera Minutes of May 27, 2015 be accepted as presented. MOTION PUT AND PASSED.

8.2 Case H00419: Appointment of Stakeholder Steering Committee for the Schmidville Heritage Conservation District

This matter was dealt with in camera.

10. DATE OF NEXT MEETING – July 22, 2015

11. ADJOURNMENT

The meeting adjourned at 3:19 p.m.

Cathy Collett
Legislative Support