



**HERITAGE ADVISORY COMMITTEE
MINUTES
March 23, 2016**

PRESENT: Mr. Jason Cooke, Chair
Ms. Aurora Camaño, Vice Chair
Mr. David Williamson
Mr. Brian Cuthbertson
Mr. Scott Smith
Mr. Dylan Ames
Ms. Janet Morris
Mr. Derek Bellemore
Deputy Mayor Whitman
Councillor Hendsbee

REGRETS: Mr. Benjamin LeBlanc (absent)

STAFF: Ms. Maggie Holm, Heritage Planner
Ms. Shilo Gempton, Heritage Planner
Ms. Sheilagh Edmonds, Legislative Assistant

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

The agenda, supporting documents, and information items circulated to Heritage Advisory Committee are available online: <http://www.halifax.ca/boardscom/hac/index.php>

The meeting was called to order at 3:04 p.m. and recessed at 4:31 p.m

1. CALL TO ORDER

The Chair called the meeting to order at 3:04 p.m.

2. APPROVAL OF MINUTES – February 24, 2016

MOVED by Councillor Hendsbee, seconded by Ms. Morris

THAT the minutes of February 24, 2016 be approved.

MOTION PUT AND PASSED.

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

The Chair indicated that, due to the lengthy agenda, and that staff was unable to stay beyond 4:30 p.m. today he was considering moving up agenda item 9.3.1. He added that if the Committee was not in favour of moving the item up on the agenda, it could be deferred to April's meeting.

The Committee agreed to move up item 9.3.1 to be dealt with as the first order of business.

9.3.1 Downtown Halifax Secondary Municipal Planning Strategy – Map 6 Heritage Resources – Janet Morris.

The following was before the Committee:

- A form entitled, *Request for Heritage Advisory Committee's Consideration* submitted by Ms. Janet Morris

This matter was brought forward by Ms. Morris out of concern that the properties identified as 'Potential Heritage Buildings on Map 6 – Heritage Resources of the Downtown Halifax Secondary Municipal Planning Strategy have no protection against demolition, and she wanted the Committee's consideration of making a recommendation to Council to lessen the possibility of demolition of these properties.

Ms. Maggie Holm, Heritage Planner explained that Map 6 was created in the 2009/10 timeframe and has not been updated since. She advised that there are 91 properties identified as Potential Heritage Properties, however, when taking into account the properties that are not within a Heritage Conservation District or in a proposed Heritage Conservation District, there are 56 potential heritage properties and, of those, 10 properties are in an approved site plan application or in one that is pending. Ms. Holm advised, therefore, there are 46 properties in Map 6 that can be regarded as potential heritage properties.

In response to a question, Ms. Holm confirmed that some of the 46 properties may fall in under the proposed Schmidville Heritage Conservation District.

Ms. Morris noted that her proposed motion was timely given the demolition of properties like the former CBC building. She questioned whether there were any other types of protections that could be placed on these buildings other than heritage registration.

In response to a question, Ms. Holm advised that Regional Council does not have the authority to place a moratorium on the demolition of these properties; Regional Council would have to ask the Province for this authority.

Ms. Morris explained that this area is a heritage asset to the City and her proposed motion was to ask the City to recognize this fact in some form. She added that there is a gap in the protection of these types of

properties and in her view she didn't feel the Municipality need the Provinces' approval to protect these buildings.

In reference to her submitted form, which contained a motion for consideration, she noted that her initial request submitted to the Clerk was to ask that Council place a moratorium on these buildings, and it wasn't to ask for a staff report on the matter. Ms. Morris advised that she wants Council to approve a moratorium, and indicated she was prepared to move her initial motion.

MOVED by Ms. Morris, seconded by Councillor Hendsbee

That Committee recommend Halifax Regional Council place a moratorium on the demolition of buildings inventoried as properties which have potential for registration as municipal heritage properties or inclusion in municipal heritage conservation districts, as identified in the Downtown Halifax Secondary Municipal Planning Strategy, Map 6: "Heritage Resources", forming part of the Downtown Halifax Secondary Municipal Planning Strategy, pending consideration of, and incorporation of a strategy for preserving these buildings in the Regional Plan revisions (RP+5).

MOTION PUT AND PASSED.

- 4. BUSINESS ARISING OUT OF THE MINUTES**
- 5. CALL FOR DECLARATION OF CONFLICT OF INTERESTS - NONE**
- 6. CONSIDERATION OF DEFERRED BUSINESS – NONE**
- 7. CORRESPONDENCE, PETITIONS & DELEGATIONS - NONE**
- 8. INFORMATION ITEMS BROUGHT FORWARD – NONE**
- 9. REPORTS/DISCUSSION**
 - 9.1 STAFF**
 - 9.1.1 Case H00423: Substantial Alteration to the Green Lantern Building, 1581-89 Barrington Street, Halifax, as a Municipally Registered Heritage Property.**

The following was before the Heritage Advisory Committee:

- A staff recommendation report dated January 28, 2016.

Ms. Holm, Heritage Planner provided the staff presentation on the application for substantial alteration to 1581-89 Barrington Street—originally known as the Keith Building, but more recently known as the Green Lantern Building—to enable redevelopment of the building. Highlights of the proposed redevelopment are as follows:

- Retention and restoration of the main portion of the Keith Building, including maintaining the interior floor levels; this will include one basement level, one level of commercial space, and three levels of residential lofts
- A new three-storey addition above the Keith Building, recessed back 3 m for the front façade, creating two additional levels residential space plus one penthouse.
- The existing rear building additions on Granville Street will be removed, and a new addition will be integrated into the existing historic building.
- The Granville Street addition will have three levels of underground parking accessed from an adjacent building development, a ground floor commercial area, nine residential storeys plus a penthouse above.
- The design of the Granville Street façade uses a traditional bay design and simple detailing

In concluding her remarks, Ms. Holm advised that the rear additions of the Keith building do not hold any heritage value or character defining elements, and that the proposed new construction, above and behind the Keith building has been designed in a manner that is both sympathetic and compatible with the historic building. She added that the setbacks from the midrise portion and penthouse, especially on the Barrington Street façade reinforce the visual prominence of the historic building with the streetscape. The heritage values and character defining elements of the Keith building will remain intact. Ms. Holm advised that for these reasons, staff believe the proposal meets the Standards and Guidelines and were recommending approval of the substantial alternation.

The architect for the project was in attendance and she and Ms. Holm responded to questions of clarification.

MOVED by Deputy Mayor Whitman seconded by Mr. Williamson

THAT the Heritage Advisory Committee recommend that Regional Council approve the substantial alteration to the Green Lantern Building, 1581-89 Barrington Street, Halifax.

MOTION PUT AND PASSED.

Deputy Mayor Whitman retired from the meeting.

9.1.2 Case H00429: Request to Register 50 Woodlawn Road, Dartmouth as a Municipal Heritage Property

The following was before the Heritage Advisory Committee:

- A staff recommendation report dated January 26, 2016.

Ms. Shilo Gempton provided the staff presentation on the application by Mr. Ross Osborne on behalf of the Woodlawn Cemetery Company to have the Woodlawn Cemetery registered as a municipal heritage property.

The Committee evaluated the site according to the Evaluation Criteria for Registration of Heritage Sites for Halifax Regional Municipality, and scored it as follows:

PROPERTY	DATE REVIEWED	REVIEWER
50 Woodlawn Road, Dart.	March 23, 2016	Heritage Advisory Committee

Criterion	Highest Possible Score	Score Awarded
1. a) Age of Site or 1. b) Continuity of Use	25	25
2. Historical Importance	25	15
3. Degree of Intactness	10	10
4. a) Relationship to Surrounding Area Or 4. b) Community Value	10	10
TOTAL	70	60

Score necessary for designation - 35

MOVED by Mr. Williamson, seconded by Mr. Bellemore

The Heritage Advisory Committee recommends that Regional Council:

- 1. Set a date for a heritage hearing to consider the heritage registration; and**
- 2. Approve the registration of 50 Woodlawn Road, as shown on Map 1, as a municipal heritage property.**

MOTION PUT AND PASSED.

9.1.3 Case H00432: 2016/17 Heritage Incentive Program

The following was before the Heritage Advisory Committee:

- A staff recommendation report dated March 10, 2016.

Ms. Shilo Gempton, Heritage Planner provided a presentation on the staff report detailing the applications for financial assistance for 2016-2017 under the Heritage Incentives Program. In her remarks she noted that 29 applications were received and, of those, 27 met the eligibility criteria. She added that the 20 highest scoring applications were recommended for grants, and seven have been placed on a standby list.

Ms. Gempton responded to questions of clarification.

MOVED by Mr. Williamson, seconded by Mr. Ames

THAT the Heritage Advisory Committee recommend that Halifax Regional Council approve the recommended grants the properties listed in Attachment A, and further approve those properties recommended as 'standby' as listed in Attachment B, conditional upon the applicants' compliance with section 29 through 35 of Administrative Order Number 2014-002-ADM (Attachment C of the January 28, 2016 staff report).

MOTION PUT AND PASSED.

9.2 HCD STAKEHOLDER STEERING COMMITTEES UPDATES (Verbal)

9.2.1 Old South Suburb Heritage Conservation District Stakeholder Steering Committee

Ms. Camaño indicated that she had no update since the last meeting, and she advised that the Steering Committee's next meeting is April 6, 2016.

9.2.2 Schmitville Heritage Conservation District Stakeholder Steering Committee

Ms. Morris advised that she had no update since the last meeting.

9.3 COMMITTEE MEMBERS

9.3.1 Downtown Halifax Secondary Municipal Planning Strategy – Map 6 Heritage Resources – Janet Morris.

This matter was dealt with earlier in the meeting. See page 2.

10. IN CAMERA (IN PRIVATE)

10.1 Minutes – June 24, 2015

MOVED by Councillor Hendsbee, seconded by Ms. Camaño

That the in camera minutes of June 24, 2015 be approved.

MOTION PUT AND PASSED.

11. **ADDED ITEMS - NONE**
12. **DATE OF NEXT MEETING - April 27, 2016**
13. **ADJOURNMENT**

The meeting adjourned at 4:31 p.m.

Sheilagh Edmonds
Legislative Assistant