

HERITAGE ADVISORY COMMITTEE
MINUTES

April 7, 2010

- PRESENT: Mr. Stephen Terauds, Chair
Councillor Jennifer Watts
Councillor Lorelei Nicoll
Mr. Mark Archibald
Ms. Susan Carroll
Mr. Adam Conter
Ms. Tori Jarvis
Ms. Lisa Miller
- REGRETS: Mr. Arthur Irwin
Ms. Carly Sorensen
Ms. Catherine Thibault, Vice-Chair
- STAFF: Mr. Bill Plaskett, Heritage Planner
Mr. Luc Ouellet, Planner
Ms. Peta-Jane Temple, Team Lead, Tax, Grants and Special
Projects
Mr. Kurt Pyle, Supervisor, Planning Applications
Ms. Chris Newson, 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 FROM THE MINUTES / STATUS SHEET	
4.1	<u>Business Arising</u>	
4.1.1	Memo dated February 17, 2010 - Amendment to Barrington Street Heritage Incentives Program Terms and Conditions	6
4.2	<u>Status Sheet</u>	
4.2.1	Role of the HAC - Advice/Approval for Heritage Incentives Program	6
4.2.2	Status of HAC - Regional Council's Committee Restructuring ...	6
4.2.3	Potential Sale of the Main Library	6
5.	DEFERRED ITEMS	6
6.	CORRESPONDENCE, PETITIONS & DELEGATIONS	
6.1	Correspondence	6
6.2	Petitions	6
6.3	Presentations	6
6.4	Updates from HAC Members - HRM Committees and HAC Sub- committees	7
7.	REPORTS:	
7.1	<u>Staff:</u>	
7.1.1	Case 01319: Development Agreement - 5896 Spring Garden Road and 1489 Carlton Street	4
7.1.2	Barrington Street Heritage District Incentives Program Special Case for NFB Facade, 1572 Barrington Street	4
7.1.3	Property Matter: Less than Market Value Sale, 2463 Rocky Lake Drive, Waverley - Waverley Ratepayers Association	3
7.2	<u>Committee Members</u>	7
8.	ADDED ITEMS	
8.1	Correspondence from Mr. Phil Pacey, Chair, HRM Committee Heritage Trust of Nova Scotia	7
9.	DATE OF NEXT MEETING	8
10.	ADJOURNMENT	8

1. CALL TO ORDER

Mr. Stephen Terauds, Chair, called the meeting to order at 3:35 p.m. in the Media Room, 1st Floor City Hall, Halifax.

2. APPROVAL OF MINUTES - February 11, 2010

MOVED BY Ms. Susan Carroll, seconded by Councillor Lorelei Nicoll that the minutes of February 11, 2010, as presented, be approved. MOTION PUT AND PASSED.

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

Move: Item 7.1.3 to be dealt with first on the agenda followed by Items 7.1.1 and 7.1.2

Addition: 8.1 Correspondence from Mr. Phil Pacey, Chair, HRM Committee, Heritage Trust of Nova Scotia, dated March 5, 2010

MOVED BY Ms. Susan Carroll, seconded by Ms. Lisa Miller that the agenda, as amended, be approved. MOTION PUT AND PASSED.

The Committee agreed to deal with Item 7.1.3 at this time.

7.1.3 Property Matter: Less than Market Value Sale, 2463 Rocky Lake Drive, Waverley - Waverley Ratepayers Association

- A staff report dated January 6, 2010 was before the Committee

Ms. PJ Temple, Team Lead, Tax, Grants and Special Projects, presented the report. She noted that HRM has included a Buy-Back agreement, to protect public interest, which would give HRM first right of refusal if the property were to be sold in future. The Waverley Ratepayers Association (WRA) have also agreed to waive rights to substantially alter, demolish or de-register the property. The WRA have requested that if HRM were to invoke the Buy-Back agreement that the \$40,000 paid in 1991, by the former Village Commissioners of Waverley to the Anglican Church to purchase the property, be returned. Ms. Temple explained that HRM would not agree to that condition as it would be difficult to separate out who was living in the area at the time of the original sale and contributed to the \$40,000 fund and those who were not residents of the area at that time.

Ms. Temple responded to comments/concerns raised by the Committee and provided the following information:

- the Buy-Back agreement will be registered with the Registry of Deeds
- the matter is before the Heritage Advisory Committee as it involves a registered heritage property

MOVED BY Councillor Jennifer Watts, seconded by Councillor Lorelei Nicoll that the Heritage Advisory Committee forward a positive recommendation to Halifax

Regional Council with respect to the applicable terms and conditions to protect the heritage status for the property located at 2463 Rocky Lake Drive, Waverley as outlined in the January 6, 2010 staff report. MOTION PUT AND PASSED.

The Committee agreed to deal with Item 7.1.1 at this time.

7.1.1 Case 01319: Development Agreement - 5896 Spring Garden Road and 1489 Carlton Street

- A report dated January 13, 2010 was before the Committee

Mr. Luc Ouellet, Planner, presented the report. He provided the following additional information in response to comments/concerns raised by the Committee:

- there will be no exterior changes to the building
- the area to be expanded into, currently vacant, was residential in use
- JUST US! is a tenant of the building not the property owner; the application has been brought forward by an agent on behalf of JUST US!
- the interior dividing wall could be re-installed to re-subdivide the property if at some point in future JUST US! were to leave the location
- if the building were destroyed by fire the owners would not be required to re-subdivide the property; re-subdividing the property would be an option not a requirement
- staff believe this use would strengthen the further preservation of heritage properties as the requirement is to maintain the building; any future changes in use would go through the planning process
- HRM planning policies and the Heritage Property Act confines attention to the exterior of heritage buildings and not the interior details such as ornate stairwells.

The Committee raised the following comments/concerns during the ensuing discussion:

- the intended use is agreeable as it maintains and occupies the building
- concern was expressed with the consolidation of lots in the area and the impact on the neighbourhood pattern, however; due to the property being located at the corner rather than mid-block, the impact was seen to be not as significant
- there are similar properties in the area (two larger buildings across the street on Spring Garden Road).

It was then MOVED BY Mr. Adam Conter, seconded by Mr. Mark Archibald that the Heritage Advisory Committee recommends that Peninsula Community Council approve entering into the proposed development agreement for 5896 Spring Garden Road and 1489 Carlton Street, included as Attachment A of the January 13, 2010 staff report. MOTION PUT AND PASSED.

The Committee agreed to deal with Item 7.1.2 at this time.

7.1.2 Barrington Street Heritage District Incentives Program Special Case for NFB Facade, 1572 Barrington Street.

- A report dated February 4, 2010 was before the Committee

Mr. Conter submitted his comments in writing then retired from the meeting at 4:00 p.m.

Mr. Bill Plaskett, Heritage Planner, presented the report. He noted that a final design has been submitted and is currently under review by staff. Once staff have completed their review, a subsequent report will be brought forward to the Committee.

Mr. Plaskett clarified that the Committee was not being asked to consider the development at this time; they were being asked to consider the basis of the financial incentives and options. He explained that the figures provided for developmental costs, outlined on page 4 of the staff report, were based on data provided as a result of the 2007 elemental cost survey with factors for inflation calculated into the figures. Mr. Plaskett also noted, on page 4 of the staff report, the number of constraints affecting the economies of this project that will make development more costly such as restoring the historic facade. Staff are recommending Option 4, as shown on page 5 of the staff report, to encourage revitalization of Barrington Street, in particular this site which has stood vacant for over twenty (20) years. He also expressed caution in not depleting the funds for the incentive programs as there will be more projects coming forward. He proposed that the Committee consider a maximum cap.

During the ensuing discussion, staff provided the following information in response to comments/concerns raised by the Committee:

- not requiring repayment to HRM of the \$175,950 for the facade stabilization would be an incentive to have the site developed
- each option listed would be reduced by the \$175,950
- the tax credits would be applied to the actual cost of the work rather than the property value
- the overall incentive program is conceptualized as a \$3 million project over five years

The Chair read Mr. Conter's comments on this matter into the record noting that Mr. Conter was in support of Option 1 or 2 as outlined in the staff report and was also in support of revitalizing the area.

The Committee raised the following comments/concerns:

- for this proposal, the building as a whole is being considered with the interior construction/design being as important as the exterior facade
- Option 4 would give the incentive to renovate; this may be the last chance to save the facade as it may not be able to be re-stabilized in future as it has been exposed to the weather for twenty years
- the \$175,950 that HRM paid to re-stabilize the facade is unique to this property and is not something that another project could apply for
- in the long run, the development of this site will improve the tax base

MOVED BY Mr. Mark Archibald, seconded by Ms. Lisa Miller that the Heritage Advisory Committee recommend that Halifax Regional Council direct staff to evaluate any application for heritage incentives under the Barrington Street Heritage Incentives Program for 1572 Barrington Street (the former NFB property) based upon Option 4 (a combination of grant, tax credit, permit fee waiver, and repayment waiver) with a maximum capped value, as outlined in the February 4, 2010 staff report. MOTION PUT AND PASSED.

The Committee agreed to deal with Item 4 at this time.

4. BUSINESS ARISING FROM THE MINUTES / STATUS SHEET

4.1 Business Arising

4.1.1 Memo dated February 17, 2010 - Amendment to Barrington Street Heritage Incentives Program Terms and Conditions

- A Memorandum dated February 17, 2010 was before the Committee

Mr. Bill Plaskett, Heritage Planner, presented and advised that with the existing regulatory provisions and resources, as outlined in the Memorandum dated February 17, 2010, there was no need to further amend the Incentives Program Terms and Conditions.

Following discussion by the Committee, staff committed to providing the architectural drawings and photographs taken in 2004 of the Sam the Record Man building, to assist the Committee in determining whether there was a deficiency in the current regulatory provisions and resources for cataloguing/recording existing buildings.

MOVED BY Councillor Lorelei Nicoll, seconded by Ms. Tori Jarvis that the Heritage Advisory Committee request staff to bring forward the architectural plans for Sam the Record Man building and photographs of 2004 for review at the next meeting. MOTION PUT AND PASSED.

4.2 Status Sheet

Deferred to the next meeting.

4.2.1 Role of the HAC - Advice/Approval for Heritage Incentives Program

Deferred to the next meeting.

4.2.2 Status of HAC - Regional Council's Committee Restructuring

Deferred to the next meeting.

4.2.3 Potential Sale of the Main Library

Deferred to the next meeting.

5. DEFERRED ITEMS - None

6. CORRESPONDENCE, PETITIONS & DELEGATIONS

6.1 Correspondence - None

6.2 Petitions - None

6.3 Presentation - None

6.4 Updates from HAC Members - HRM Committees and HAC Sub-committees

Mr. Stephen Terauds, the Heritage Advisory Committee representative on the Urban Design Task Force (UDTF), provided a verbal update on the UDTF meeting held earlier in the day. He noted that the UDTF were reviewing documents that would provide general direction and framework for smaller community groups as the process moves forward. The UDTF will also provide a priority list of neighbourhoods for the visioning exercises. The Heritage Advisory Committee could suggest some areas they feel are of historic significance. The boundaries are uncertain at this time but some areas will be quite small; each area will have its own consultation process.

Mr. Luc Ouellet, Planner, clarified that the boundaries have not been predetermined. The document before the UDTF includes the entire Regional Centre. Public consultation will take place later in the process.

Ms. Lisa Miller retired from the meeting at 4:49 p.m. Quorum was lost at this time.

Mr. Terauds suggested that the Committee consider areas that would be of historic significance that could then be outlined in a letter to the UDTF for their consideration.

7. REPORTS

7.1 Staff

7.1.1 Case 01319: Development Agreement - 5896 Spring Garden Road and 1489 Carlton Street

This item was dealt with earlier in the meeting. See page 4.

7.1.2 Barrington Street Heritage District Incentives Program Special Case for NFB Facade, 1572 Barrington Street.

This item was dealt with earlier in the meeting. See page 4.

7.1.3 Property Matter: Less than Market Value Sale, 2463 Rocky Lake Drive, Waverley - Waverley Ratepayers Association

This item was dealt with earlier in the meeting. See page 3.

7.2 Committee Members - None

8. ADDED ITEMS

8.1 Correspondence from Mr. Phil Pacey, Chair, HRM Committee Heritage Trust of Nova Scotia

- A letter dated March 5, 2010 from Mr. Phil Pacey, Chair, HRM Committee Heritage Trust of Nova Scotia, was before the Committee

Mr. Terauds suggested that the matter be deferred until the TDB Halifax Holdings

proposal (Barnstead Drugs Building) was brought forward to the Committee.

9. DATE OF NEXT MEETING - April 28, 2010

10. ADJOURNMENT

The meeting was adjourned at 5:00 p.m.

Chris Newson
Legislative Assistant