

HERITAGE ADVISORY COMMITTEE

June 25, 2008

MINUTES

- PRESENT:** Mr. Tom Creighton, Chair  
Councillor Robert Harvey, Vice Chair  
Councillor Dawn Sloane  
Ms. Susan Carroll  
Mr. Mark Pothier  
Mr. Michael Cross  
Mr. Ryan Deschamps  
Ms. Lisa Miller  
Mr. Arthur Irwin  
Ms. Catherine Thibeault  
Mr. Stephen Terauds
- STAFF:** Ms. Maggie Holm, Heritage Planner  
Ms. Sheilagh Edmonds, Legislative Assistant

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1. **CALL TO ORDER**

The Chair called the meeting to order at 3:00 p.m. in Halifax Hall, City Hall.

2. **APPROVAL OF MINUTES**: None

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

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There were no additions or deletions to the agenda.

4. **BUSINESS ARISING FROM THE MINUTES**: None

5. **DEFERRED ITEMS**:

5.1 **Property Matter - Sale of 65-67 Ochterloney Street, Dartmouth to Feeding Others of Dartmouth Society**

This matter had been deferred from the Committee's November 28, 2007 meeting.

A staff report dated October 17, 2007, originally submitted at the November 28, 2007 meeting was re-submitted.

An extract of the minutes regarding this matter, from the November 28, 2007 meeting was submitted.

Ms. Maggie Holm, Heritage Planner, advised that when the Committee last dealt with this matter, it approved the sub-division but it was not entirely comfortable with the design of the gazebo and requested that staff and the proponent work on finalizing details pertaining to the gazebo and the landscaping.

Ms. Susan Carroll entered the meeting at 3:03 p.m.

Mr. Doug Livingstone, Chair, Feeding Other of Dartmouth Society circulated revised drawings and a site plan in regard to this matter. Mr. Livingstone advised that his group operate a soup kitchen out of the building, which is a heritage building, but the lot in question is not. He added that they wish to add the lot to the building and designate the lot as 'heritage' as well. Mr. Livingstone explained that, because they currently do not have any land, there is no place for their patrons gather, which results in them gathering on the sidewalk and in the open elements. By acquiring the land, they can then create a more inviting spot, both from an aesthetic point of view and from the patron's point of view of enabling them to gather in a more socially inviting area.

At 3:05 p.m. Ms. Lisa Miller entered the meeting.

Mr. Livingstone noted that the police have reviewed their drawings from a safety perspective and approved it. He reviewed the drawings in more detail pointing out:

- the steps will be moved to the side so the patrons will enter off the gazebo

- area
- fencing will make it more attractive and will control the flow of people
- trees will be planted to provide screening between the courtyard and the new condominium building which is locating across the street
- the new plan will provide room for people to drop-off food or to make donations.

There were no questions from the Committee

Councillor Harvey expressed his appreciation to Mr. Livingstone for the work that went into the revised documents and advised that it gives him a better sense of the proposal.

**MOVED by Mr. Irwin, seconded by Mr. Cross that the Heritage Advisory Committee recommends Regional Council approve the sub-division of 47 and 43 Wentworth Street creating Lot 3B1 and Lot 3A as shown in Attachment 3 of the October 17, 2007 staff report. MOTION PUT AND PASSED.**

**MOVED by Mr. Irwin, seconded by Mr Cross that the Heritage Advisory Committee recommends Regional Council approve the compatibility of the proponent's design for an accessory structure to be located at 43 Wentworth Street with respect to the character defining elements of the registered heritage property, as noted in the presentation to the Heritage Advisory Committee meeting of June 25, 2008. MOTION PUT AND PASSED.**

## **6. CORRESPONDENCE, PETITIONS & DELEGATIONS:**

**6.1 Correspondence:** None

**6.2 Petitions:** None

**6.3 Presentations:** None

**6.4 Updates from HAC members - HRM Committees and HAC Sub-committees:**

**6.4.1 Update on the HRMbyDesign's program.**

A letter dated June 12, 2008 was submitted from Ms. Dale Godsoe, Chair of the Urban Design Task Force and Mr. Andy Fillmore, Project Manager, HRM by Design.

Ms. Jackie Hamilton, Supervisor, Heritage and Design provided an update to the Committee on the HRM by Design program. She advised that the amendments to the Municipal Government Act related to the program were not dealt with by the Provincial Government prior closing their spring session, and have been deferred to the fall sitting of the Legislature. Ms. Hamilton added that, therefore, they are taking this opportunity to continue to consult with the public and key stakeholders, and are revising the implementation schedule. In addition, a workshop session will be scheduled with Council, and the Task Force would like the Committee to provide input on the heritage aspects of the Plan and the downtown heritage aspects. Ms. Hamilton noted that they would be providing Council with a new schedule at its July 8<sup>th</sup> meeting.

Councillor Sloane entered the meeting at 3:13 p.m.

Ms. Hamilton and Mr. Bill Plaskett, Heritage Planner, responded to questions.

At 3:17 p.m. Mr. Ryan Deschamps entered the meeting.

**7. REPORTS:**

**7.1 Case 01114: Application by The Armour Group Limited to consider by development agreement the redevelopment of 1855-1873 Hollis Street, 1860-1870 Upper Water Street and 5143 Duke Street (PID #'s 00002303, 00002279, 00002311 and 00002287), Halifax, to allow for a 9 storey retail/office building with underground parking.**

A staff report dated June 16, 2008 was submitted.

Correspondence dated June 18, 2008 was submitted from Mr. A.M. McCrea, Chairman, The Armour Group Limited.

E-mail correspondence dated June 24, 2008 from Mr. Phil Pacey, President, Heritage Trust, was submitted.

Mr. Luc Ouellet, Planner 1, provided a presentation on the application by The Armour Group Limited to consider by development agreement the redevelopment of 1855-1873 Hollis Street, 1860-1870 Upper Water Street and 5143 Duke Street Halifax to allow for a 9 storey retail/office building with underground parking. He noted the following points:

- the direction this proposal would take is the Founders Square approach, in which The Armour Group was the developer
- proposal is for a single 9 storey office building, retaining and incorporating the facades of the four municipally registered heritage buildings
- the Imperial Oil facade may need to be removed and rebuilt depending on the condition of its foundation
- the new sections will be above the height of the existing facades
- a new parking garage will be located on Upper Water Street
- the project will meet LEED Silver certification
- demolition will involve 1870 Upper Water Street, currently Sweet Basil's Bistro - this is not a registered heritage property.

In conclusion, Mr. Ouellet advised that the areas in which the Heritage Advisory Committee are to advise Council are in regard to the development agreement to allow for the redevelopment of 1855-1873 Hollis Street, 1860-1870 Upper Water Street and 5143 Duke Street and in regard to approving the demolition of the Imperial Oil building at 1860 Upper Water Street.

The Chair advised that the developer has requested an opportunity to provide a presentation.

Mr. Ben McCrea, representing The Armour Group, addressed the Committee and provided a presentation on his proposal. He noted that when the Nova Scotia School of Art and Design made the decision to relocate from the buildings in question, it left them with a

challenge, as the buildings are not capable of operating for much else. Mr. McCrea explained that he engaged architect, Mr. Andy Lynch, of the firm Lydon Lynch, along with structural and mechanical engineers to review the options for the property. Mr. McCrea went on to note the difficulties encountered in the review as noted in his submitted letter, and advised that the proposal before the Committee is the best option they have been able to come up with for an economically sustainable building.

Mr. McCrea responded to questions from the Committee. The following points were noted:

- they will try to retain as much of the inside heritage property as possible; however, anything considered combustible has to be removed
- if the Imperial Oil building needs to be torn down, all the stone work that can be saved will be saved
- there are 16 parking spaces below grade—the parking is limited due to the elevation
- all windows and dormers will be preserved

The Chair advised that last February Mr. Phil Pacey submitted a written request to speak on this matter, and the Committee agreed to this, providing it was done during the time that staff were bringing forward the report. The Chair invited Mr. Pacey to come forward at this time.

Mr. Pacey addressed the Committee, advising he was the President of Heritage Trust of Nova Scotia. In his comments, Mr. Pacey spoke in opposition to the proposal and suggested it does not meet the Municipality's Building Conservation Standards, and that it violates Policy CH-1 of the Regional Municipal Planning Strategy which governs development agreements with regard to a municipally registered heritage property.

In reference to Mr. Pacey's comment that the proposal violated Policy CH-1, Councillor Harvey asked staff to clarify how they determined that it does not violate the Policy.

Councillor Sloane concurred that clarification was required around this point and advised that staff need to provide their rationale as to why they believe the proposal fits the character of Policy CH-1.

In response, Mr. Ouellet advised that because the streets of the area in question are so narrow, a pedestrian would have to look directly up in order to see the nine stories. In addition, he noted that it will be made of glass, and with the considerable setback from the street, it will not be as visible as one might think.

The Chair advised that the Committee would need more time than what was remaining in this meeting to discuss this application. He suggested and **it was agreed** that this matter would be deferred to a special meeting for full discussion.

**It was agreed** that the meeting would be scheduled for Thursday, July 3, 2008 at 3:00 p.m.

8. **ADDED ITEMS:** None

9. **DATE OF NEXT MEETING** - July 3, 2008 (special); July 23, 2008 (regular)

**10. ADJOURNMENT:**

The meeting adjourned at 4:42 p.m.

Sheilagh Edmonds  
Legislative Assistant

The following information items were submitted:

1. Correspondence dated June 10, 2008 from The Honourable James M. Flaherty, Minister of Finance RE: financial incentives to encourage private sector investment in the rehabilitation of historic places.
2. Information Letters.

Note: Case H00214 - Gottingen Street Heritage Registration which was on the previous agenda and deferred, has been removed from the agenda, as the applicant has withdrawn their application.