

HERITAGE ADVISORY COMMITTEE  
MINUTES

April 23, 2008

- PRESENT:** Mr. Tom Creighton, Chair  
Councillor Robert Harvey, Vice Chair  
Councillor Dawn Sloane  
Ms. Susan Carroll  
Mr. Mark Pothier  
Mr. Michael Cross  
Mr. Arthur Irwin  
Ms. Catherine Thibeault  
Mr. Stephen Terauds
- ABSENT:** Ms. Lisa Miller (regrets)  
Mr. Paul Shakotko (regrets)  
Mr. Ryan Deshamps
- STAFF:** Mr. Bill Plaskett, Heritage Planner  
Ms. Sheilagh Edmonds, Legislative Assistant

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**1. CALL TO ORDER**

The Chair called the meeting to order at 3:11 p.m.

He advised that Mr. Paul Shakotko submitted his resignation from the Committee due to his work commitments.

The Chair advised that staff is requesting a special meeting of the Committee to hear the final presentation of the Barrington Street Historic District Revitalization Plan (Volume 4 of the HRMbyDesign Downtown Plan). It was agreed that the Committee would meet Wednesday, April 30, 2008 at 4:00 p.m.

**2. APPROVAL OF MINUTES - March 26, 2008 (not available at this time)**

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

None

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

**5. DEFERRED ITEMS: None**

**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: None

**7. REPORTS**

**7.1 Case H00216: Substantial Alteration to St. James Church, 47 Old Taylor Head Road, Spry Bay**

- A report dated March 31, 2008 was submitted.

Mr. Bill Plaskett, Heritage Planner, reviewed the submitted report.

**MOVED by Councillor Sloane, seconded by Mr. Pothier that the Heritage Advisory Committee approve the alterations to St. James Church, 47 Old Taylor Head Road, Spry Bay to construct a new wheelchair ramp and front stairs for the former St. James United Church. MOTION PUT AND PASSED.**

**7.2 Case 00917 - MPS/ LUB Amendment and Development Agreement, Halkirk (Keiths Brewery) lands, Lower Water, Bishop and Hollis Streets, Halifax**

- A staff report dated April 2, 2008 was submitted.

Mr. Paul Sampson, Planner I, reviewed the proposal by Halkirk Properties Limited to amend the Halifax Municipal Planning Strategy and Halifax Peninsula Land Use By-law to permit a mixed-use development on the southern portion of the "Keith's Brewery" lands, bounded by Lower Water, Bishop, Hollis and Salter Streets, by development Agreement.

In his remarks, Mr. Sampson noted that the proposal does not include the Benjamin Weir House; that Halkirk does not own Keith's Lane; the intent of the proposal is to follow the design characteristics of the Salter's Gate project; and the signs will meet heritage principles and will be compatible with the Brewery signage.

Mr. Bill Campbell, representing the developer, provided additional information on the details of the proposal.

Mr. Sampson, Mr. Campbell and other representatives of the developer responded to questions from the Committee.

The following comments were noted:

- concern was expressed about the impact this application would have on the integrity of the streetscape from Bishop Street (heading south), as there is some who view this as a possible future heritage precinct.
- in the definition that describes the new boundary of the CBD (page 18, #1), would like to have wording that states that from the southern side of Bishop Street down to the southerly end of Hollis, will be designated as a future heritage conservation district.

In response to this point, Mr. Sampson advised that he would have to check with legal staff because it does not deal with these particular properties, and he would also check with HRM By Design staff.

- concerned that Halkirk does not own the Keith Lane property at this time and, as a result, it changes the design of the building, i.e. has a sheered look to it on one side.
- believe that the setbacks with this development aren't right in regard to what the Regional Plan states.
- concerned that it might not be meet the policies of the Regional Plan and HRM By Design.
- there's a lot to like about the development - don't find it offensive to its surroundings - height was not acceptable in the past and will not be in the future under the HRM By Design.
- in the previous proposal the tower was much larger; this proposal is a nice marriage between heritage and new development - supportive of the proposal.
- most uncomfortable is its relationship to Bishop Street—not addressing the

pedestrian experience, but that is also not a heritage matter.

- have an issue with whether the high rise is complementary to heritage; the rest of it I love.
- feel that there is too much pushing against the existing policies - find that it feels as if city staff have to defend the proposal - can't vote for it.
- should this go to Council, it will arrive at the same time as the HRM By Design - a very narrow window - would be more comfortable if it came forward under the new regulations for downtown development - in two months - - these are amendments that will be superceded almost immediately - there are lots of good things about the proposal - we are creating a situation where this will be the last one under these amendments rather than the first one under the new regulations.
- this is not an outright rejection - there is a lot to like, including the tower, but it stretches the policies.

Mr. Plaskett pointed out that the relationship that is required to be addressed through the Regional Plan is the relationship of proportion of height to abutting heritage buildings, which, in this case are the Brewery and the Benjamin Weir House. He questioned if this has been addressed.

Mr. Sampson advised that this has been looked at in a variety of ways, noting that the base building pays respect to the Brewery and that the buildings on Hollis Street will be no more than 60 feet high. He added that there is policy in the Regional Plan that clarifies that there can be taller elements and that they believe they are providing the setbacks, both vertical and horizontal.

**8. ADDED ITEMS:** None

**9. DATE OF NEXT MEETING** - April 30, 2008, 4:00 p.m.

**10. ADJOURNMENT**

The meeting adjourned at 5:15 p.m.

Sheilagh Edmonds  
Legislative Assistant