

HERITAGE ADVISORY COMMITTEE
MINUTES

October 27, 2010

PRESENT: Mr. Stephen Teruads, Chair
Ms. Catherine Thibeault, Vice Chair
Mr. Mark Archibald
Mr. Adam Conter
Mr. Arthur Irwin
Ms. Carly Sorenson
Ms. Tori Jarvis

REGRETS: Councillor Lorelei Nicoll
Councillor Jennifer Watts
Ms. Lisa Miller
Ms. Susan Carroll
Mr. Paul Matthews (absent)

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 3:10 p.m. in Halifax Hall.

2. APPROVAL OF MINUTES

MOVED by Mr. Conter, seconded by Mr. Archibald that the minutes of September 8, 2010 be approved. MOTION PUT AND PASSED.

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

There were no additions or deletions to the agenda.

Mr. Archibald requested that at the next meeting the 'Library' be added as an agenda item.

4. BUSINESS ARISING OUT OF THE MINUTES: None

4.1 Business Arising – None

4.2 Status Sheet: None

5. DEFERRED ITEMS:

5.1 Case 15781 – Irishtown Road MPS Amendment Request, Downtown Dartmouth

A staff report dated August 6, 2010 was submitted.

Correspondence regarding this matter was submitted from:

- Phil Pacey, Heritage Trust of Nova Scotia
- Lorne Perry
- Jean Chard

Mr. Mitch Dickey, Planner provided the staff presentation in regard to the request by Darrell Dixon of 3200892 Nova Scotia Limited to amend the Municipal Planning Strategy for Downtown Dartmouth to add an additional Opportunity Site on Irishtown Road/Ochterloney Street within the Downtown Business Designation. In his remarks, Mr. Dickey advised that an Opportunity Site is a site specifically targeted for more intensive development, and that applicant has a concept for development on the site. However, at this time only Municipal Planning Strategy Amendments are being considered, and that if the MPS amendments are approved, it would then lead to a development agreement process.

Mr. Dickey noted that the lands under consideration are not heritage property but they are next to the former Greenvale School which is a registered heritage property. He added that the lands are also adjacent to the former Starr Manufacturing site and the Canal Greenway which have historical significance.

Highlights of his presentation are as follows:

- The site is 1.6 acres and comprised of four parcels.
- 70 ft. building height on the site.
- Concept plan is for three residential buildings with some ground floor commercial.
- Applicant's proposal will undertake significant improvements to the Canal Greenway.
- Applicant currently owns two of the parcels and has a purchase and sale agreement with Sobey's on the other two parcels.
- The MPS target is to increase the density in the downtown by an additional 4000 residents by 2020.
- Staff have not yet carried out an evaluation on the proposed buildings in the concept plan.
- The site is unique as there is no policy in the downtown plan that sets out how these lands should be developed.
- The new policy has an emphasis on heritage considerations and urban design goals.
- The new policy would remove any as-of-right development ability from the site.
- If the amendment request is approved, a detailed concept plan would come back to the Committee for comment at the development agreement stage.

A discussion ensued and Mr. Dickey responded to questions.

MOVED by Ms. Thibeault, seconded by Ms. Jarvis that the Heritage Advisory Committee recommend Regional Council:

- 1. Give First Reading to the proposed amendments to the Municipal Planning Strategy and Land Use By-law for Downtown Dartmouth as contained in Attachments A and B of this report, to add a new Opportunity Site and adopt new site specific policy regarding site and design issues, and schedule a public hearing; and**
- 2. Approve the proposed amendments to the Municipal Planning Strategy and Land Use By-law for Downtown Dartmouth as contained in Attachments A and B of the August 6, 2010 staff report.**

A discussion ensued and there was general consensus to amend the motion to reflect that the wording *mid to high rise* was not necessary in the description of the Opportunity

Site because the heights were described in detail later in the amendments; and that it was felt the history of the site and its relationship to the canal and water were significant heritage assets. The Committee wished to strengthen the recognition of these assets.

MOVED by Ms. Thibeault, seconded by Mr. Archibald that the motion be amended to remove the words 'mid to high rise' from the first sentence under the heading of Development of Opportunity Site E (pg. 13); and to change the word 'considering' to 'allowing' under section e) (ii) (pg. 16). MOTION PUT AND PASSED.

THE MOTION, AS AMENDED, WAS PUT AND PASSED.

6. CORRESPONDENCE, PETITIONS & DELEGATIONS

6.1 Correspondence: None

6.2 Petitions: None

6.3 Presentation: None

7. REPORTS: None

8. ADDED ITEMS: None

9. NEXT MEETING DATE – November 24, 2010

10. ADJOURNMENT

The meeting was adjourned at 4:33 p.m.

Sheilagh Edmonds
Legislative Assistant