

**HERITAGE ADVISORY COMMITTEE
MINUTES**

April 25, 2007

PRESENT:

Mr. Tom Creighton, Chair
Mr. Mark Pothier
Mr. Michael Cross
Ms. Lisa Miller
Mr. Paul Shakotko
Mr. Stephen Terauds
Councillor Harvey
Councillor Sloane

REGRETS:

Mr. Clarence Butler
Mr. Elias Metlej
Mr. Alain Bougeois
Ms. Dianne Marshall

STAFF:

Mr. Richard Harvey, Senior Planner
Mr. Bill Plaskett, Heritage Planner
Ms. Maggie Holm, Heritage Planner
Ms. Chrissy White, Legislative Assistant

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1. **CALL TO ORDER**

The meeting was called to order at 3:15 p.m. in Halifax Hall, City Hall.

2. **APPROVAL OF MINUTES - NONE**

The minutes from the March 22, 2007 meeting will be ready for approval at the May 23, 2007 meeting.

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

MOVED by Councillor Harvey, seconded by Councillor Sloane, that the Order of Business be Approved. **MOTION PUT AND PASSED UNANIMOUSLY.**

4. **BUSINESS ARISING FROM THE MINUTES- NONE**

5. **DEFERRED ITEMS- NONE**

6. **CORRESPONDENCE, PETITIONS & DELEGATIONS- NONE**

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 00745: Development Agreement - Salter Street and Lower Water Street, Halifax**

- A report dated April 19, 2007 was before the Committee.

Mr. Richard Harvey, Senior Planner presented the report. The following was noted:

- The existing park located in the centre of the development will be maintained by the Downtown Waterfront Corporation,
- The development will consist of a common pallet of materials including glass, light coloured stone and cladding,
- The Civic Design Policies call for proposals to reinforce the character of the area, and this development respects that,
- The plan respects the value of surrounding heritage buildings including the Keiths Brewery,
- In response to the civic design policies it was found that much of the character of the area has been defined by surface parking,
- The Bishops Landing and Salters Gate projects give the area some defining character,
- The project does not mimic Keiths Brewery, but is complementary and sensitive to the historical nature and value it provides in the area,
- The streetscape is attractive,
- The proposal is found to be in keeping with the intent of the Municipal Planning Strategy,
- The current area is comprised of two properties, there is a proposal concurrent to this proposal that suggests combining them,
- There is a pathway between the boardwalk along the Northern side of Bishops Landing, as well as some surface parking, and
- HRM will not be taking ownership of any part of this development.

In response to questions from Committee Members, Mr. Harvey advised:

- The material consists of white metal cladding and light coloured stone,
- View planes dictate the height of the hotel,
- Waterfront Developments Corporation (WDC) currently owns all of the land surrounding the development. The park will be kept for public access, and will be maintained by the WDC,
- The Development Agreement suggests the creation of a skating rink with assisted refrigeration, but there is an allowance through an amendment of the Development Agreement for another type of open space, but any amendment would need Council approval,
- The roof is mechanical with a preliminary decorative element,
- No analysis has been completed regarding the view of this development from Citadel Hill.,
- The stone elements are on the Lower Water Street side of the development,
- Regarding archways and bays, the ground floor of this development is sunken in, which is contrast to Bishops Landing which houses a variation of elements different from the Keith's Brewery,
- There are no balcony's on the Lower Water Street side of the development,
- The height of the hotel is much lower then the Salters Gate project,
- The view of the harbour will not be disturbed,
- The space supports minimal gathering,

- Possible amendments could be made regarding the boardwalk,
- Pedestrians will have the ability to manoeuver through the ground level of the development to access the boardwalk,
- The development is similar to Purdey's Wharf with less reflective glass,
- The exact colour of the stone has not been specified in the Development Agreement.

Following a brief discussion regarding stone colour, the Committee advised that they would like to see the stone match other developments in the area to provide consistency.

Mr. David Nunn, Mr. Ralph Medjuck, and Mr. Frank Medjuck, Developers gave a presentation on the above noted development. The following was noted:

- No existing access will be blocked,
- The work at the pedestrian level will be heritage related regarding benches and lamps, and
- The development is nautical and mimics sea vessels.

MOVED by Councillor Sloane, seconded by Mr. Mark Pothier, that the Heritage Advisory Committee consider the proposed development described in the April 19, 2007 report in relation to its complementarity to adjacent registered heritage properties and recommend that Regional Council approve entering into the proposed development agreement, included as Attachment "C" of April 19th, 2007 report.

A brief discussion ensued regarding stone and streetscape planning, where the following points were noted:

The Committee discussed the possibility of adding an additional recommendation regarding consultation surrounding stone choice. After a brief debate, it was concluded that staff would consult the architect and report back to the committee once the stone choice has been made.

Mr. Harvey advised that any exterior furniture would have to comply with HRM design guidelines.

MOTION PUT AND PASSED.

8. ADDED ITEMS- NONE

9. DATE OF NEXT MEETING

The next meeting for the Heritage Advisory Committee will be Wednesday, May 23, 2007 in Halifax Hall, City Hall.

10. ADJOURNMENT

The meeting adjourned at 4:52 p.m.

Chrissy White
Legislative Assistant