

HERITAGE ADVISORY COMMITTEE
Special Meeting

MINUTES

March 31, 2011

PRESENT: Mr. Stephen Terauds, Chair
Ms. Catherine Thibeault, Vice Chair
Mr. Arthur Irwin
Ms. Carly Sorenson
Mr. Adam Conter
Ms. Susan Carroll
Councillor Robert Harvey

REGRETS: Ms. Tori Jarvis
Ms. Lisa Miller
Mr. Paul Matthews (absent)

STAFF: Mr. Bill Plaskett, Heritage Planner
Mr. Richard Harvey, Senior 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

Additions:

8.1 Carry Over of Approved Heritage Incentives: Barrington Street Heritage Conservation District

The Chair noted that correspondence in regard to item 7.1.1 had been submitted from Heritage Trust, Janet Morris, Robert Grant, and Frank Medjuck .

MOVED by Ms. Carroll, seconded by Mr. Conter that the agenda, as amended, be approved. MOTION PUT AND PASSED.

The Chair advised that there were two requests to address the Committee on item 7.1.1, one was from Heritage Trust and the other was from a representative of the developer. He noted that each had submitted correspondence for the Committee's information. He questioned whether the Committee wanted to hear presentations from both.

A brief discussion ensued and it was agreed that due to time constraints, the Committee would not hear presentations. It was also noted that the Committee received detailed submissions from both outlining their points of view.

MOVED by Mr. Conter, seconded by Ms. Carroll that the Committee refuse the request for presentation from representatives of Heritage Trust and the developer in regard to item 7.1.1. MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES

4.1 Business Arising – None

4.2 Status Sheet- None

5. CONSIDERATION OF DEFERRED BUSINESS – 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 Staff

7.1.1 Case 01231: Development Agreement – 1595 Barrington Street, Halifax

A staff report dated March 14, 2011 was submitted.

The following correspondence was submitted:

- A letter dated March 30, 2011 from Robert G. Grant, Stewart McKelvey
- A letter dated March 25, 2011 from F.D. Medjuck, 1595 Investments Limited
- E-mail correspondence dated March 28, 2011 from Janet Morris
- Correspondence dated March 28, 2011 from Phil Pacey, Heritage Trust of Nova Scotia

Mr. Richard Harvey, Senior Planner reviewed the application by 1595 Investments Limited for a development agreement at 1595 Barrington Street to permit a mix-use development.

Mr. Harvey responded to questions from the Committee.

Mr. Conter noted that the original development was proposed over two years ago, but has undergone changes as a result of public feedback. He asked staff to note any changes.

In response, Mr. Harvey explained that there were two significant changes, one being the lowering of the height of the building by approximately 40 ft. and the second change pertains to the south elevation of the building and a concern of having a blank wall. The developer decided to put in windows on the south side.

In response to a further question by Mr. Conter, Mr. Harvey advised that there was a concern that the actual floor levels would be altered, however the developer made interior changes to the retain the floor levels and create parking levels that do not disturb this.

In response to the Chair's request to elaborate on the finer decorative detail of spandrels, Mr. Harvey explained that the comment about a new spandrel panel is not the case but that a mount of decorative stonework which is between the two levels will be retained. Mr. Harvey noted that the reference in the development agreement to a new spandrel panel will be removed and that the upper part of the facades will be retained along Barrington Street.

The Chair expressed concern that the development agreement calls for the retention of the upper part of the facades only in general terms, pointing out that this was something specific that would be changing

In response, Mr. Harvey advised that should staff feel this aspect needs clarification in the development agreement, it can be done at the staff level.

MOVED by Ms. Thibeault, seconded by Mr. Conter that the Heritage Advisory Committee recommends that Halifax Regional Council:

- 1. Give Notice of Motion to consider the application by 1595 Investments Limited for a development agreement at 1595 Barrington Street, and schedule a public hearing;**
- 2. Approve the development agreement, included as Attachment A of the March 14, 2011 staff report to permit a mixed-use development; and**
- 3. Require the development agreement be signed by the property owner and returned to HRM within 120 days, or any extension thereof granted by Council on request of the property owner, from the date of final approval by Council and any other bodies as necessary, including applicable appeal periods, whichever is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.**

The Committee entered a discussion with regard to the proposal

MOTION PUT AND PASSED.

At 4:04 p.m. Ms. Sorenson retired from the meeting, and quorum was lost.

7.2 Committee Members - None

8. ADDED ITEMS

8.1 Carry Over of Approved Heritage Incentives: Barrington Street Heritage Conservation District

This matter was deferred to the Committee's next regular meeting.

9. NEXT MEETING DATE – April 27, 2011

It was noted that Regional Council would be starting its budget deliberations on this date, therefore, the meeting may have to be cancelled or rescheduled.

10. ADJOURNMENT

The meeting adjourned at 4:05 p.m.

Sheilagh Edmonds
Legislative Assistant