

HERITAGE ADVISORY COMMITTEE

April 27, 2005

MINUTES

PRESENT:

Mr. Tom Creighton, Chair
Councillor Dawn Sloane (3:19 p.m.)
Mr. Clarence Butler
Mr. Paul MacKinnon
Mr. Bill Meagher
Mr. Bill Mont
Mr. Mark Pothier
Ms. Andrea Arbic, Vice Chair
Mr. Caley MacLennan

REGRETS:

Mr. Elias Metlej
Councillor Harvey
Mr. Ralston MacDonnell

STAFF:

Ms. Maggie Holm, Heritage Planner
Ms. Randa Wheaton, Planner
Mr. Bill Plasket, Heritage Conservation Planner
Mr. Paul Sampson, Planner
Ms. Dorothy Amey, Administrative Support
Ms. Stephanie Parsons, Legislative Assistant

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The Chair called the meeting to order at 3:05 p.m.

1. APPROVAL OF MINUTES - March 30, 2005

The Chair advised the Committee that under item 4.4, the fourth motion should read "Application # 111" not "Application # 108".

MOVED by Mr. Clarence Butler, seconded by Mr. Bill Mont, that the minutes of March 30, 2005, be approved, as amended. MOTION PUT AND PASSED UNANIMOUSLY.

2. APPROVAL OF THE ORDER OF BUSINESS, ADDITIONS AND DELETIONS

The Order of Business was accepted.

3. BUSINESS ARISING FROM THE MINUTES - NONE

- An updated membership list was circulated to Committee. Ms. Maggie Holm advised the Committee that Councillor Harvey has been appointed to the Committee.
- A copy of a letter dated April 22, 2005 from Justine Housser was circulated to the Committee for information.

4. CONSIDERATION OF NEW BUSINESS

4.1 H00165 - Application for alterations at 5677 Inglis Street

C A staff report dated April 6, 2005, was before the Committee for its consideration.

Ms. Maggie Holm reviewed the proposed changes as presented in the report to the Committee.

It was noted that:

- there will be a creation of two new windows that will replicate the two over one style and (3X6) dimensions of existing windows on that facade and that they will use vinyl
- the windows are required for the creation of two new bedrooms
- Staff recommended, and the applicant agreed, that the decorative window cap be replicated over the new first floor window and change the window size to (2x3)
- the property is two feet from the property line as a result, fire code standards require internal fire shutters which will not be visible from the outside

Mr. Paul MacKinnon asked why the double window is not being replicated. Ms. Maggie Holm commented that the applicant is creating three new units.

In response to Ms. Andrea Arbic, Ms. Maggie Holm commented that staff did not suggest wood, and therefore they are using vinyl.

MOVED by Mr. Clarence Butler, seconded by Mr. Bill Mont, that the Heritage Advisory Committee approve the alterations to 5667 Inglis Street, as proposed in the staff report dated April 6, 2005. MOTION PUT AND PASSED UNANIMOUSLY.

4.2 Case 00621 - Development Agreement to permit a Lounge at 5515 to 5547 Young Street Halifax.

C A staff report dated April 14, 2005, was before the Committee for its consideration.

Ms. Randa Wheaton, Planner reviewed the application as presented in the report to the Committee.

It was noted that:

- the Hydrostone Market is part of a Municipally Registered Heritage Streetcape and part of a Federally Designated National Historic Site
- it shares a common lane at the rear with properties on Hennessy Place, six of which are Registered Heritage properties
- concerns of the public hearing include compatibility, increased traffic, hours of operation, behaviour of patrons, parking, and the absence of details of the operations and location
- 250 signatures in opposition were received
- staff feels that the application does not comply with Policy 6.8 and should be refused

In response to Mr. Paul MacKinnon, Ms. Randa Wheaton commented that the Committee is to judge the application based on Policy 6.8. as this is what the applicant is basing their application on. Mr. MacKinnon felt that the pub would fit within the area and that Policy 6.8 does not talk about appropriate use and that parking is not an issue because it is commercial space. Ms. Maggie Holm commented that the proposal affects existing heritage properties.

Mr. Caley MacKinnon commented that residents' concerns are more related to road access, and loitering. He also commented that the requirements for ventilation would be different if they have a permit to serve food. Ms. Randa Wheaton commented that restaurants can serve alcohol, but customers are required to purchase a meal. They are applying for a lounge license and customers do not have to purchase a meal.

Mr. Andrea Arbic asked if the application would come back because there is insufficient information. Ms. Randa Wheaton commented that the issue is whether or not it meets Policy 6.8, that even if the applicant provided more information, the residents would still resist.

Mr. Paul MacKinnon asked what other factors does Regional Council consider in making a decision. Ms. Randa Wheaton commented that public feedback is a major factor. Mr. MacKinnon commented that he was not convinced that the application was in violation of Policy 6.8.

Councillor Sloane commented that as a Councillor she would go with a recommendation to refuse, as Councillors should be giving constituents what they want.

Mr. Mark Pothier advised the Committee that without additional detail the Committee must determine if it meets Policy 6.8, and commented that the use is appropriate, however it does not fit in with the character of the neighbourhood.

MOVED by Mr. Clarence Butler, seconded by Mr. Bill Meagher, that the Heritage Advisory Committee recommend that Peninsula Community Council refuse to enter into a Development Agreement with Orican Brokerage Incorporated to permit a Lounge use at 5515 to 5547 Young Street, Halifax, as proposed in the staff report dated April 14, 2005. MOTION PUT AND PASSED.

4.3 Case 00743 - Application for Development Agreement Lot A-1 Hollis, Salter and Lower Water Streets Halifax

- A staff report dated April 14, 2005, was before the Committee for its consideration.
- A letter labelled as attachment III was circulated to the Committee.

Mr. Paul Sampson reviewed the application of Salters Gate Developments as per the staff report.

It was noted that :

- it allows for additional parking
- demolition of two vacant, non -registered warehouse structures
- the relevant policies to base judgment on are 5.6 and 5.6.1
- the materials will complement adjacent heritage buildings
- the use of ironstone or a similar material in the retaining walls of the new building will be similar to that found on the Brewery building and the walls surrounding the Lieutenant Governors residence
- the main level and arcades would consist of deep rusticated jointing and finer tool jointing of the precast concrete panels which will resemble cut sandstone, which resembles the Lieutenant Governors residence and Keith Hall.

Ms. Maggie Holm advised the Committee that staff suggested that the developers continue the window sills across the entire front and that ironstone on the lower two levels be continued,

to provide an element of more cohesiveness to each other. Overall staff was pleased with the proposal.

Mr. Paul Sampson commented that section 2.1.0 allows for changes without public hearings, and noted that the proposal includes detailed landscaping and signage at the ground floor. The signs must go through Heritage for review and they have agreed to that

The Market Plaza runs across the Brewery Market property. This land is not subject to the agreement but they will be working with the owners of the Brewery in order to be consistent in the development of the plaza. There is a clause in the agreement to address that. As per (page 13 section (i)). He also advised that there is an existing development agreement that applies to the property which is 10 years old, so just a portion of that agreement will be discharged. He also advised that the wind study done for the previous proposal is consistent.

In response to Mr. Bill Mont, Mr. Paul Sampson clarified that the warehouse buildings are being demolished and that Lot A-1 is a stand alone lot, there is no consolidation of lots.

Mr. Roy Willwerth, Architect, Duffus Romans, also clarified for Mr. Bill Mont that the Brewery can be accessed externally from the new building and maybe internally through a stair case. He also referenced the carriageway into the hotel parking lot and service area.

Mr. Bill Campbell, Consultant, advised the Committee that a archeological study has been done. The archaeologist indicated there is a 30 foot set back from Hollis Street to allow them to look for materials while construction is going on. He also advised that it should take approximately 12 months to complete construction at a cost of 20 million dollars.

Councillor Sloane indicated her main concern was the trees, and asked how far they would be going down. Mr. Bill Campbell advised that the entire site will be investigated for archaeological reasons and that there is a retention of tree clause in the proposal.

In response to Mr. Clarence Butler, Mr. Bill Campbell advised that the site will be secured for safety and archaeological finds. Any findings will be sent to the Nova Scotia Museum.

Councillor Sloane asked if the developers were incorporating any of the finds into the hotel Mr. Campbell indicated there would be a good opportunity to do that.

Mr. Bill Mont advised Mr. Roy Wentworth that ironstone maybe available at Dalhousie Quarry in Purcells Cove.

Mr. Mark Pothier commented that it is not necessary to replicate the stone of the Brewery. Ms. Maggie Holm commented that they have already implemented some suggestions from staff. Staff is only suggesting that they replicate a few more elements at the lower portion, not

necessarily use stone. Mr. Bill Placket commented that, although we want to separate the old from the new, staff is suggesting a gradual progression from old to new.

In response to the Chair Mr. Bill Campbell commented that the eastern deck can be accessed from the hotel and that they are limited as to what they can do with the roof.

In response to Councillor Sloane, Mr. Roy Willwerth indicated that there would be a separate elevator from the hotel and residential unit.

MOVED by Councillor Sloane, seconded by Mr. Caley MacLennan, that the Heritage Advisory Committee recommend that Regional Council

- 1. Give Notice of Motion to consider an application by Salters Gate Developments Limited for a development agreement at Lot A-1 Hollis, Salter and Lower Water Streets, Halifax and schedule a public hearing;**
- 2. Approve the development agreement, included as Attachment 1 of the staff report dated April 14, 2005, to permit a 125 room hotel, 38 residential units and associated parking and commercial floor space;**
- 3. Require that the development agreement be signed within 120 days , or any extension thereof grand by Regional Council on request of the applicant, from the date of final approval by Regional Council and any other bodies as necessary whichever is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.**
- 4. Subject to signing of the new agreement, discharge that portion of the existing development agreement as it applies to Lot A- 1 (PID#00471086),to take effect upon the registration of the new agreement.**

MOTION PUT AND PASSED UNANIMOUSLY.

4.4 Heritage Incentive Grant Applications

C A staff report dated April 13, 2005, was before the Committee for its consideration.

Ms. Maggie Holm advised the Committee that the applicant is requesting that the Committee review his original application as it was determined by the Committee that asphalt shingles were not historically correct on the building and therefore does not meet the eligibility requirements of the program.

She also advised the Committee that there were no prior applications in which the Committee refused an application based on it not being the original material, but rather the existing material and that the Committee reconsider the application, as it would be different if the applicant had the original type of roof and was changing it.

In response to Mr. Mark Pothier, Ms. Maggie Holm commented that it is a Level 1 review of the Heritage component and that if the application was for windows the application would be refused.

Mr. Caley MacLennan commented that it is not usually required to have fire separate roofs only walls.

Mr. Paul MacKinnon commented that the purpose of the program is to use more traditional materials.

In response to the Chair, Ms. Maggie Holm advised that the applicant has Heritage approval level 1 and can still replace the roof with asphalt. The applicant is requesting funding to do so.

Mr. Bill Placket commented that the intent of the incentive program is for the use of historical materials but past practice is showing otherwise. The application of the policy needs to be addressed.

MOVED by Councillor Sloane, seconded by Mr. Clarence Butler that the Heritage Advisory Committee defer reconsideration of Application # 66 for one month, and that staff provided a report on proposed changes to the program. MOTION PUT AND PASSED UNANIMOUSLY,

5. UPDATES

5.1 Proposal for Texpark - Ann Muecke

Ms. Ann Muecke advised the Committee that Barrington Street has many designated properties. To illustrate the impact of the proposal for Texpark, the Committee viewed an animated drive from Grand Parade to Maritime Centre. She advised the Committee that the idea of the animation is to show height and the proposed structure not detail. The animation shows the visibility if you are driving on the west side of Barrington Street. As you are driving, the building appears and disappears, the greatest visibility is behind Carsand Mosher.

Mr. Bill Plasket commented that the shadow impact on Barrington Street is about mid morning, the proposed building would have little impact based on existing shadowing.

In response to Mr. Bill Mont., Ms. Ann Muecke, commented that she has received a report on the wind factor and will be going to the Planning Committee on Monday. There has been some modification to the design to mitigate the wind factor, but any building close to the water will catch winds.

Councillor Sloane asked what was being done with the parking lot across the street. Ms. Ann Muecke commented that the last time she spoke with TPW, they had no plans.

Ms. Ann Muecke advised that she will be providing a copy of the animation to Mr. Bill Plasket and that the wind report will be available by the end of next week. The draft architect report will also be submitted to staff to prepare the Development Agreement. It is hoped to present the Development Agreement to Council this summer.

5.2 Beachville Community Heritage Association

No discussion. There were no representatives present.

6. INFORMATION ITEMS

6.1 Approval Letters

Various approval letters were provided to the Committee for its information.

6.2 Extracts from Regional/Community Council Minutes - NONE

7. ADDED ITEMS - NONE

8. ADJOURNMENT

There being no further business, the meeting adjourned at 4:52 p.m..

Stephanie Parsons
Legislative Assistant