

HALIFAX REGIONAL MUNICIPALITY

HERITAGE ADVISORY COMMITTEE December 7, 2005 MINUTES

PRESENT:

Mr. Tom Creighton, Chair
Ms. Andrea Arbic, Vice Chair
Mr. Clarence Butler
Councillor Bob Harvey
Mr. Paul MacKinnon
Mr. Elias Metlej
Mr. Bill Mont
Mr. Mark Pothier
Councillor Dawn Sloane

ABSENT :

Mr. Bill Meagher (Regrets)
Mr. Ralston MacDonnell

STAFF:

Ms. Maggie Holm, Heritage Planner
Mr. Bill Plaskett, Heritage Planner
Ms. Dorothy Amey, Administrative Assistant
Ms. Sherryl, Murphy, Legislative Assistant

Table of Contents

1.	CALL TO ORDER	3
2.	APPROVAL OF MINUTES - November 16, 2005	3
3.	APPROVAL OF THE ORDER OF BUSINESS, ADDITIONS AND DELETIONS .	3
4.	BUSINESS ARISING FROM THE MINUTES	3
4.1	Application for the De-Registration of 78 Shore Road	3
5.	DEFERRED ITEMS	3
6.	CORRESPONDENCE , PETITIONS AND DELEGATIONS	3
6.1	Correspondence	3
6.2	Petitions	3
6.3	Presentations	3
6.3.2	Federation of Nova Scotia Heritage	4
6.3.3	Barrington Street Conservation District	6
6.3.1	Cultural Advisory Committee - Holly Richardson	7
7.	REPORTS	8
7.1	H00176- Windows for 1350-54 Queen Street	8
8.	ADDED ITEMS	8
8.1	Bloomfield Review	5
9.	NEXT MEETING DATE	8
10.	ADJOURNMENT	8

1. **CALL TO ORDER**

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

2. **APPROVAL OF MINUTES - November 16, 2005**

MOVED by Mr. Mont, seconded by Councillor Sloane, that the minutes of November 16, 2005, be approved. MOTION PUT AND PASSED UNANIMOUSLY.

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

Additions:

8.2 Bloomfield Review

The agenda was accepted as presented.

4. **BUSINESS ARISING FROM THE MINUTES**

4.1 **Application for the De-Registration of 78 Shore Road**

C A staff report dated May 11, 2005 was previously circulated to the Committee.

C A report dated September 21, 2005 from G. F. Duffus & company Ltd. was previously circulated to the Committee for discussion.

Ms. Maggie Holm, Heritage Planner, read a letter from Alan Parish, Nova Scotia Heritage Trust, regarding the Trust's interest in the property and the Board's decision not to make an offer to purchase the property. Ms. Holm went on to indicate that a great deal has transpired relative to this property and that she would like to bring a supplementary report to the January meeting of the Committee in this regard, **to which the Committee agreed.**

5. **DEFERRED ITEMS** - None

6. **CORRESPONDENCE , PETITIONS AND DELEGATIONS**

6.1 **Correspondence** - None

6.2 **Petitions** - None

6.3 **Presentations**

6.3.1 Cultural Advisory Committee - Holly Richardson

This matter was dealt with later in the meeting.

6.3.2 Federation of Nova Scotia Heritage

- Correspondence dated November 16, 2005 from Susan Charles, Executive Director, Federation of Nova Scotia Heritage, was before the Committee.

Ms. Susan Charles, Executive Director of the Federation of Nova Scotia Heritage, addressed the Committee advising that the Federation was a non profit, umbrella organization of heritage groups in Nova Scotia. Ms. Charles noted that the Federation has been involved with representing issues relating to the protection of Citadel Hill including the Midtown Tavern application. Ms. Charles introduced Mr. Howard Epstein, Solicitor for the Federation of Nova Scotia Heritage, indicating that he would be outlining issues relative to the preservation of Citadel Hill.

Mr. Howard Epstein, Solicitor, for the Federation of Nova Scotia Heritage, addressed the Committee, relative to development of the Texpark site. Key highlights of Mr. Epstein's presentation included:

- He acknowledged that no formal proposal has been placed before this Committee or Council as of yet, however, he would like to speak with regard to the potential development and also be permitted to speak when the matter formally comes before the Committee
- Reviewed his experience relative to this matter including being a former Councillor, a former member of the Heritage Advisory Committee, a professor of land use planning law at Dalhousie Law School and having a strong interest in all matters of heritage and, in particular, this proposal
- Provided an analysis of the Utility and Review Board (UARB) decision of the Midtown Tavern as it applies to the current proposal for the Texpark site
- Pointed out that there is no difference in the principles which were applied by the UARB which resulted in the Board rejecting the Midtown Tavern proposal, than those which apply to the Texpark site proposal
- Stressed that the Committee must consider that it has an obligation to protect Citadel Hill
- Noted that the Committee's concern is not economic, it is not whether the site should be developed, but the application of the Municipal Planning Strategy and, in particular the heritage portions
- Noted that the term 'scale' permeates the Municipal Planning Strategy
- The Citadel is y essential to understanding what Halifax is historically and the MPS tells you what you must consider

- The Citadel is stated to be central
- Utilizing photographs including a sketch of the proposal , he indicated the impact on views from the Citadel and clearly stated that height is the issue with this proposal
- The view from the Citadel is going to be blocked by a greater degree than would have been the case with the Midtown Tavern proposal and the height is greater than what was proposed in that instance
- Put forward the opinion that this proposal is an violation of the MPS in terms of heritage
- The proposal should be considered in light of the potential designation of Barrington Street as a Heritage Conservation District
- Suggested that these buildings will loom over the existing heritage designated properties, as well as the potential Conservation District
- Closed his remarks by suggesting that there will be no different result with this proposal than that of the Midtown

A copy of Mr. Epstein`s presentation and the sketch are on file.

The Chair noted that this proposal is not to be dealt with today, but in January. The Chair went on to note that there has been a suggestion that the January meeting be moved up to deal with this proposal.

Ms. Holm suggested that the Committee await a signed report before determining when it will meet to consider this matter.

MOVED by Councillor Harvey, seconded by Councillor Sloane that a special meeting to consider the Texpark site proposal be held on January 18, 2006. MOTION PUT AND PASSED UNANIMOUSLY.

8.2 Bloomfield Review

- This matter was added to the agenda during the setting of the agenda.

Ms. P.J. Temple, Grants Program Coordinator, indicated that staff anticipate that a formal report would be before the Committee in February. She went on to indicate that the review of the Bloomfield Centre began two years ago. Bloomfield School was not in good condition when it was turned over to HRM and that condition has not improved. Ms. Temple indicated that the issues include the capital investment required to bring the building to an acceptable standard, operating efficiencies and the existing operating deficit of approximately \$100,000. In addition to assessing the condition of the site, staff are reviewing the programming in terms of HRM's mandate.

Ms. Temple noted that heritage will be a component of the report and advised that research is ongoing relative to architectural merit and social history. Mr. Temple commented that the

internal process of report development is moving forward and the proposal is to submit the report to Council in February. Ms. Temple noted that meetings will be held with the Bloomfield user groups prior to finalization of the report.

Mr. Rudy Vodicka, Real Property and Asset Management, is to send the meeting dates for Bloomfield users groups to Committee members.

Mr. Creighton noted that as a member of the Neighbourhood Association Steering Committee, he is very concerned that the community at large have not been consulted. Ms. Temple indicated that recreation staff did have meetings with the community.

Mr. Creighton indicated that the meetings had not been successful and requested that when staff has completed its report that another community meeting be held.

6.3.3 Barrington Street Conservation District

C A copy of the Barrington Street Historic District Revitalization Plan, 3rd Draft, dated December 2005 was circulated to the Committee for review.

Mr. Bill Plaskett, Heritage Planner, presented the Barrington Street Historic District Revitalization Plan, noting that the plan is the culmination of a full year of work by the Steering Committee. The document is a compromise document which takes into consideration all stakeholders and includes input from the committee and from various staff. The document has not yet undergone a formal staff review and sign-off.

Mr. Plaskett noted that staff is requesting that the Committee recommend the Plan to Council in principle and that the Plan be referred to staff for review.

Mr. Plaskett went on to provide an overview of the plan as contained in the Executive Summary, including the following highlights:

- the plan presents a new program to encourage restoration and revitalization of Barrington Street
- the plan proposes a multi-faceted revitalization: public realm improvements; financial and regulatory incentives; conservation and development policies and marketing initiatives
- this is a five (5) year plan which includes a review at the end of that period

Mr. Mont expressed concerns with the depiction of trees on Barrington Street. Referring to the transfer of development rights (e.g. transfer of height), Mr. Mont cautioned that this approach should be given a thorough review before any action is taken. He further suggested that the proposed demolition policies be adopted for all of Peninsula Halifax.

MOVED by Councillor Sloane, seconded by Mr. Butler that the Heritage Advisory Committee recommend that Regional Council accept in principle the Barrington Street Historic District Revitalization Plan (see attachment 1) and refer it to staff for review and recommendation. MOTION PUT AND PASSED.

6.3.1 Cultural Advisory Committee

- A document entitled HRM Cultural Plan, CAC Update to HRM Heritage Advisory Committee, dated December 7, 2005, was distributed to the Committee.

Ms. Holly Richardson, Community Developer, Recreation, Tourism and Culture, addressed the Committee briefly presented the draft HRM Cultural Plan including the following highlights:

- Scope of the Culture Plan
 - < from ground level consultation seven pillars have been developed: Heritage, the Arts, Community Design, Life Long Learning, Community Character and Identity, Leisure and Celebration, and Economic Development
 - < the plan addresses the broad spectrum of culture
 - < the plan includes key connections to some other HRM initiatives including Regional Plan, Economic Plan
 - < the plan is a work in progress and will provide the policy framework
 - < a second critical piece is the implementation plan which is being developed simultaneously
- The Plan provides Strategic Directions
 - < Focussed Service Delivery & Partnerships
 - < Cultural Access & Equity
 - < Promote & Reinforce Community Character
 - < Life-Long Learning & Creative Development
 - < Investment & Promotion

Ms. Richardson indicated that criteria are being developed to assist Council in making their decision. She further indicated that Council received an update in the form of an information report at its December 6, 2005 meeting. It is anticipated that the draft plan will be tabled with Council in January.

Given that the time line does not allow for a Heritage Committee response to the Plan prior to it being tabled with Council, individual Committee members are asked to provide input to Ms. Richardson.

7. **REPORTS**

7.1 **H00176- Windows for 1350-54 Queen Street**

C A staff report dated November 8, 2005 was before the Committee for discussion.

Ms. Holm reviewed the application requesting approval to install three new windows using non-traditional materials on a registered heritage property at 1350-56 Queen Street, Halifax, as found in the November 8, 2005 staff report. Ms. Holm noted that staff is recommending approval of the alterations.

MOVED by Mr. Pothier, seconded by Mr. Metlej that the Heritage Advisory Committee recommend approval of the alternations to 1350-56 Queen Street as proposed in the staff report dated November 8, 2005. MOTION PUT AND PASSED.

7.2 **Heritage Incentive Grant Applications**

Ms. Holm advised that the report is not available at this time and staff will submit it at the January meeting.

8. **ADDED ITEMS**

8.1 **Bloomfield Review**

This matter was dealt with earlier in the meeting.

9. **NEXT MEETING DATE** - January 25, 2006

10. **ADJOURNMENT**

There being no further business, the meeting adjourned at 5:00 p.m.

Sherryl Murphy
Legislative Assistant