

HALIFAX REGIONAL MUNICIPALITY

**HERITAGE ADVISORY COMMITTEE
MINUTES
February 26, 2003**

PRESENT:

- Mr. Allan MacLellan, Chair
- Mr. Tom Creighton, Vice-Chair
- Councillor Sue Uteck
- Councillor Harvey
- Ms. Margo Grant
- Ms. Andrea Arbic
- Mr. Jim Trites
- Ms. Janet Morris
- Mr. Paul MacKinnon
- Mr. Mark Pothier
- Dr. Toby Balch

ABSENT:

- Mr. Dale Hall

STAFF:

- Mr. Kevin Barrett, Heritage Planner
- Ms. Holly Richardson, Planner
- Mr. Paul Sampson, Planner
- Ms. Dorothy Amey, Administrative Support
- Ms. Patti Halliday, Legislative Assistant

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Mr. MacLellan called the meeting to order at 3:00 p.m.

1. APPROVAL OF MINUTES - JANUARY 22, 2003

MOVED by Councillor Uteck, seconded by Jim Trites, that the minutes of January 22, 2003 be approved, as circulated. MOTION PUT AND PASSED UNANIMOUSLY.

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

The Committee agreed to add the following item to the agenda:

- 3.3 Heritage Case H00100 - Deregistration and proposed subdivision of a portion of St. John's Anglican Church property, 954 Old Sackville Road, Lower Sackville, NS

3. REPORTS

3.1 Case H00102 - Barrington Street Heritage Conservation District (Holly Richardson/Kevin Barrett)

- C A staff report prepared for Jim Donovan, Manager, Planning Applications, regarding the above, was before the Committee for its consideration.

Ms. Holly Richardson, Planner, presented the staff report.

(Ms. Andrea Arbic took her place at the meeting at 3:10 p.m.)

Responding to a question of Mr. MacLellan, Ms. Richardson stated seeking a corporate sponsor was not considered in this study. Mr. Barrett suggested this could be explored after the process has been endorsed by Council.

In response to a question of Councillor Uteck, Ms. Richardson stated the study focussed on the physical and economic revitalization of Barrington Street. She suggested there could be some general recommendations in the study to flag issues, such as a quiet trolley, as items for future research.

Mr. Creighton inquired if consideration would be given to providing a partial seasonal pedestrian mall along this area, noting there was an effort put forth for this in the 1970s. Mr. McKinnon responded that this would be unlikely for Barrington Street, but may be possible for a smaller area. However, he noted that similar initiatives have not been that successful in other areas in North America. Mr. MacLellan suggested it would be nice to limit the size of vehicles permitted in the area.

(Ms. Margo Grant took her place at the meeting at 3:20 p.m.)

In response to a question of Mr. Trites, Mr. Barrett stated heritage properties that are four storeys or less can apply under the National Building Code for alternate compliance. This would create an opportunity for owners to look at developing the upper floors. Mr. Barrett noted other opportunities, such as funding, for properties within a conservation district could also be explored.

Responding to a question of Dr. Balch, Ms. Richardson stated it is her understanding that all property owners within the proposed conservation district were contacted at least once for one-on-one discussions. Two public information meetings were also held. However, she noted this is just the research aspect of the process and staff is now requesting the Committee to recommend to Regional Council that staff initiate the formal adoption process. If this is approved, a formal public consultation process will take place which will include at least one public meeting and a formal public hearing at Regional Council.

MOVED by Councillor Sue Uteck, seconded by Mr. Jim Trites, that the Heritage Advisory Committee recommend to Regional Council that staff initiate the process to adopt a Heritage Conservation District on Barrington Street between Duke and Bishop Streets under the enabling legislation of the Provincial Heritage Property Act. MOTION PUT AND PASSED UNANIMOUSLY.

3.2 Case H00101 - Heritage Conservation Districts within HRM

C A staff report prepared for Jim Donovan, Manager, Planning Applications, regarding the above, was before the Committee for its consideration.

Mr. Kevin Barrett, Heritage Planner, presented the staff report.

Mr. Creighton expressed concern with most of the focus being placed on urban HRM, noting there must be some rural areas that could be considered for heritage districts. He suggested the rural Councillors should be encouraged to come forward with potential sites. Councillor Harvey agreed, noting rural Councillors will probably come forward once they become aware of the process.

MOVED by Councillor Bob Harvey, seconded by Councillor Sue Uteck, that the Heritage Advisory Committee recommend to Regional Council that staff investigate the possibility of establishing residential heritage conservation districts within Halifax Regional Municipality along with applicable processes. MOTION PUT AND PASSED UNANIMOUSLY.

3.3 Heritage Case H00100 - Deregistration and proposed subdivision of a portion of St. John's Anglican Church property, 954 Old Sackville Road, Lower Sackville, NS

- C** A staff report prepared for Jim Donovan, Manager, Planning Applications, regarding the above, was circulated to the Committee.

Mr. Kevin Barrett, Heritage Planner, presented the report to the Committee. Following a brief discussion, the following motion was put on the floor:

MOVED by Councillor Bob Harvey, seconded by Mr. Mark Pothier, that the Heritage Advisory Committee recommend to Regional Council that:

- a) **A Public Hearing be set to provide consideration for the proposed subdivision and deregistration of a portion of land known as 954 Old Sackville Road; and**
- b) **Regional Council approve the proposed subdivision and deregistration of a portion of the lands known as 954 Old Sackville Road, Lower Sackville, as shown on Map 1 of the staff report dated February 18, 2003. MOTION PUT AND PASSED UNANIMOUSLY.**

4. PROJECT REVIEWS

4.1 Case 00518 - Proposal for a Development Agreement for the former Keith's Brewery Lands

- C** A memorandum from Kevin Barrett, Heritage Planner, to the Heritage Advisory Committee, dated February 7, 2003, regarding the above, was before the Committee for its consideration.

Mr. Barrett noted this item is before the Committee for input prior to the preparation of the staff report. The Committee is not being asked for a recommendation at this time. He noted one public information meeting regarding this development has already been held.

With the use of overheads, Mr. Paul Sampson, Planner, reviewed the proposal fact sheet which he stated could be provided to the Committee for its next meeting.

Mr. Barrett noted this site is a mixture of registered and non-registered properties. Those that are registered and some of the landscaping features would be considered under Policy 6.8.

Councillor Uteck stated the main concern is with the tower. Mr. Barrett noted the proponents were present and would like to make a fifteen minute presentation to the Committee regarding

the project, and then respond to questions of the Committee. Following a brief discussion, the Committee agreed to hear the presentation.

Mr. Ross Cantwell, Mr. Graeme Duffus, Mr. Peter Connor and Mr. Roy Willwerth made a presentation to the Committee regarding the proposed development for the former Keith's Brewery Lands. Copies of the presentation were provided to the Committee. It was noted there was a slight modification to the front facade from that shown in the package, which was an added door.

Mr. Creighton stated he did not understand how a 27 storey building meets any of the criteria such as the street scape, integrity of a registered heritage property, and sensitive and complementary architecture in the immediate environment.

Mr. Barrett noted this matter is before the Committee to receive input so that when staff are drafting the report they will have enough knowledge to address the issues. Once the report is completed, it will be brought back to the HAC for recommendation to Council/Peninsula Community Council.

Mr. Trites also expressed concern regarding the tower. He inquired if there is a method to control signage on non-registered properties. Mr. Barrett responded that signage is something that can be considered under the terms of the development agreement.

Dr. Balch expressed concern with the blending of heritage and non-heritage buildings. He noted that Keith Hall and the Brewery Market are the two key heritage features, and although they have been afforded some heritage protection, he expressed concern that the municipal heritage protection is not that great. Dr. Balch suggested if both properties were municipally and provincially registered, the level of protection may be increased. Dr. Balch also expressed concern that it was not clear from the presentation what the future improvements to the market complex would be and suggested it would be more appropriate to have some of the long-term intent in fairly firm writing. He stated he would like to see that the Farmer's Market, which is probably a key issue for the public, continue indefinitely. Mr. Barrett responded that under Policy 6.8, "use" is not within the scope of the Heritage Advisory Committee.

Ms. Grant stated she attended the public information meeting and the only objections she heard were with respect to the tower and the absence of a 3-D model of the development. Ms. Grant stated this is an important development and it is close to the heart of the public and the feeling she received from the meeting was that there was an overwhelming support for the development as it is even with the tower.

Councillor Uteck requested clarification with respect to Policy 5.6.1 and whether or not the proposal has to satisfy any or all of the requirements. Mr. Sampson responded that the

proposal has to meet all policies that apply to the site. He noted a 25' building could be constructed as of right. With respect to the MPS, Councillor Uteck noted it is a strategy and staff will have to provide guidance to the Committee. The Councillor stated she would like to have a legal opinion of the use of the words "shall" and "may" in the MPS.

With respect to the tower, Mr. MacKinnon agreed it would be helpful to see a 3-D model but stated he was not sure bringing in down five storeys would make much difference.

In response to a question of Mr. Creighton regarding the mansard roof, Mr. Duffus stated he has no problem with it architecturally.

Mr. Creighton expressed concern with potential safety hazards from wind for people walking around the tower. The Committee was advised that wind and shadow studies were undertaken and the tower is also setback. Other measures were also taken in the design to minimize the wind impact as much as possible.

Dr. Balch inquired if something could be done to enhance the flat roof on one of the buildings. The proponents responded that they would take this under advisement but noted that they tried to spend their money on street level improvements.

Mr. Sampson stated the next steps will be for staff to prepare a report and draft a development agreement. The issue will then come back to the HAC and to the Peninsula Planning Advisory Committee, if it is established, and then to the Peninsula Community Council to forward to Regional Council for a joint public hearing. Staff are anticipating that it will be ready for the Community Council in May 2003.

Mr. MacLellan thanked the representatives for their presentation.

5. INFORMATION ITEMS

5.1 Approval Letters

Level 1 review approval letters for the following properties were provided to the Committee for its information:

- C 5820 Spring Garden Road
- C 32 Dundas Street
- C 1684 Lower Water Street
- C 1855 Barrington Street

5.2 Revised List of HAC members for Heritage Binders

A revised list of HAC members was provided to the Committee for its information.

5.3 Revised Former County List of Heritage Properties for Heritage Binders

A revised list of heritage properties in the former Halifax County Municipality was provided to the Committee for its information.

5.4 Notice - Public Information Meeting - Case 00527 - 1230 Barrington Street - February 26, 2003

The above meeting notice was provided to the Committee for its information.

5.5 Notice - Public Information Meeting - Case 00545 - former Kidston Glass Site - February 27, 2003

The above meeting notice was provided to the Committee for its information.

5.6 Provincial Heritage Property Owners Newsletter

The Winter 2003 edition of the Provincial Heritage Property Owners Association of Nova Scotia was provided to the Committee for its information.

6. ADDED ITEMS

7. DATE OF NEXT MEETING

The date of the next Heritage Advisory Committee meeting will be Wednesday, March 26, 2003.

8. ADJOURNMENT

There being no further business, the meeting adjourned at 4:45 p.m.

Patti Halliday
Legislative Assistant