

HALIFAX REGIONAL MUNICIPALITY

**HERITAGE ADVISORY COMMITTEE
MINUTES
MAY 28, 2003**

PRESENT: Mr. Allan MacLellan, Chair
Mr. Tom Creighton, Vice Chair
Councillor Bob Harvey
Councillor Sue Uteck
Mr. Dale Hall
Ms. Janet Morris
Ms. Margo Grant
Dr. Toby Balch
Mr. Mark Pothier
Mr. Paul MacKinnon

REGRETS: Ms. Andrea Arbic
Mr. Jim Trites

STAFF: Mr. Jim Donovan, Manager, Planning Applications.
Mr. Kevin Barrett, Heritage Planner
Ms. Holly Richardson, Planner
Ms. Patti Halliday, Legislative Assistant

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1. APPROVAL OF MINUTES - MARCH 26, 2003

MOVED by Ms. Margo Grant, seconded by Councillor Sue Uteck, that the minutes of March 26, 2003 be approved, as circulated. MOTION PUT AND PASSED UNANIMOUSLY.

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

The following items were added to the agenda:

- 5.1 Presentation - Leslie Griffiths, Urban Design Standards
- 5.2 Janet Morris - South Street

It was agreed to move Item 5.1 up to be addressed next on agenda.

5.1 Presentation - Leslie Griffiths, Urban Design Standards

With use of overheads, Ms. Leslie Griffiths, Griffiths Muecke Associates, presented the Capital District Urban Design and responded to questions of the Committee. Copies of the Capital District Urban Design Project Backgrounder were circulated to members of the Committee.

In her presentation, Ms. Griffiths requested that some HAC members join in the roundtable discussion of best practices. The following members volunteered: Councillor Sue Uteck, Mr. Paul MacKinnon and Mr. Tom Creighton.

In response to concerns expressed by Dr. Balch regarding surface materials such as cobblestone, brick and granite are things of the past, Ms. Griffiths stated retention of granite curbing is something they are recommending. Ms. Richardson noted a brick replacement program was commenced last year on the Halifax waterfront side using concrete pavers. She stated alternative sidewalk materials will be examined in this study, noting there are accessibility issues with brick.

3. REPORTS

3.1 Case 00522 - Former Alexandra School Site

- C A staff report prepared for Paul Dunphy, Director, Planning and Development Services, regarding the above, was before the Committee for its consideration.

With the use of overheads, Mr. Kevin Barrett, Heritage Planner, presented the report to the

Committee.

Mr. Ross Cantwell and Mr. David Zareski, proponents, were in attendance to respond to any questions of the Committee.

During discussion of the proposal, the following points were made:

- C The maximum building height will be 40 feet and no building can exceed the height of St. George's Church.
- C The project will be done in stages to get feedback from the market so it can be modified, if necessary.
- C The price of the units will be approximately \$200,000.
- C Once the details of the proposal are received, if there is something that needs clarification, it will be done through the HAC or the Community Council.
- C A variety of building materials will be used, and the larger building will be all brick.
- C A number of public information meetings were held and a letter of approval was received from St. George's Church.

MOVED by Councillor Bob Harvey, seconded by Ms. Margo Grant, that the Heritage Advisory Committee recommend that Peninsula Community Council approve the proposed 64 unit residential development on the former Alexandra School site at Brunswick, Cornwallis and Maitland Streets, Halifax. MOTION PUT AND PASSED UNANIMOUSLY.

3.2 Case 00545 - Former Kidston Glass Site

- C A staff report prepared for Paul Dunphy, Director, Planning and Development Services, regarding the above, was before the Committee for its consideration.

With the use of overheads, Mr. Kevin Barrett, Heritage Planner, presented the report to the Committee.

In response to a question of Mr. Creighton, Mr. Zareski stated it is anticipated construction will commence in the fall and the building will be ready for occupancy in the spring.

MOVED by Councillor Bob Harvey, seconded by Dr. Toby Balch, that the Heritage Advisory Committee recommend that Peninsula Community Council approve the proposed 22 unit residential development on the former Kidston Glass site, at Brunswick Street and Portland Place, Halifax. MOTION PUT AND PASSED UNANIMOUSLY.

As Ms. Janet Morris owned land in the area, she abstained from voting due to a perceived conflict of interest.

3.3 Case H00102 - Barrington Street Conservation District

- C A staff report prepared for Jim Donovan, Manager, Planning Applications, regarding the above, was before the Committee for its consideration.
- C Correspondence from Heritage Trust of Nova Scotia dated May 28, 2003, regarding the above, was circulated to the Committee.

With use of overheads, Mr. Kevin Barrett, Heritage Planner, presented the staff report.

In response to a question of Mr. MacLellan regarding the possibility of Nova Scotia Power becoming involved in providing lighting for this area, Ms. Holly Richardson, Planner, stated issues such as lighting standards could be raised at the streetscape meeting that is being held for Barrington Street.

With regard to the concern regarding the boundary expressed in the correspondence from Heritage Trust, Councillor Uteck stated she would prefer to see buildings such as Maritime Centre included so as there can be some covenants and controls placed on it when it comes time for redevelopment. Mr. Barrett noted that other municipalities who have conservation districts include all of the buildings and establish signage standards for the newer buildings which respects the architecture of the street. Ms. Grant agreed it is better to try to integrate the newer buildings and have more control over the overall look.

Ms. Morris noted Heritage Trust was looking for some flexibility, stating it may or may not be a good thing to include the new buildings depending on the purpose. In terms of the steering committee, she suggested it may be inaccurate to describe the HAC as members of the general public when referring to heritage conservation. She also expressed concern with tenant's issues being separate from owner's interests. Ms. Morris inquired if it would be possible to include an additional two members of the general public in the composition of the steering committee. In response, Mr. Barrett explained the rationale for the proposed composition of the Committee, and Ms. Richardson noted the Terms of Reference include a clause for additional members to be appointed at the discretion of the HAC in order to effectively represent stakeholder interests.

With the use of an overhead, Mr. Barrett explained the rationale for the proposed boundary in response to a question of Mr. Pothier.

Mr. Creighton inquired if there is a representative from the Downtown Halifax Business Commission proposed to be on the steering committee. Ms. Richardson responded that it

is intended that where there is a business commission in a conservation district, a representative would sit on the steering committee.

With regard to the committee membership, Dr. Balch inquired if the “two business owners and/or tenants” would include individual residents. Ms. Richardson responded that it could.

MOVED by Councillor Uteck, seconded by Dr. Toby Balch, that the Heritage Advisory Committee:

- 1. Approve the Terms of Reference for the Heritage Conservation District Stakeholder Steering Committee as provided in Attachment 1 of the staff report dated May 16, 2003 and call for expressions of interest to serve on the committee;**
- 2. Recommend that Regional Council adopt the public participation program outlined in Appendix “B” of the staff report dated May 16, 2003, to establish the Barrington Street Heritage Conservation District; and,**
- 3. Recommend to Regional Council that the area of the proposed Conservation District be that portion of Barrington Street between Duke and Bishop Streets as identified in Map 1 of the staff report dated May 16, 2003.**

(Councillor Uteck left the meeting at 4:15 p.m.)

Following a brief further discussion, the vote was taken.

MOTION PUT AND PASSED.

4. INFORMATION ITEMS

4.1 APPROVAL LETTERS

Approval letters for the following properties were provided to the Committee for its information:

- C 1226 Hollis Street, Halifax
- C Heritage Plaques, Fleming Park
- C 1498 Lower Water Street, Halifax
- C 5739 Inglis Street, Halifax
- C 1498 Lower Water Street, Halifax
- C 1181 Queen Street, Halifax

- C 5110 Prince Street, Halifax
- C 62 Queen Street, Dartmouth
- C 1547 Barrington Street, Halifax
- C 2581 Creighton Street, Halifax

4.2 Revised Minutes - Feb. 26/03

Revised February 26, 2003 minutes were provided to the Committee.

4.3 Case 00518 - 3D Photos of Brewery Market Project

3D photos of the Brewery Market project were provided to the Committee for its information. A brief discussion ensued regarding the photos.

4.4 Applications Approved for Incentive Grants

- C Correspondence to several property owners granting approvals for incentive grants were provided to the Committee for its information.

In response to a question of Dr. Toby Balch regarding a retroactive grant that was given to another property on Pleasant Street, Dartmouth, owned by Ms. Linda Forbes, Mr. Barrett stated he would check into it.

5. ADDED ITEMS

5.1 Presentation - Leslie Griffiths, Urban Design Standards

This item was addressed earlier in the meeting.

5.2 Janet Morris - South Street

Ms. Janet Morris circulated a copies of an article in the September 2001 issue of the Heritage Trust newsletter, *The Griffin*, regarding Hillside Hall, which she reviewed with the Committee. Mr. Barrett agreed to pass the article on to Ms. Randa James, Planner, to discuss with the proponent. Mr. Jim Donovan, Manager, Planning Applications, noted the developer was looking for ideas in the area to incorporate into his design and he may be encouraged to develop some of these aspects. Mr. Barrett noted if any modifications are made, he will update the Committee.

6. DATE OF NEXT MEETING

The date of the next meeting will be Wednesday, June 25, 2003.

There being no further business, the meeting adjourned at 4:35 P.M.

Patti Halliday
Legislative Assistant