

HERITAGE ADVISORY COMMITTEE
MINUTES

February 25, 2009

- PRESENT:** Mr. Tom Creighton, Chair
Councillor Bob Harvey, Vice Chair
Councillor Dawn Sloane
Ms. Susan Carroll
Mr. Michael Cross
Ms. Lisa Miller
Ms. Catherine Thibeault
Mr. Stephen Terauds
- REGRETS:** Mr. Arthur Irwin
- STAFF:** Ms. Maggie Holm, Heritage Planner
Mr. Bill Plaskett, Heritage Planner
Mr. Andy Fillmore, Acting Supervisor, Heritage & Design
Ms. Sheilagh Edmonds, Legislative Assistant

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1. CALL TO ORDER

The Chair called the meeting to order at 3:12 p.m. in the Media Room, City Hall.

2. APPROVAL OF MINUTES: November 26, 2008

Due to an oversight, approval of the minutes was not dealt with. The minutes will be forwarded to the next regular meeting.

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

It was agreed that the Committee would deal with item 7.3 as the first order of business, followed by items 7.1 and 7.2.

The Chair advised that there have been requests to provide presentations to the Committee on the HRMbyDesign Plan. He added that the Committee had previously granted approval for one of the requests. He asked whether the Committee would hear additional presentations.

MOVED by Ms. Thibeault, seconded by Ms. Carroll that those persons, other than staff, wishing to make a presentation, be granted five minutes to speak. MOTION PUT AND PASSED.

7. REPORTS:

7.3 HRMbyDesign

A staff report dated February 4, 2009 was submitted.

A submission, dated February 17, 2009 by Mr. David F. Garrett was circulated to the Committee. A copy of this submission can be found in the official file of this meeting.

Mr. Phil Pacey and Mr. Peter Delefes, representing Heritage Trust of Nova Scotia provided presentation outlining their concerns with the proposed HRM by Design Plan, and requested that the Heritage Advisory Committee reject the recommendations as contained in the staff report. A copy of their submission can be found in the official file of this meeting.

Mr. Alan Ruffman, President Geomarine Associates Ltd. addressed the Committee and provided a presentation outlining his concerns for the needed protection of designated heritage buildings and HRM's failure to get Bill 182 passed in the Nova Scotia Legislature. He requested the Committee reject the staff recommendation at this time due to the Plan's failure to protect heritage buildings. A copy of Mr. Ruffman's submission can be found in the official file of this meeting.

Mr. Andy Fillmore, Acting Supervisor, Heritage and Design addressed the Committee and addressed some of the concerns that were raised in the previous presentations. Mr. Fillmore introduced Ms. Dale Godsoe and Mr. Paul MacKinnon, noting that they were members of the Urban Design Task Force and were in attendance to assist in providing

clarification on any concerns or questions the Committee may have.

Mr. Fillmore then provided an overview of the staff report and the recommendations for the Committee's consideration.

The Chair suggested that he would go around the table and each Committee member would offer their comments or questions and then, following this, the Committee would enter a discussion in regard to the staff recommendation.

At 4:05 p.m. Councillor Harvey advised that he had another meeting he had to attend, and he retired from the meeting.

A discussion ensued with Mr. Fillmore responding to questions. The following comments were put forward:

- concerned with preserving the buildings that are existing and do not feel there is enforcement or much protection offered to maintain these buildings. There should be more focus on protection.
- concerned about some of the current policies which are not in the Plan, and it is lessening protection of heritage buildings. Suggested that the Plan include a caveat that they (current policies) will remain in place until HRM receives stronger heritage controls from the Province.
- feel that there is an obsession with developing in the downtown, with the idea of having a huge downtown core with traffic pouring into it.
- Barrington Street heritage district was addressed at Council a few years ago and it was supposed to have been a quick approval. Now it seems that it will allow taller buildings; if the area is a heritage district, it should be kept as such.
- concern was expressed that, under the Plan, the Heritage Advisory Committee would not be accessing Council anymore; and that the public process is being reduced.
- concerned that architects in the downtown are regarded as an authority but a heritage property owner is shown a lack of support and opinion dismissed.
- the other potential Heritage Conservation Districts are important; would be concerned if there was not any real intention of moving forward—the general notion of 'heritage conservation district' is a good one and want it to mean something.
- in regard to funding available to heritage property owners under the Plan, would have a concern if it could somehow be used to tear down a building.
- would like to receive a list of heritage conservation districts.

A discussion ensued as to whether the Plan had sufficient policies to support municipal heritage conservation and protection or if the current policies should be retained, as they are pertinent and relevant to the Planning processes.

Concern was expressed that the staff presentation did not address the committee as a Heritage Advisory Committee and that the Committee requires information that focuses on the heritage aspects of the Plan in order to make a good decision.

The Chair pointed out that it appeared the Committee needed more time to discuss the Plan and would not be able to provide a recommendation today. He noted that Regional Council had extended the Committee's term only to the end of February, and he questioned how the Committee wished to proceed.

MOVED by Councillor Sloane, seconded by Ms. Thibeault that the report be tabled and staff follow up and determine if the current Committee's term can be extended in order that it can continue discussion and consideration of the HRM by Design Plan. MOTION PUT AND PASSED.

Mr. Fillmore suggested that, in the interim, the Committee may want to focus on Chapter 4 of the Design Manual.

The Committee then dealt with the remaining agenda items as follows:

4. BUSINESS ARISING FROM THE MINUTES: None

5. DEFERRED ITEMS: None

6. CORRESPONDENCE, PETITIONS & DELEGATIONS:

6.1 Correspondence:

6.1.1 Letter dated December 15, 2008 from Mr. Phil Pacey, President, The Heritage Trust

A letter dated December 15, 2008 was submitted from Mr. Phil Pacey, President, The Heritage Trust.

6.2 Petitions: None

6.3 Presentations: None

**6.4 Updates from HAC Members - HRM Committees and HAC Sub-committees:
No updates.**

7. REPORTS (cont.'d):

7.2 Case 01225: Discharging Agreement - 1390 Thornvale Avenue, Halifax

A staff report dated December 19, 2008 was submitted.

MOVED by Councillor Sloane, seconded by Mr. Cross that the Heritage Advisory Committee recommend that Peninsula Community Council:

- 1. Approve the discharging agreement, presented as Attachment A to the December 19, 2008 staff report, for lands located at 1390 Thornvale Avenue, Halifax.**

2. Require that the discharging agreement be signed within 120 days, or any extension thereof granted by Community Council on the request of the applicant, from the date of final approval by Community 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.

MOTION PUT AND PASSED.

7.1 Case H00220: De-registration of 170 Exhibition Grounds Road, Middle Musquodoboit (a municipally registered heritage property)

A staff report dated December 15, 2008 was submitted.

MOVED by Councillor Sloane, seconded by Ms. Carroll that the Heritage Advisory Committee recommend that Regional Council:

1. Set a date for a public hearing to consider the de-registration of the Harrison House, located at 170 Exhibition Grounds Road, Middle Musquodoboit, as shown on Map 1 of the December 15, 2008 staff report; and
2. Approve the de-registration of the property

MOTION PUT AND PASSED.

8. **ADDED ITEMS:** None
9. **DATE OF NEXT MEETING:** March 25, 2009 (regular meeting)
10. **ADJOURNMENT**

The meeting adjourned at 5:10 p.m.

Sheilagh Edmonds
Legislative Assistant