

HERITAGE ADVISORY COMMITTEE
MINUTES

June 24, 2009

- PRESENT: Mr. Stephen Terauds, Chair
Ms. Catherine Thibeault, Vice Chair
Ms. Margie Macdonald
Ms. Tori Jarvis
Mr. Mark Archibald
Ms. Susan Carroll
Ms. Carly Sorenson
Mr. Arthur Irwin
Councillor Lorelei Nicoll
Councillor Jennifer Watts
- ABSENT: Mr. Adam Conter
Ms. Lisa Miller
- STAFF: Ms. Maggie Holm, Heritage Planner
Mr. Richard Harvey, Senior Planner
Ms. Sheilagh Edmonds, Legislative Assistant

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1. CALL TO ORDER

The Chair called the meeting to order at 3:03 p.m. in Halifax Hall, City Hall.

Noting that there were guests in attendance, at the Chair's request, the following individuals introduced themselves:

Ms. Carla Thistle and Mr. Tom Crouse, from Real Estate and Facility Services, HRM Transportation and Public Works.

Mr. Louis Lawan, Dixel Developments Limited.

2. APPROVAL OF MINUTES

MOVED by Ms. Carroll, seconded by Ms. Jarvis that the minutes of May 27, 2009 be approved. MOTION PUT AND PASSED.

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

Addition:

- In Camera Report: Property Matter: 47 Wentworth Street, Dartmouth, NS

The Chair advised that the proposed addition was an In Camera item, and suggested that if the Committee agreed to add it, then the Committee immediately move to an In Camera session and deal with the matter first.

MOVED by Ms. Carroll, seconded by Ms. Thibeault that the agenda be approved as amended, and that the Committee go In Camera to deal with the added item as the first order of business. MOTION PUT AND PASSED.

At 3:06 p.m. the meeting recessed; and Mr. Richard Harvey and Mr. Louis Lawan retired from the meeting room. The Committee moved to an In Camera meeting.

At 3:15 p.m. the regular meeting reconvened. Mr. Crouse and Ms. Thistle had retired from the meeting after the In Camera session.

4. BUSINESS ARISING FROM THE MINUTES: None

5. DEFERRED ITEMS: None

6. CORRESPONDENCE, PETITIONS & DELEGATIONS:

6.1 Correspondence: None

6.2 Petitions: None

6.3 Presentations: None

6.4 Updates from HAC Members - HRM Committees and HAC Sub-committees

Prior to starting the next agenda item, the Chair advised that Ms. Jarvis has brought to his attention that, in the past, she has had a professional relationship with the developer but it concluded over a year ago. He explained that Ms. Jarvis does not feel she has any conflict of interest and would like to participate in the discussion and vote on the matter. The Chair advised that he would put it out to a decision of Committee as to whether Ms. Jarvis should participate in the discussion and vote.

A brief discussion ensued, and there was consensus of the Committee that Ms. Jarvis did not have a conflict of interest, and should participate in the discussion and vote.

7. REPORTS:

7.1 Case 01162 - Development Agreement, Hollis & Morris Streets

A staff report dated May 13, 2009 was submitted.

A supplementary staff report dated June 15, 2009 was submitted.

Mr. Richard Harvey, Senior Planner, provided the presentation on the application by Dixel Developments Limited for a Development Agreement at 1267-1285 Hollis Street and 5142-5144 Morris Street, Halifax. He advised that the application is for the construction of a ten storey residential and commercial building at the south-west corner of Hollis and Morris Streets. Highlights of the proposal are noted as follows:

- the buildings on the property which are historic in nature but not registered heritage properties, will be demolished.
- the proposal calls for ground floor commercial use, and the upper storeys will be residential; the Development Agreement provides the potential for second storey commercial uses.
- the building is comprised of a base, middle section and top section; there are a variety of building elements on the base (a mixture of stone veneer, brick, concrete that is to be covered with vegetation and shingle siding; with clear storefront windows and doors.
- the site falls within the Southern Sub-area of the Halifax Waterfront Development Area and, therefore, any development over 25 feet is required to be done by Development Agreement. It is evaluated against the Halifax Municipal Planning Strategy.
- staff reviewed the residential form against the character of the area which is largely residential but with a variety of building forms.
- the building relates to its surroundings by having a lower base and with the upper sections set back.
- the building does not penetrate the Citadel Hill view plane.

- the Development Agreement calls for the undergrounding of above-ground wires.

A discussion ensued and Mr. Harvey, Ms. Maggie Holm, Heritage Planner, and Mr. Louis Lawan, Dixel Developments Limited responded to questions from the Committee members.

MOVED by Ms. Carroll, seconded by Councillor Watts that the flat brick wall along the southern property boundary have windows installed at each storey along the southern portion of the building. MOTION PUT AND PASSED.

MOVED by Councillor Watts, seconded by Mr. Irwin that the window configuration on the brick building be revised to something smaller and more vertically proportionate. MOTION DEFEATED.

MOVED by Ms. Macdonald, seconded by Councillor Watts that the windows on Morris Street side, above the entrance, be revised to have more separation between them and in vertical proportion. MOTION DEFEATED.

At 5:06 p.m. Ms. Holm retired from the meeting.

MOVED by Mr. Archibald, seconded by Ms. Thibeault that the exterior material used on five-storey portion at the corner of Hollis and Morris Streets be either light tone grey or cream coloured true stone veneer at the ground floor, and true stone or artificial stone veneer with smooth or tool finish above the ground floor. No rusticated or rough-faced stone above the ground floor. MOTION PUT AND PASSED.

MOVED by Ms. Thibeault, seconded by Ms. Carroll that Regional Council:

1. **Move Notice of Motion to consider the development agreement, as contained in Attachment A1 of the June 15, 2009 Supplementary staff report to allow for a ten storey, mixed-use building at 1267-1285 Hollis Street and 5142-5144 Morris Street, Halifax, and schedule a public hearing.**
2. **Approve the development agreement, as contained in Attachment A1 of the supplementary staff report date June 15, 2009 with the following amendments:**
 - **the flat brick wall along the southern property boundary have windows installed at each storey along the southern portion of the building; and**
 - **the exterior material used on the five-storey portion at the corner of Hollis and Morris Streets be either light tone grey or cream coloured true stone veneer at the ground floor, and true stone or artificial stone veneer with smooth or tool finish above the ground floor. No rusticated or rough-faced stone above the ground floor.**
3. **Require that the development agreement be signed and returned within 120 days, or any extension thereof granted by Regional Council on request of the Developer, from the date of final approval by Regional Council or 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.

8. **ADDED ITEMS:** None
9. **DATE OF NEXT MEETING:** July 22, 2009
10. **ADJOURNMENT**

The meeting adjourned at 5:08 p.m.

Sheilagh Edmonds
Legislative Assistant

The following item was submitted for information only:

- Heritage Property Letters (Re: temporary sidewalks; gas meter installation; preliminary subdivision request)