



**HERITAGE ADVISORY COMMITTEE
MINUTES
February 1, 2017**

PRESENT: Aurora Camaño, Vice Chair
Janet Morris
David Williamson
Brian Cuthbertson
Dylan Ames
William Breckenridge
Derek Bellemore

REGRETS: Jason Cooke, Chair
Councillor David Hendsbee
Councillor Richard Zurawski
Scott Smith

STAFF: Jacob Ritchie, Urban Design Program Manager
Stephanie Salloum, Planner II, Planning & Development
Leah Perrin, Planner II, Planning & Development
Jennifer Weagle, Legislative Assistant

The following does not represent a verbatim record of the proceedings of this meeting.

The agenda, supporting documents, and information items circulated to the Committee are available online: <http://www.halifax.ca/boardscom/hac/170201hac-agenda.php>

The meeting was called to order at 4:15 p.m., and the Committee adjourned at 6:20 p.m.

1. CALL TO ORDER

The Vice Chair called the meeting to order at 4:15 p.m., without quorum.

The Committee agreed to move up the updates on the Heritage Conservation District Stakeholder Steering Committees, while awaiting another member to achieve quorum.

10. HERITAGE CONSERVATION DISTRICT STAKEHOLDER STEERING COMMITTEES UPDATES (Verbal)

10.1 Old South Suburb Heritage Conservation District Stakeholder Steering Committee

Aurora Camaño updated that the next meeting has not been set.

10.2 Schmitzville Heritage Conservation District Stakeholder Steering Committee

Janet Morris updated there is a meeting scheduled to review the revised plan and by-law for February 14, 2017.

Jacob Ritchie, Urban Design Program Manager, indicated that he would forward to the Committee for their interest a link to a podcast by Spacing Toronto, which discusses heritage planning in Toronto.

The Committee recessed 4:20 pm., and reconvened at 4:27 p.m.

William Breckenridge joined the meeting at 4:27 p.m., at which time quorum was achieved.

2. APPROVAL OF MINUTES – November 23, 2016 (regular meeting) & December 1, 2016 (public information meeting)

MOVED by Dylan Ames, seconded by Derek Bellemore

THAT the minutes of November 23, 2016 (regular meeting) be approved as circulated.

MOTION PUT AND PASSED.

MOVED by David Williamson, seconded by William Breckenridge

THAT the minutes of December 1, 2016 (public information meeting) be approved as circulated.

MOTION PUT AND PASSED.

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

MOVED by Dylan Ames, seconded by Derek Bellemore

THAT the agenda be approved as circulated.

MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES - NONE

5. CALL FOR DECLARATION OF CONFLICT OF INTERESTS - NONE

- 6. **CONSIDERATION OF DEFERRED BUSINESS – NONE**
- 7. **CORRESPONDENCE, PETITIONS & DELEGATIONS**
- 7.1 **Correspondence - None**
- 7.2 **Petitions - None**
- 7.3 **Presentation - None**
- 8. **INFORMATION ITEMS BROUGHT FORWARD – NONE**
- 9. **REPORTS**
- 9.1 **Case H00440: Request to Register 68 Hawthorne Street, Dartmouth as a Municipal Heritage Property**

The following information was before the Committee:

- Staff recommendation report dated December 21, 2016

Stephanie Salloum, Planner II, presented the application by the property owners to register 68 Hawthorne Street, Dartmouth, as a Municipally Registered Heritage Property.

The Committee evaluated the application using the Evaluation Criteria for Registration of Heritage Properties in HRM, as follows:

SCORING SUMMARY

Criterion	Highest Possible Score	Score Awarded
1. Age	25	5
2. a) Relationship to Important Occasions, Institutions, Personages or Groups OR 2. b) Important/Unique Architectural Style or Highly Representative of an Era	20	19
3. Significance of Architect/Builder	10	9
4. a) Architectural Merit: Construction type/building technology	10	2
4. b) Architectural Merit: Style	10	10
5. Architectural Integrity	15	9
6. Relationship to Surrounding Area	10	10
Total	100	64

SCORE NECESSARY FOR DESIGNATION

50

MOVED by Janet Morris, seconded by Dylan Ames

THAT the Heritage Advisory Committee recommend that Regional Council:

1. **Set a date for a heritage hearing to consider the heritage registration; and**
2. **Approve the registration of 68 Hawthorne Street, as shown on Map 1 of the December 21, 2016 staff report, as a municipal heritage property.**

MOTION PUT AND PASSED.

9.2 Case 20405: Amendments to the Halifax MPS and Halifax Peninsula LUB for Halifax Grammar School, 915, 921, 945 and 967 Tower Road, Halifax

The following information was before the Committee:

- Staff recommendation report dated January 3, 2017
- Correspondence from Steven Laffoley, Headmaster, Halifax Grammar School, dated January 23, 2017

Leah Perrin, Planner II, presented the application by the Halifax Grammar School, with consultant Armour Group, to amend the Municipal Planning Strategy for Halifax (MPS) and the Land Use By-law for Halifax Peninsula (LUB) to permit an expansion to the Tower Road Campus of the Halifax Grammar School.

Committee members communicated concerns regarding parking and student drop off/pick up in the neighbourhood. Staff indicated that there are no parking requirements for this zone, and the applicant will have to make a building permit application and meet the requirements of that application. Staff also advised that a traffic impact statement was reviewed by an HRM traffic engineer with no significant impact being determined. It was also noted that HRM engineering staff will review the driveway at the time of permit applications.

MOVED by David Williamson, seconded by Janet Morris

THAT the Heritage Advisory Committee recommend that Halifax & West Community Council recommend that Regional Council:

1. **Give First Reading to consider the proposed amendments to the Municipal Planning Strategy for Halifax (MPS) and Land Use By-law for Halifax Peninsula (LUB), as set out in Attachments A and B of the January 3, 2017 report, to enable a proposed expansion of the Halifax Grammar School, and schedule a public hearing; and**
2. **Approve the proposed amendments to the Halifax MPS and LUB for Halifax Peninsula, as set out in Attachments A and B of the January 3, 2017 report.**

MOTION PUT AND PASSED.

9.3 Case H00416: Substantial Alteration to Tower Road School, 945 Tower Road, Halifax, a Municipally Registered Heritage Property

The following information was before the Committee:

- Staff recommendation report dated December 16, 2016

Ms. Stephanie Salloum, Planner II, presented Case H00416, an application for substantial alteration to Tower Road School, 945 Tower Road, Halifax, a Municipally Registered Heritage Property. A copy of Ms. Salloum's presentation is on file and online.

The Committee discussed the aesthetics and design of the new addition, with the following comments noted:

- Support for the nature of the application, which will keep the heritage building in continued use as an educational facility;
- Difficulty with a comment on page 4 of the staff report referring to the proposed addition as “subordinate to the heritage structure”, given the mass of the proposed addition;
- The large amount of glass used in the addition could be more sympathetic to the heritage building if it were broken up with another material.
- The front yard set-back of the northern corner of the new addition should either align with or be further back than the front yard set-back of the existing heritage building;
- The windows in the two-storey portion of the addition immediately north of the heritage building should be arched to reflect the arched windows that will be reinstated in the heritage building;
- The white detailing outlining windows on the three-storey portion of the north corner addition detracts from the original heritage building and does not create a subordinate addition to the heritage building. The white details should be changed to keep it more simplified with common materials.

MOVED by William Breckenridge, seconded by Dylan Ames,

THAT the Heritage Advisory Committee recommend that Regional Council approve the substantial alteration to the Tower Road School (Halifax Grammar School) at 945 Tower Road, Halifax, with the following conditions:

- 1. That the white detailing design of the north corner of the addition be more conforming to the heritage building in terms of material; and**
- 2. That the front yard set-back of the northern corner of the new addition should align with the front yard set-back of the existing heritage building.**

MOTION PUT AND PASSED.

9.4 Case H00439: Request to Register the Christ Church Cemetery, (PID 00129973) Victoria Road, Dartmouth as a Municipal Heritage Property

The following information was before the Committee:

- Staff recommendation report dated November 21, 2016

Jacob Ritchie, Urban Design Program Manager, presented the application by a member of the Parochial Committee of the Christ Church Anglican Church, on behalf of the Corporation of Christ Church, to register the Christ Church Cemetery, (PID 00129973) Victoria Road, Dartmouth, as a Municipal Heritage Property.

The Committee evaluated the application using the Evaluation Criteria for Registration of Heritage Sites in HRM, as follows:

SCORING SUMMARY

Criterion	Highest Possible Score	Score Awarded
1. a) Age of Site or 1. b) Continuity of Use	25	23
2. Historical Importance	25	25
3. Degree of Intactness	10	9

4. b) Architectural Merit: Style	10	10
5. Architectural Integrity	15	7
6. Relationship to Surrounding Area	10	8
Total	100	62

SCORE NECESSARY FOR DESIGNATION **50**

MOVED by Dylan Ames, seconded by Janet Morris

THAT the Heritage Advisory Committee recommend that Regional Council:

1. **Set a date for a heritage hearing to consider the heritage registration; and**
2. **Approve the registration of 59 Hawthorne Street, as shown on Map 1 of the December 6, 2016 staff report, as a municipal heritage property.**

MOTION PUT AND PASSED.

10. HERITAGE CONSERVATION DISTRICT STAKEHOLDER STEERING COMMITTEES UPDATES (Verbal)

10.1 Old South Suburb Heritage Conservation District Stakeholder Steering Committee

This item was addressed earlier in the meeting. Refer to page 2.

10.2 Schmidville Heritage Conservation District Stakeholder Steering Committee

This item was addressed earlier in the meeting. Refer to page 2.

11. ADDED ITEMS - NONE

12. DATE OF NEXT MEETING

12.1 Approval of 2017 Meeting Schedule

MOVED BY Derek Bellemore, seconded by Dylan Ames

THAT the Heritage Advisory Committee 2017 meeting schedule be approved as circulated.

MOTION PUT AND PASSED.

The next regular meeting is scheduled for February 22, 2017.

13. ADJOURNMENT

The meeting adjourned at 6:20 p.m.

Jennifer Weagle
Legislative Assistant