



**HERITAGE ADVISORY COMMITTEE
MINUTES
October 23, 2019**

PRESENT: Jenny Lugar, Chair
Lois Yorke, Vice-Chair
Councillor Sam Austin
Councillor David Hendsbee
William Breckenridge
Patrick Connor
Marisha Caswell
Derek Bellemore

REGRETS: Stephen Smith
Jennifer Clarke-Hines
Jim Ballinger
Paul Cole

STAFF: Kurt Pyle, Manager, Heritage Planning
Aaron Murnaghan, Principle Planner, Heritage Planning
Kathleen Fralic, Planner II, Heritage Planning
Seamus McGreal, Planner III, Heritage Planning
Judith Ng'ethe, Legislative Assistant

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

The agenda, reports, supporting documents, and information items circulated are online at halifax.ca.

The meeting was called to order at 3:04 p.m. and at 4:53 p.m.

1. CALL TO ORDER

Jenny Lugar, Chair called the meeting to order at 3:04. p.m. in Halifax Hall, 2nd Floor City Hall, 1841 Argyle Street, Halifax.

2. APPROVAL OF MINUTES – July 24, 2019

MOVED by Councillor Hendsbee, seconded by Marisha Caswell.

THAT the minutes of July 24, 2019 be approved as circulated.

MOTION PUT AND PASSED.

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

Additions: None

MOVED by Derek Bellemore, seconded by Lois Yorke.

THAT the agenda be approved as presented.

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

Judith Ng'ethe, Legislative Assistant noted correspondence received for agenda item 9.2. This correspondence was circulated to members of the Heritage Advisory Committee.

7.2 Petitions - None

7.3 Presentation – NONE

8. INFORMATION ITEMS BROUGHT FORWARD – NONE

9. REPORTS/DISCUSSION

9.1 Case H00468 Supplemental Report for 26 Elliot Street, Dartmouth

The following was before the Committee

- A supplementary staff recommendation report dated September 19, 2019
- A staff recommendation report dated July 25, 2019
- A staff presentation dated October 23, 2019

Kathleen Fralic, Planner II provided a presentation on Case H00468.

MOVED by Councillor Austin, seconded by Marisha Caswell

THAT the Heritage Advisory Committee recommends that Halifax Regional Council proceed with the approval of the request to include 26 Elliot Street, Dartmouth in the Registry of Heritage Property for the Halifax Regional Municipality as a municipal heritage property without the inclusion of interior character defining elements.

MOTION PUT AND PASSED.

9.2 Case H00446: Old South Suburb Heritage Conservation District Plan, Bylaw, and Amendments to the Downtown Halifax Secondary Municipal Planning Strategy and Land Use Bylaw

The following was before the Committee:

- A staff recommendation report dated September 25, 2019
- Correspondence from Eugene Pieczonka, Lydon Lynch Architecture dated October 17, 2019
- A staff presentation dated October 23, 2019

Seamus McGreal, Planner III provided a presentation on Case H00446: Old South Suburb Heritage Conservation District Plan, Bylaw, and Amendments to the Downtown Halifax Secondary Municipal Planning Strategy and Land Use Bylaw

The Committee was advised of a request from Lydon Lynch Architecture to make a presentation to the Committee regarding the draft Old South Suburb Heritage Conservation District Plan.

MOVED by Councillor Austin, seconded by Councillor Hendsbee

THAT the Heritage Advisory Committee allow a presentation from Lydon Lynch Architecture respecting a potential amendment to the Old South Suburb Heritage Conservation District Plan as outlined in the correspondence dated October 17, 2019.

Two Third Majority required.

MOTION PUT AND DEFEATED.

MOVED by Derek Bellemore, seconded by Patrick Connor.

THAT the Heritage Advisory Committee recommends that Halifax Regional Council:

- 1. Give First Reading to consider the Old South Suburb Heritage Conservation District Plan and the Old South Suburb Heritage Conservation District By-law as contained in Attachments A and B, of the staff report dated September 25, 2019 and schedule a public hearing;**
- 2. Give First Reading to consider the amendments to the Downtown Halifax Municipal Planning Strategy and the amendments to the Downtown Halifax Land Use By-law as contained in Attachments C and D of the staff report dated September 25, 2019 and schedule a public hearing; and**
- 3. Adopt the Old South Suburb Heritage Conservation District Plan, the Old South Suburb Heritage Conservation District By-law and amendments to the Downtown Halifax Municipal Planning Strategy for Halifax and amendments to the Downtown Halifax Land Use By-law, as set out in Attachments A, B, C, and D of the staff report dated September 25, 2019.**

In response to questions from the Committee, McGreal advised that Regional Council has the opportunity to discuss and approve development applications for substantial alterations to properties as part of the District By-law.

Kurt Pyle, Manager of Heritage Planning provided further information on regulations respecting pedways and pedestrian infrastructure under the Downtown plan.

McGreal provided further context on the preservation of historic alleyways and laneways as a character defining element throughout the Heritage Conservation District. McGreal raised public safety concerns associated with laneways and alleyways and noted that setbacks and step backs were suggested as away to help preserve character.

After discussion, the Committee did not recommend amendments to the proposed Old South Suburb Heritage Conservation District to increase the proposed Floor Area Ratio for the redevelopment of the Black-Binney House. In rendering its decision, the Committee cited the robust Steering Committee process undertaken in creating the proposed Heritage Conservation District which was focused on fairness and compromising between preservation of heritage resources and the modern needs that guide development. The Committee expressed further concern with recommending amendments to the Old South Suburb Heritage Conservation District given the status of Black-Binney House as a National Historic site.

In discussing Case H00446, the Heritage Advisory Committee suggested the following amendments to the motion:

- That the wording in the Old South Suburb Heritage Conservation District Plan be amended to fully explain and rephrase the term “Foreign Protestant”.

The proposed amendments were considered friendly.

The motion before the Committee now reads:

MOVED by Derek Bellemore seconded by Patrick Connor.

THAT the Heritage Advisory Committee recommends that Halifax Regional Council:

- 1. Give First Reading to consider the Old South Suburb Heritage Conservation District Plan and the Old South Suburb Heritage Conservation District By-law as contained in Attachments A and B, of the staff report dated September 25, 2019 and schedule a public hearing;**
- 2. Give First Reading to consider the amendments to the Downtown Halifax Municipal Planning Strategy and the amendments to the Downtown Halifax Land Use By-law as contained in Attachments C and D of the staff report dated September 25, 2019 and schedule a public hearing; and**
- 3. Adopt the Old South Suburb Heritage Conservation District Plan, the Old South Suburb Heritage Conservation District By-law and amendments to the Downtown Halifax Municipal Planning Strategy for Halifax and amendments to the Downtown Halifax Land Use By-law, as set out in Attachments A, B, C, and D of the staff report dated September 25, 2019 with consideration to the following:**
 - Revise the documentation of the Old South Suburb Heritage Conservation District Plan to fully explain and rephrase the term “foreign protestant”.**

AMENDED MOTION PUT AND PASSED.

10. MOTIONS/DISCUSSION

10.1 William Breckenridge – 5925 Spring Garden Road

The following was before the Committee:

- A Committee request for consideration form from William Breckenridge

MOVED by William Breckenridge, seconded by Derek Bellemore.

THAT the Heritage Advisory Committee recommends that Halifax Regional Council request a staff report examining the potential for including 5925 Spring Garden Road, 1538 Carlton Street and 1540 Carlton Street by Camp Hill Cemetery in the Registry of Heritage Property for the Halifax Regional Municipality.

MOTION PUT AND PASSED.

11. ADDED ITEMS – NONE

12. DATE OF NEXT MEETING – November 20, 2019

13. ADJOURNMENT

The meeting adjourned at 4:53 p.m.

Judith Ng'ethe
Legislative Assistant