



**HERITAGE ADVISORY COMMITTEE
DRAFT MINUTES
September 23, 2020**

PRESENT: Patrick Connor, Vice-Chair
Councillor Sam Austin
Councillor David Hendsbee
Marisha Caswell
Jennifer Clarke-Hines
Sandra Nowlan
Luke Stock
David Atchison

REGRETS: Lois Yorke, Chair

STAFF: Seamus McGreal, Planner III, Heritage Planning
Jesse Morton, Planner II Heritage Planning
Aaron Murnaghan, Principle Planner, Heritage Planning
Kurt Pyle, Program Manager Regional Planning
Simon Ross-Seigel, Legislative Assistant
Sharon Chase, Legislative Support

These minutes are considered draft and will require the approval of the Heritage Advisory Committee at a future meeting.

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.

These minutes are considered draft and will require approval by the Heritage Advisory Committee at a future meeting.

The meeting was called to order at 3:01 p.m. and the Committee adjourned at 3:58 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 3:01 p.m.

2. APPROVAL OF MINUTES – August 26, 2020

MOVED by Councillor Hendsbee, seconded by David Atchison

THAT the minutes of August 26, 2020 be approved as circulated.

MOTION PUT AND PASSED.

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

MOVED by Councillor Hendsbee, seconded by David Atchison

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 – NONE

8. INFORMATION ITEMS BROUGHT FORWARD – NONE

9. REPORTS

9. REPORTS/DISCUSSION

9.1 STAFF

9.1.1 Case H00483: Substantial Alteration to the Municipally Registered Heritage Property at 5241-5247 South Street, Halifax

The following was before the Committee:

- A staff recommendation report dated September 4, 2020
- A staff presentation dated September 23, 2020

Jesse Morton, Planner II Heritage Planning, provided a presentation to the Committee. The proposal is for substantial alterations to the site and a new heritage development agreement, Case 22728. The site context and history were reviewed, highlighting its heritage value and changes to the property over time. The proposed development agreement was shared: consolidation of properties, construction of an eight storey multi-unit development and the restoration of Stairs House. This planning case will return to the Committee for further review if the substantial alterations are approved by Regional Council.

The detail of the substantial alterations was reviewed covering: demolition and removal; restoration and the new large addition. Morton shared the staff evaluation of this work and reviewed the steps in the process leading to consideration by Regional Council.

These minutes are considered draft and will require approval by the Heritage Advisory Committee at a future meeting.

Morton then addressed questions from the Committee. Jenny Lugar and Robert MacPherson, representing the developer, were also in attendance for questions of clarification. The connection between the old and new buildings and alterations to the roofline of the heritage building was reviewed noting that a building code review has been done by the architect. Stairs House is used as a residence presently, it was noted that many of its interior features will also be maintained and restored. Aaron Murnaghan indicated that new policy under the Centre Plan was considered by both the applicant and staff.

MOVED by Councillor Austin, seconded by Councillor Hendsbee

THAT the Heritage Advisory Committee recommend that Regional Council approve the proposed substantial alteration to 5241-5247 South Street, Halifax, as set out in the staff recommendation report dated September 4, 2020.

MOTION PUT AND PASSED.

9.1.2 Case H00499: Application for Substantial Alteration to 1029 Tower Road, Halifax, a Registered Municipal Heritage Property

The following was before the Committee:

- A staff recommendation report dated September 4, 2020
- A staff presentation dated September 23, 2020

Seamus McGreal, Planner III Heritage Planning, provided a presentation to the Committee. The proposal is for substantial alterations to the site and a new heritage development agreement, Case 23066. The site context was shared, highlighting the orientation of the heritage building. The heritage value and history of the site was reviewed noting that it is registered as a part of the Victorian Streetscape.

The proposed development agreement was shared: re-orientation of the heritage building, new two storey addition at the rear, alterations to meet building code requirements and construction of a new three-storey building. This planning case will return to the Committee for further review if the substantial alterations are approved by Regional Council. The detail of the substantial alterations was presented, noting some additional non-substantial alterations being proposed. McGreal reminded the Committee that there is an active demolition application for this property which is in effect from January 2020- January 2021. McGreal shared the staff evaluation of this work and reviewed the steps in the process leading to consideration by Regional Council.

McGreal addressed questions from the Committee. The Committee's concerns regarding accessibility to the building and accessible washrooms for the public space will be a part of the development agreement review. The committee had previously held a public information meeting addressing the application for demolition, this PIM was held on January 15, 2020. Shortly after the PIM was held, the property owner and municipal staff began to discuss a substantial alteration and the development agreement option under Policy 6.8 of the Halifax Secondary Municipal Planning Strategy to save the building. It was noted that the proposed coffee shop can receive an incentive through a Heritage Program.

MOVED by David Atchison, seconded by Sandra Nowlan

THAT the Heritage Advisory Committee recommend that Regional Council approve the substantial alteration of 1029 Tower Road, Halifax, known as the Dr. James Doull House, as set out in the staff recommendation report dated September 4, 2020.

MOTION PUT AND PASSED.

9.2 MEMBERS OF THE HERITAGE ADVISORY COMMITTEE – NONE

10. MOTIONS/DISCUSSION – NONE

These minutes are considered draft and will require approval by the Heritage Advisory Committee at a future meeting.

11. ADDED ITEMS – NONE

12. DATE OF NEXT MEETING – November 18, 2020

13. ADJOURNMENT

The meeting adjourned at 3:58 p.m.

Sharon Chase
Legislative Support

DRAFT