



**HERITAGE ADVISORY COMMITTEE
SPECIAL MEETING
MINUTES
June 23, 2021**

PRESENT: Jenny Lugar, Chair
Patrick Connor, Vice Chair
Marisha Caswell
Lois Yorke
Sandra Nowlan
David Atchison
Cassandra Baccardax
Leslie Digdon
Councillor Iona Stoddard
Councillor Patty Cuttell

REGRETS: Luke Stock
Jennifer Clarke-Hines

STAFF: Ben Sivak, Community Policy Program Manager, Regional Planning
Seamus McGreal, Planner III, Regional Planning
Aaron Murnaghan, Principle Planner, Heritage Planning
Tyson Simms, Planner III Regional Planning
Simon Ross-Siegel, Legislative Assistant
Sharon Chase, Legislative Support

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 3:06 p.m., the Committee adjourned at 5:28 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 3:06 p.m.

At 5:28 p.m. the Chair was advised that the Committee no longer had quorum and any decision items would need to be deferred until next meeting or until quorum could be achieved.

Items 9.1.4 and 9.1.5 were moved to the July 28, 2021 meeting.

2. APPROVAL OF MINUTES – June 9, 2021

MOVED by Councillor Stoddard, seconded by Lois Yorke

THAT the minutes of June 9, 2021 be approved as circulated.

MOTION PUT AND PASSED.

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

MOVED by Marisha Caswell, 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

6.1 Draft Regional Centre Secondary Municipal Planning Strategy (RCMPS) and Land Use By-law (RCLUB) Review

The following was before the Committee:

- A staff recommendation report dated May 7, 2021
- A staff presentation dated June 9, 2021
- Correspondence from William Breckenridge, Members of the Stakeholder Steering Committee for the Schmidville Heritage Conservation District, Janet Morris, Beverly and Bob Miller, Alan North, Carol Betts, and Barry Copp

The Chair summarized the previous meeting, summarized previous discussion, and opened the floor to further questions and comment.

Ben Sivak, Community Policy Program Manager, answered questions of clarification. Some specific measurements result from the conversion of imperial to metric where existing requirements are being maintained. Landmark Buildings are often under public ownership and have additional inputs and controls on how adaptive re-use can maintain the viability of the building and provide incentives for development. Sivak noted that the language used in planning documents is chosen intentionally to make recommendations and provide Council with the intent of the strategy for their decision making.

The Committee considered concerns raised about the Young Avenue provisions and proposed changes to setbacks, lot width and lot coverage in Package B. It was noted that the area is a potential Heritage Conservation District; but in the interim the changes that have taken place and are proposed, have the

potential to erode the character of Young Avenue. Sivak noted that staff can provide clarification and additional commentary to address concerns through a supplementary report to Council.

MOVED by Lois Yorke, seconded by Sandra Nowlan

THAT Heritage Advisory Committee recommend that the Community Planning and Economic Development Committee recommend that Halifax Regional Council request a review of the Proposed Regional Centre Land Use By-Law, specifically for those sections relating to the proposed Young Avenue Sub-Area (YA-A), with a view to revising proposals for maximum building height, maximum floor area ratio, minimum front and flanking setbacks, and special lot area frontage and depth requirements.

MOTION PUT AND PASSED.

Sivak clarified that public benefit requirements are an incentive and bonusing tool. A formula is used and categories to choose from are provided, including one for the preservation of heritage properties.

MOVED by Cassandra Baccardax, seconded by Councillor Stoddard

THAT the Heritage Advisory Committee recommend that that the Community Planning and Economic Development Committee recommend that Halifax Regional Council:

- 1. Give First Reading and schedule a public hearing to consider the Regional Centre Secondary Municipal Planning Strategy and the Regional Centre Land Use By-law, as set out in Attachments A and B of the May 7, 2021 report.**
- 2. Adopt the Regional Centre Secondary Municipal Planning Strategy, and the Regional Centre Land Use By-law, as set out in Attachments A and B of the report.**

MOTION PUT AND PASSED.

7. CORRESPONDENCE, PETITIONS & DELEGATIONS

7.1 Correspondence

Simon Ross-Seigel, Legislative Assistant, noted correspondence received for agenda Item 6.1 dated June 16, 2021. This correspondence was circulated to members of the Heritage Advisory Committee.

7.2 Petitions – None

7.3 Presentations – None

8. INFORMATION ITEMS BROUGHT FORWARD – NONE

9. REPORTS

9.1 STAFF

9.1.1 Staff Update on the Downtown Halifax Heritage Conservation District Plan

Seamus McGreal, Planner III Regional Planning, provided an update to the Committee.

The steps taken to date were reviewed and next steps identified. The process for the Committee hosted public meeting was explained. Details of the action plan and engagement tools were shared, and internal and external stakeholders were identified. Shape Your City webpage will be used as a key online portal for information and engagement. <https://www.shapeyourcityhalifax.ca/downtown-halifax-heritage>

9.1.2 Case 22115: Development Agreement to Allow a Multi-Unit Residential Building on a Registered Heritage Property at 2438 Gottingen Street, Halifax

The following was before the Committee:

- A staff recommendation report dated June 15, 2021
- A staff presentation dated June 23, 2021

Aaron Murnaghan Principal Planner, Heritage Planning, provided the presentation.

Murnaghan reviewed the application and details of the proposal, noting the planning context. This Case was initiated prior to the adoption of the Centre Plan. The applicable policy was reviewed and Policy 6.8 of the Halifax Secondary Municipal Planning Strategy was highlighted. Standards and Guidelines have also been considered in this report, specifically Standard 11. The design revisions made between March 2021 and June 2021 were shared. Murnaghan reviewed the Heritage Development Agreement Process and noted that under transition policy the public hearing for this Case must take place by September 2021.

Murnaghan highlighted how feedback received during public engagement was incorporated, for example the design of the townhouses on Creighton Street. It was confirmed that the traffic impact statement showed no major impact on Gottingen Street.

MOVED by Councillor Stoddard, seconded by Councillor Cuttell

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

- 1. Give notice of motion to consider the proposed development agreement, as set out in Attachment A of the June 15, 2021 report, to allow a thirteen storey, multi-unit residential building to be built on a registered heritage property located at 2438 Gottingen Street, Halifax and schedule a public hearing;**
- 2. Approve the proposed development agreement, which shall be substantially of the same form as set out in Attachment A of the June 15, 2021 report; and**
- 3. Require the development agreement be signed by the property owner within 240 days, or any extension thereof granted by Council on request of the property owner, from the date of final approval by Council and any other bodies as necessary, including applicable appeal periods, whichever is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.**

MOTION PUT AND PASSED.

9.1.3 Case 20761: Development Agreement for lands fronting Robie Street, College Street, and Carlton Street, Halifax

The following was before the Committee:

- A staff recommendation report dated June 9, 2021
- A staff presentation dated June 23, 2021

Tyson Simms, Planner III Regional Planning, provided the presentation.

Simms reviewed the applicant's proposal, highlighting two distinct phases to the development agreement. The site context was reviewed noting that this site is adjacent to another proposed development of a similar scale. Phase 1 will involve the 3 registered heritage properties on the site. Two of the buildings will be relocated. Approved substantial alterations were reviewed and elevation drawings were shared. Phase 2 involves the two towers on a shared podium, where design and massing provisions have been met. Building elevations were shared highlighting the proposed streetwall. Simms reviewed key dates for the approved enabling site specific policy and Regional Plan Policy CH-16. Public engagement feedback was shared along with the decisions and feedback from Halifax Peninsula Planning Advisory Committee and

the Heritage Advisory Committee in June 2019. Simms noted that design changes were made as a result of public engagement. It was confirmed that a tower height of 90 metres and a floor area ratio of 8 is allowed.

MOVED by Leslie Digdon, seconded by David Atchison

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

- 1. Give notice of motion to consider the proposed development agreement, as set out in Attachment A of the June 9, 2021 report, to enable a mixed-use development on lands fronting on Robie Street, College Street and Carlton Street and schedule a public hearing;**
- 2. Approve the proposed development agreement, which shall be substantially of the same form as set out in Attachment A of the June 9, 2021 report;**
- 3. Approve, by resolution, the Discharge Agreement, which shall be substantially of the same form as set out in Attachment B of this report; and**
- 4. Require the Development Agreement and Discharge Agreement be signed by the property owner within 240 days, or any extension thereof granted by Council on request of the property owner, from the date of final approval by Council and any other bodies as necessary, including applicable appeal periods, whichever is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.**

MOTION PUT AND PASSED.

9.1.4 Case H00507: Request to Include 1600 Summer Street, Halifax, in the Registry of Heritage Property for the Halifax Regional Municipality

This item was deferred to the July 28, 2021 meeting of Committee.

9.1.5 Case H00508: Request to Include 5500 Inglis Street, Halifax in the Registry of Heritage Property for the Halifax Regional Municipality

This item was deferred to the July 28, 2021 meeting of Committee.

9.2 MEMBERS OF THE HERITAGE ADVISORY COMMITTEE – NONE

10. MOTIONS/DISCUSSION – NONE

11. ADDED ITEMS – NONE

12. DATE OF NEXT MEETING – July 28, 2021

13. ADJOURNMENT

The meeting adjourned at 5:28 p.m.

Sharon Chase
Legislative Support