



**HERITAGE ADVISORY COMMITTEE
SPECIAL MEETING
MINUTES
February 24, 2021**

PRESENT: Jenny Lugar, Chair
Patrick Connor, Vice Chair
Marisha Caswell
Jennifer Clarke-Hines
Lois Yorke
Sandra Nowlan
Luke Stock
David Atchison
Cassandra Baccardax
Leslie Digdon

REGRETS: Councillor Iona Stoddard
Councillor Patty Cuttell

STAFF: Seamus McGreal, Planner III, Heritage Planning
Aaron Murnaghan, Principle Heritage Planner
Kurt Pyle, Program Manager Regional Planning
Elizabeth Cushing, Heritage Planning Researcher
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 3:03 p.m., the Committee adjourned at 4:50 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 3:03 p.m.

2. APPROVAL OF MINUTES – January 27, 2021

A member's name had been recorded incorrectly and needs to be corrected.

MOVED by Lois Yorke, seconded by Cassandra Baccardax

THAT the minutes of January 27, 2021 be approved as amended.

MOTION PUT AND PASSED.

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

The Committee was asked to consider Case H00455: Heritage Conservation Districts Incentives Program for Schmidville and Old South Suburb as an added item for this meeting.

MOVED by Marisha Caswell, seconded by Patrick Connor,

THAT the agenda be approved as amended.

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 Alternative Compliance with Building Codes for Heritage Buildings

Staff are compiling a summary of the work done on this topic by HRM since the initial presentation in 2010. This will be brought back to the Committee.

Committee members noted that Heritage Trust does have a role to play with additional education opportunities for the public. The Committee would be an interested party and could provide support. HRM through the Building Inspectors work with individuals on a case by case basis.

7. CORRESPONDENCE, PETITIONS & DELEGATIONS

7.1 Correspondence

Correspondence was received from Andrew Murphy of the Nova Scotia Heritage Trust, dated February 24, 2021 relating to Item 9.1.1. and this correspondence has been circulated to members.

Members have reviewed the correspondence and note the Trust's alternative position on Standard 11. The Committee recognize that they are unable to give this full consideration due to the late arrival of this correspondence but note that there will be an opportunity for Council to look at it more closely in their consideration of the file.

7.2 Petitions – None

7.3 Presentations – None

8. INFORMATION ITEMS BROUGHT FORWARD – NONE

9. REPORTS

9.1 STAFF

Aaron Murnaghan, Principle Heritage Planner introduced Elizabeth Cushing, Heritage Planning Researcher to members of the Committee.

9.1.1 Case H00482: Substantial Alteration to a municipally registered heritage property at 2438 Gottingen Street, Halifax

The following was before the Committee:

- A staff recommendation report dated February 10, 2021
- A staff presentation dated February 24, 2021

Aaron Murnaghan, Principle Heritage Planner provided a presentation.

This is a revised proposal for Victoria Hall as the result of a negative recommendation by Heritage Advisory Committee and a request for changes from Regional Council. The substantial alteration application is tied to a Development Agreement application, planning Case 22115, which will come to this Committee for its review. Murnaghan provided photos showing site context. The heritage value of Victoria Hall was reviewed. Standard 11 from Standards and Guidelines was highlighted and key definitions reviewed. The proposed Substantial Alterations were reviewed with elevation drawings noting the changes made from the original design. The rehabilitation work on Victoria Hall was also detailed. Murnaghan provided staff's evaluation of the proposal noting that the revised changes led staff to a positive recommendation. The Substantial Alteration Process was reviewed with it going from the Committee to Regional Council for their consideration. The Committee will consider this development again as a part of the Development Agreement Process.

MOVED by Davis Atchison, seconded by Sandra Nowlan

THAT the Heritage Advisory Committee recommend that Regional Council approve the substantial alteration of 2438 Gottingen Street, Halifax, known as Victoria Hall, as proposed in the February 10, 2021 report and its attachments.

Murnaghan confirmed that the windows facing west are the only ones being removed. Details around the scale of the new building, space between buildings and its use will be discussed in the Development Agreement review. The interplay between the new build and Victoria Hall is of note for this discussion. New elements or changes should be identifiable as being new and easily distinguished. The developer has engaged a professional heritage carpenter to oversee the restoration of Victoria Hall. The iron fence and granite retaining wall will be restored.

The Committee commented that the new design was an improvement; noting colour changes, symmetry, alignment of the new building with Victoria Hall, the use of glazing and the mirroring of the two-over-two windows. The top three stories of the new building are not visible from the street due to the setback. Some felt that the scale remained oversized and was a key part of standard 11.

MOTION PUT AND PASSED.

9.2 MEMBERS OF THE HERITAGE ADVISORY COMMITTEE – NONE

10. MOTIONS/DISCUSSION – NONE

11. ADDED ITEMS

11.1 Case H00455: Heritage Conservation Districts Incentives Program for Schmidville and Old South Suburb

The following was before the Committee:

- A staff recommendation report dated February 19, 2021
- A staff presentation dated February 24, 2021

Seamus McGreal, Planner III, Heritage Planning provided the presentation.

The Heritage Conservation District (HDC) Plans include policy which allow for the consideration of a financial incentive program; Policy 24 in the Schmidville Plan and Policy 18 in the Old South Suburb Plan. McGreal reviewed the existing incentive programs: HRM Heritage Incentives Plan and Barrington Street HCD Incentives Program and their effectiveness and value. In 2017 Turner Drake conducted a study on the various types of public investment in Heritage Conservation. It concluded that the use of Grants and Tax Relief were the most effective approaches. DSRA Architects also completed a study on the estimated repair costs to address buildings in poor or fair condition in these two districts.

The proposed HDC Incentive Program would include both a Conservation Grant for exterior conservation that would be cost shared at 50% as well as a Functional Improvement Grant for building retrofits aimed at supporting larger rehabilitation projects with a 15% cost sharing program. McGreal reviewed the program costs and budgets for these 5-year programs, noting an allocation of 80% of the budget for Conservation Grants and 20% for Functional Improvement Grants. It was noted that unused funds in any given year for Conservation Grants will be transferred over to the Functional Grants. The process for the program was reviewed. It is being proposed that Development and Building Permit fees would be waived during the timeframe of the program.

MOVED by Cassandra Baccardax, seconded by Luke Stock

THAT the Heritage Advisory Committee recommend that Halifax Regional Council adopt Administrative Order (2020-005-ADM) Respecting the Heritage Conservation Districts Incentives Program for Schmidville and Old South Suburb as contained in Attachment A of the February 19, 2021 report.

The Committee provided positive feedback about the program and appreciated the research and methodology used. McGreal noted that the Centre Plan contains policy language which supports new Heritage Conservation Districts. Incentive programs will follow, and these programs may evolve to a general program for all districts. It was confirmed that there would be a marketing and communication plan to support the program. It will likely follow what is used in the General Program which includes: program announcements, post cards and social media. There is an opportunity to share completed projects in the communication plan to support the program.

MOTION PUT AND PASSED.

12. DATE OF NEXT MEETING – March 24, 2021

13. ADJOURNMENT

The meeting adjourned at 4:50 p.m.

Sharon Chase
Legislative Support