



**HERITAGE ADVISORY COMMITTEE MEETING MINUTES
TOWN OF LUNENBURG**

January 20, 2025 | 6 pm

Lunenburg Town Hall - Council Chamber

- Present**
- Councillor Alison Strachan
 - Councillor Renea Babineau
 - Faune Creaser, Citizen Representative
 - Philip Mitchell, Citizen Representative
 - Nathalie Irving, Lunenburg Heritage Society Representative
 - Oliver Osmond, Lunenburg Heritage Society Representative
- Also present**
- Laura LeGresley, Heritage Officer
 - Marc Kiely, Director of Community Development
 - Kayla Byrne, Municipal Clerk
- Absent**
- Philip Mitchell, Citizen Representative
- Call to Order**
- The Chair called the meeting to order at 6:00 p.m.
- Land Acknowledgment**
- The Chair recognized Lunenburg's location on the unceded territory of the Mi'kmaq people.
- Introductions**
- As this was the first meeting of the HAC with new councillor representatives, the committee members provided brief introductions.
- Additions to the agenda / Approval of the agenda**
- There was a general consensus that the Committee would add an agenda item to appoint a new committee chair and approve the January 20, 2025 meeting agenda as amended.
- Chair appointment**
- By adding the appointment of co-chairs to the agenda and approving the amended agenda, the Committee moved and seconded a motion to appoint Councillor Strachan and Councillor Babineau as co-chairs, with chairing duties alternating between meetings.
- Motion carried unanimously**
- Approval of Minutes**
- It was noted that the minutes incorrectly stated the year as '2023' when it should be '2024'.
- Moved and seconded that the Committee approve the minutes of the September 9, 2024, meeting, with a correction to change the reference from '2023' to '2024'.
- Motion carried unanimously**

Lot 2 Pelham Street
and Lot 3
Montague Street
(Pelham Lofts)

Jacob Fenchak, a representative with the Armour Group, introduced the project and provided background on the company's expertise in historic property management. Brian McKay-Lyons of McKay-Lyons Sweetapple Architects detailed the project's design, highlighting its alignment with Lunenburg's heritage character, including the use of traditional materials, architectural features, and the historic town plan.

The design includes residential units, commercial spaces, and underground parking, with features like gambrel roofs and traditional storefront windows.

Staff provided an analysis of the proposal's compliance with the Heritage Conservation District (HCD) plan and bylaw, noting the designs respect the proportions, materials, and streetscape of Old Town Lunenburg and align with UNESCO and National Historic Site guidelines. Both developments were positively recommended for their contribution to preserving Lunenburg's historic character.

Discussion highlights include:

- Support for Design and Heritage Alignment: Several committee members praised the thoughtful integration of traditional and modern elements, noting the project's adherence to heritage guidelines.
- Concerns on Pelham Street Height: A member expressed slight unease about the height of the Pelham Street building potentially dwarfing adjacent structures, though they ultimately supported the design.
- Window Design Feedback: Questions were raised about the proportions and placement of windows on the Montague Street façade, with one member noting they appeared more commercial than residential in character.
- Historical Context Appreciation: Members appreciated the project's historical sensitivity, particularly the acknowledgment of the Acadian foundation of the Romkey House and its connection to Lunenburg's diverse history.

Moved and seconded to recommend that Council approve the issuance of a Certificate of Appropriateness for the construction of the commercial development located on Lot 3, Montague Street and the residential structure located on Lot 2, Pelham Street.

Motion carried unanimously

A public hearing on this matter will be scheduled for a future regular Council meeting.

Next meeting The next meeting date was not set.

Adjournment There being no further business, the January 20, 2025 Committee meeting adjourned at 6:41 p.m.

DRAFT