

HERITAGE ADVISORY COMMITTEE
MINUTES

January 30, 2013

PRESENT: Mr. Stephen Terauds, Chair
Mr. Mark Archibald, Vice Chair
Mr. David Houlihan
Ms. Emma Sampson
Ms. Andrea Fox
Ms. Deborah Larter
Ms. Monica MacDonald
Mr. Anthony Hanniford
Councillor David Hendsbee

REGRETS: Ms. Susan Carroll
Mr. Thomas Dawson
Councillor Wayne Mason

STAFF: Mr. Seamus McGreal, Heritage Planner
Mr. Mitch Dickey, Planner
Ms. Sheilagh Edmonds, Legislative Assistant

TABLE OF CONTENTS

1.	CALL TO ORDER.....	3
2.	APPROVAL OF MINUTES	3
3.	APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS.....	3
4.	BUSINESS ARISING OUT OF THE MINUTES/STATUS SHEET	3
5.	DEFERRED ITEMS.....	3
6.	CORRESPONDENCE, PETITIONS & DELEGATIONS	3
	6.1 Correspondence	3
	6.2 Petitions.....	3
	6.3 Presentations:.....	3
	6.3.1 Doors Open Halifax.....	4
	6.4 Updates from HAC Members – HRM Committees/HAC Sub-committees:	4
7.	REPORTS:	4
	7.1 Staff	5
	7.1.1 Case H00367 – Proposed Demolition of a Municipally Registered Heritage Property at 120 Ochterloney Street.	5
	7.1.2 Case 17849: Development Agreement - Irishtown Road and Ochterloney Street, Dartmouth.....	6
	7.2 Committee Members.....	7
	7.2.1 Presentation Request for February Meeting (Chair).....	3
	7.2.2 Discussion on Creating a Subcommittee to Review Grading Criteria for Prospective Registered Heritage Properties	7
8.	ADDED ITEMS	8
9.	NEXT MEETING DATE	8
10.	ADJOURNMENT	8

1. CALL TO ORDER

The Chair called the meeting to order at 3:04 p.m. in Halifax Hall, City Hall.

2. APPROVAL OF MINUTES

MOVED by Mr. Hanniford, seconded by Ms. Sampson that the minutes of December 12, 2012 be approved. MOTION PUT AND PASSED.

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

The Chair noted that two pieces of correspondence regarding items 7.1.1 and 7.1.2 were being circulated now, as they were received today.

The Chair also noted that two individuals have made requests to speak on items 7.1.1 and 7.1.2 and when it is time to deal with the reports, he will ask for a Committee decision on whether to hear the presenters.

The Chair advised that due to time constraints, he was suggesting item 7.2.2 be deferred to next month's meeting, and to deal with item 7.2.1 under item 6, to which the Committee agreed.

MOVED by Mr. Archibald, seconded by Mr. Houlihan that the agenda, as amended be approved. MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES/STATUS SHEET: None

5. DEFERRED ITEMS: None

6. CORRESPONDENCE, PETITIONS & DELEGATIONS

6.1 Correspondence: None

6.2 Petitions: None

6.3 Presentations:

Prior to moving into the presentation on Doors Open Halifax, during the Approval of the Order of Business, item 7.2.1 was moved up on the agenda to be dealt with at this time.

7.2.1 Presentation Request for February Meeting (Chair)

The Chair advised that at next month's meeting it is expected that staff will have a report to come before the Committee with regard to a fence on a heritage property on Brunswick Street. The property owner is requesting the opportunity to provide a presentation when the matter comes before the Committee. The Chair explained that in

the past the Committee has, whenever possible, provided an answer to the individual beforehand.

MOVED by Mr. Archibald, seconded by Ms. Sampson that when the staff report pertaining to the fence on the Brunswick Street property comes before the Committee, the property owner will be granted the opportunity to provide a five-minute presentation. MOTION PUT AND PASSED.

6.3.1 Doors Open Halifax

The Chair advised that when he was contacted by a representative of Doors Open Halifax with a request to provide a presentation to the Committee, he advised that it would be an interesting event to be involved with but noted that the Committee's mandate would not permit the members to be involved as representatives of the Heritage Advisory Committee, but they could be free to take part in the event as a personal interest.

Mr. Hugh MacKay, President, Doors Open Halifax thanked the Committee for the opportunity to provide a presentation. He explained that Doors Open Halifax is an event that will take place on June 8 and 9, 2013 to celebrate the great buildings of Halifax. During this time historically significant buildings will open their doors to the public free of charge and visitors will have an opportunity to walk through buildings not normally open to the public with an aim to mobilize public interest and significantly increase advocacy in the preservation of local heritage environment.

Mr. MacKay advised that 'Doors Open is a Canada-wide Program and the concept is for buildings of architectural, cultural and historical significance to be open and viewed by the public free of charge. He highlighted successful programs that have been held in Toronto and Ottawa. He outlined the governance structure, noting that the Doors Open Halifax Heritage Society has been established as a registered non-profit society and has a Board of Directors.

Mr. MacKay advised that the first group of buildings being considered are houses of worship and they will be churches in the Cornwallis and Brunswick Streets area, adding that they are attempting to create a node of buildings within the same area, so that people won't have to travel far to view them.

6.4 Updates from HAC Members – HRM Committees/HAC Sub-committees:
None

7. REPORTS:

The Chair advised that the Committee has received two presentation requests—one for 7.1.1 and one for 7.1.2. He questioned the Committee members if they wished to hear the speakers.

MOVED by Ms. Sampson, seconded by Mr. Archibald that those individuals who requested to speak on items 7.1.1 and 7.1.2 be granted five minutes to address the Committee. MOTION PUT AND PASSED.

7.1 Staff

7.1.1 Case H00367 – Proposed Demolition of a Municipally Registered Heritage Property at 120 Ochterloney Street.

A staff report dated January 15, 2013 was submitted.

Correspondence dated January 29, 2013 was submitted from Mr. Phil Pacey, Heritage Trust of Nova Scotia.

Mr. Seamus McGreal, Heritage Planner provided a presentation outlining the reasons why staff were recommending the request by the property owners to demolish 120 Ochterloney Street be refused. In support of the staff recommendation, Mr. McGreal noted the following points:

- The building is in generally good condition, but maintenance is required.
- There are no apparent structural issues based on an inspection by an HRM Building Official.
- The building still has many character-defining elements in good condition.
- The foundation and exterior walls do not appear to be structurally compromised.
- Most of the windows in the front and sides of the building appear to be original wood – some may require maintenance or replacement.
- Front façade mouldings appear to be original to the building and in good condition.
- There are only four buildings of this distinctive style—Late Victorian Plain—registered as heritage properties in downtown Dartmouth.

Mr. Allan Silverman had made a request to present to the Committee and the Chair invited him to come forward at this time.

Mr. Silverman advised that when he purchased this property along with three others adjoining it 20 years ago, he was not informed that it was a registered heritage property. Mr. Silverman questioned the heritage components of the building noted by staff, adding that it is a plain building, and that some of the original trim features had been removed. He also noted that there is an addition to the building which was not original. Mr. Silverman pointed out that the building has been divided into three apartments and stands in isolation of other heritage properties, unlike areas in Halifax on Inglis Street and South Park Streets where there are several heritage properties together which form an impressive heritage streetscape.

Mr. Silverman advised that the majority of speakers at the public meeting were in support of demolition. He pointed out that he was not interested in rehabilitating the

building and with the surrounding businesses and changing neighbourhood, it would stifle progress if he were required to retain the building.

Mr. Silverman responded to questions of clarification from the Committee.

Prior to the Committee entering discussion, the Chair reminded the Committee that the Committee's focus is on the heritage aspect and it is Regional Council who will have weigh the Committee's recommendation along with other factors.

MOVED by Mr. Archibald, seconded by Ms. MacDonald the Heritage Advisory Committee recommend that Halifax Regional Council refuse the request to demolish the municipally registered heritage building at 120 Ochterloney Street, Dartmouth.

The Committee entered a discussion with Mr. McGreal responding to questions.

In response to a question by Councillor Hendsbee with regard to the property owner's ability to carry out a demolition in three years, Mr. McGreal explained that under the Heritage Property Act, if Council were to refuse the request for demolition, the property owner can demolish the property after three years, as of date of application, but no more than four years, essentially giving a one-year window to demolish the property.

MOTION PUT AND PASSED.

7.1.2 Case 17849: Development Agreement - Irishtown Road and Ochterloney Street, Dartmouth

A staff report dated January 16, 2013 was submitted.

Information received in the Municipal Clerk's Office January 30, 2013 from Mr. Colin May was circulated.

The Chair noted that in the agenda package, along with the staff report on this matter there was background information he requested the Legislative Assistant include. He explained that in the fall of 2010 the Committee dealt with staff report regarding a Municipal Planning Strategy Amendment Request on Irishtown Road. The Chair added that he felt it would be helpful for the Committee to review that report and the discussion the Committee had at the time.

Mr. Mitch Dickey, Planner, provided the staff presentation on the application by 3200892 Nova Scotia Limited to enter into a Development Agreement to construct three residential buildings of 7, 14, and 15 storeys, containing 273 residential units plus commercial space on Irishtown Road and Ochterloney Street, Dartmouth. Mr. Dickey advised that this matter was before the Committee based on Policy Ch-2 of the Regional MPS wherein the proposal abuts a registered heritage property. In this case two of the proposed buildings abut the Greenvale Lofts, a registered heritage property.

Mr. Dickey responded to questions from the Committee.

The Chair advised that Mr. Colin May had requested to speak to the Committee, and he invited Mr. May to come forward at this time.

Mr. May introduced himself to the Committee advising that he was a 40-year resident of Dartmouth and for the past 30 years he has lived one block northwest from this proposal. Mr. May advised that the project was a good one, but in his view it was in the wrong location and he asked the Committee to delay any decision until the members have considered all the information and have been able to visit the site. Specifically, he expressed concern of the impact of wind and a loss of sunlight on the Greenvale Loft building, and the impact of the proposed Wentworth Building and its proximity to the Greenvale Lots.

Before opening the Committee discussion, the Chair noted that the Committee's focus with this application is on the impact of the proposal on the heritage aspects, i.e. the former Greenvale School (Greenvale Lofts) and the parkland site of the canal system.

The Committee entered a discussion with Mr. Dickey and a representative of the developer responding to questions. Following the discussion the Committee generally felt the proposal would have minimal impact on the Greenvale Lofts and on the Canal Greenway.

MOVED by Councillor Hendsbee, seconded by Ms. Larter that Heritage Advisory Committee recommends Harbour East-Marine Drive Community Council give Notice of Motion to consider the proposed development agreement as set out in Attachment A of the January 16, 2013 staff report to allow a three building development consisting of 273 residential units plus commercial space on lands located on Ochterloney Street, Irishtown Road and Queen Street in Downtown Dartmouth, and schedule a Public Hearing. MOTION PUT AND PASSED.

7.2 Committee Members

7.2.1 Presentation Request for February Meeting (Chair)

This item was dealt with earlier in the meeting. See page 4.

7.2.2 Discussion on Creating a Subcommittee to Review Grading Criteria for Prospective Registered Heritage Properties (Emma Sampson)

During the Approval of the Order of Business, this item was deferred to the next meeting.

8. **ADDED ITEMS:** None
9. **NEXT MEETING DATE – February 27, 2013**
10. **ADJOURNMENT**

The meeting adjourned at 5:03 p.m.

Sheilagh Edmonds
Legislative Assistant