

HALIFAX REGIONAL MUNICIPALITY

**HERITAGE ADVISORY COMMITTEE
MINUTES
December 8, 2004**

PRESENT:

Mr. Allan MacLellan, Chair
Mr. Tom Creighton, Vice Chair
Councillor Sue Uteck
Ms. Andrea Arbic
Mr. Ralston MacDonnell
Mr. Paul MacKinnon
Mr. Bill Meagher
Mr. Mark Pothier

REGRETS:

Councillor Dawn Sloane
Mr. Dale Hall
Mr. Elias Metlej
Mr. Jim Trites

STAFF:

Mr. Jim Donovan, Manager, Planning Applications
Ms. Maggie Holm, Heritage Planner
Mr. Bill Plaskett, Heritage Conservation District Planner
Ms. Patti Halliday, Legislative Assistant
Ms. Dorothy Amey, Administrative Support

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Mr. MacLellan, Chair, called the meeting to order at 3:05 p.m.

1. APPROVAL OF MINUTES - November 24, 2004

C The minutes of the November 24, 2004 meeting were circulated to the Committee.

MOVED by Tom Creighton, seconded by Andrea Arbic, that the minutes of November 24, 2004, be approved, as circulated. MOTION PUT AND PASSED UNANIMOUSLY.

2. APPROVAL OF THE ORDER OF BUSINESS, ADDITIONS AND DELETIONS

There were no changes made to the agenda.

3. BUSINESS ARISING FROM THE MINUTES - NONE

4. DEFERRED ITEMS - NONE

5. CONSIDERATION OF NEW BUSINESS

5.1 H00138 - Request for Substantial Alterations to 1326 Barrington Street

C A staff report dated October 20, 2004, regarding the above, was before the Committee for its recommendation.

Ms. Maggie Holm, Heritage Planner, presented the report to the Committee. The report recommended that the Heritage Advisory Committee provide a negative recommendation to Regional Council regarding the addition to 1326 Barrington Street, as proposed in the staff report dated October 20, 2004.

At this time, a presentation was made by Mr. Peter Connor, on behalf of the owner Mr. Burkhart Getta. In his presentation, the following points were made:

C A year ago, the applicant began to consider an addition to the building.

C In June 2004, they applied for a development permit and had written letter to de-register the property as they were not aware of any other opportunities to move forward

C At that time, and following a meeting with Ms. Holm, the applicant was requested to make modifications to better the building in a heritage sense and to reconsider de-registration.

C The applicant responded to staff's request and they also rethought some features of the addition and the application appeared to be moving in the right direction.

C The applicant was worked to create goodwill and hope this has also be established

- with staff and the HAC.
- C The applicant is seeking to find a solution that is compatible in heritage and development terms.
 - C The staff report asked for additional setback which was reviewed with the applicant, however, it is their position that the two condominiums above the existing house are fundamental to moving this project forward.
 - C Drawings produced last June were reviewed to illustrate some of the revisions made since that time.
 - C The applicants stated they have a letter from Mr. Steven Higgins, Development Officer, stating that other than the heritage aspects, the application meets the requirements of the development agreement.
 - C The original addition design was built outside of the existing mansard and in the same plane as the sides of the building. The revised design has been pulled back and in on both sides.
 - C In reviewing the revised design, it was noted that 6-7 of the 10 design criteria have been met.
 - C A problem with recessing the addition any further is that it would make the condos unfeasible.

In response to questions of Committee members, the following points were made:

- C A sprinkler system for fire protection will have to be installed to meet code requirements.
- C In June 2005, the applicant would be eligible to apply for a building permit without deregistration.
- C The applicant would like to keep the development agreement, zoning and heritage registration intact.
- C The applicant does not feel it is feasible to take away student residence units to accommodate moving the condos to the back of the building.
- C If another storey of student housing was granted, the applicant would be willing to consider a suggestion put forth to push the front of the building back 10-15 feet to give the original building more prominence. However, to accomplish this, the height precinct would need to be changed. Staff noted this would require an MPS amendment approved by Council.

Ms. Holm noted that if both Council and the Committee reject the application, the proponent can do the work outlined in the proposal one year from the application date. The application meets the zoning requirements and commercial use is permitted through the development agreement. If deregistration takes place, Council would decide whether or not the development agreement should remain in place.

Councillor Uteck noted it was her understanding that the applicant met with Councillor Sloane,

the Councillor for the area. Councillor Sloane suggested some changes that were incorporated into the revised design.

Following the discussion, it was agreed that it was not necessary for the Committee to make a decision today and that the architect and staff could discuss further options.

Mr. Connor suggested there may be a way to push the east elevation on Barrington Street further back. He noted there may be some opportunities to finetune the application, but he did not feel a radical change would be possible. Mr. MacLellan suggested a 10-12 setback with a cascading effect would be sufficient.

Mr. Creighton expressed concern with the change in the facade and the effect it will have on the two smaller similar buildings next to this property. He also questioned if there would be an alternative to the glass front of the condos that would be more sensitive to the appearance of the building below it.

Councillor Uteck expressed concern with the mass and scaling, but noted this addition will eventually be built whether or not the Committee approves of it.

Mr Connor agreed it would be worthwhile to look at some opportunities for stepping back incrementally, and noted there may be some room to make changes in the upper condo in setback and shift.

MOVED by Tom Creighton, seconded by Mark Pothier, that this application be deferred for at least one month to allow for further dialogue between staff and the applicant. MOTION PUT AND PASSED UNANIMOUSLY.

6. UPDATES

7. INFORMATION ITEMS

7.1 Approval Letters - Various Letters

Various approval letters were provided for the Committee's information.

8. ADDED ITEMS

8.1 Christmas Social

Following the meeting, the annual Christmas Social was held.

9. DATE OF NEXT MEETING

The date of the next meeting will be January 26, 2005.

10. ADJOURNMENT

There being no further business, the meeting adjourned at 4:30 p.m.

Patti Halliday
Legislative Assistant