

HALIFAX REGIONAL MUNICIPALITY

**HERITAGE ADVISORY COMMITTEE
MINUTES
JANUARY 28, 2004**

PRESENT: Mr. Allan MacLellan, Chair
Mr. Tom Creighton, Vice Chair
Councillor Bob Harvey
Councillor Dawn Sloane
Mr. Elias Metlej
Mr. Dale Hall
Mr. Bill Meagher
Mr. Paul MacKinnon
Mr. Mark Pothier
Ms. Andrea Arbic
Mr. Ralston MacDonnell

REGRETS: Mr. Jim Trites

STAFF: Ms. Maggie Holm, Heritage Planner
Ms. Randa James, Planner
Mr. Jim Donovan, Manager, Planning Applications
Mr. Dan Norris, Manager, Culture and Heritage
Ms. Patti Halliday, Legislative Assistant
Ms. Dorothy Amey, Administrative Support

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1. APPROVAL OF MINUTES - NOVEMBER 26, 2003 & DECEMBER 8, 2003

MOVED by Mr. Paul MacKinnon, seconded by Councillor Sloane, that the minutes of November 26, 2003 and December 8, 2003, be approved, as circulated. MOTION PUT AND PASSED UNANIMOUSLY.

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

It was noted that Item 6.2 Research on Roof Top Decks and Item 6.3 Demolition Controls would be verbal reports.

There were no changes to the agenda.

3. ELECTION OF CHAIR AND VICE CHAIR

Ms. Halliday, Legislative Assistant, opened the floor for nominations for the position of Chair of the Heritage Advisory Committee.

MOVED by Mr. Allan MacLellan, seconded by Councillor Sloane, that Mr. Tom Creighton be nominated for the position of Chair of the Heritage Advisory Committee.

MOVED by Ms. Andrea Arbic, seconded by Mr. Bill Meagher, that Mr. Allan MacLellan be nominated for the position of Chair of the Heritage Advisory Committee.

Ms. Halliday called three times for any further nominations. Hearing none, the vote was taken. Mr. Allan MacLellan was re-elected as Chair of the Committee.

Ms. Halliday, Legislative Assistant, opened the floor for nominations for the position of Vice Chair of the Heritage Advisory Committee.

MOVED by Councillor Dawn Sloane, seconded by Mr. Mark Pothier, that Mr. Tom Creighton be nominated for the position of Vice Chair of the Heritage Advisory Committee.

Ms. Halliday called three times for any further nominations. Hearing none, Mr. Tom Creighton was re-elected as Vice Chair of the Committee.

4. DEFERRED ITEMS

4.1 Refresher/Facilitation Session - Polices and Procedures - Set Meeting Date

Ms. Maggie Holm, Heritage Planner, advised the Committee that staff would like to schedule an informal presentation and discussion of polices and procedures. It was agreed that potential dates would be circulated to Committee members for their consideration and response.

5. REPORTS

5.1 H00125 - Application for Registration of 5355 Russell Street, Halifax

C A staff report prepared for Jim Donovan, Manager, Planning Applications, regarding the above, was before the Committee for its consideration.

Ms. Alfreda Withrow presented the research report regarding 5355 Russell Street, Halifax, to the Committee.

The Committee proceeded to the evaluate the property for heritage registration with the following results:

1. Age

The building was constructed in 1920. 5 pts.

2. Relationship to Important Occasions, Institutions, Personages, Eras

The Committee agreed that this property had local importance. 10 pts.

3. Relationship to Surrounding Area

The Committee agreed that this property had an excellent relationship to the surrounding area. 10 pts.

4. Aesthetic/Architectural Merit

As there were not many similar buildings in Halifax, it was agreed that this property was an only or rare example of a particular architectural type in Halifax. 20 pts.

TOTAL 45 pts.

MOVED by Mr. Ralston MacDonnell, seconded by Mr. Mark Pothier, that the Heritage Advisory Committee score 5355 Russell Street a total of 45 points, and recommend to Regional Council that this property be registered under the HRM Heritage Property Program. MOTION PUT AND PASSED UNANIMOUSLY.

5.2 H00127 - Application for Alterations to 6201 Shirley Street, Halifax

C A staff report prepared for Jim Donovan, Manager, Planning Applications, regarding the above, was before the Committee for its consideration.

Ms. Holm presented the report to the Committee.

MOVED by Mr. Tom Creighton, seconded by Ms. Andrea Arbic, that the Heritage Advisory Committee recommend approval of the alterations to 6201 Shirley Street, as proposed in the staff report dated January 13, 2004. MOTION PUT AND PASSED UNANIMOUSLY.

5.3 H00124 - Alterations to 1137 Ketch Harbour Road, Ketch Harbour

C A staff report prepared for Jim Donovan, Manager, Planning Applications, regarding the above, was before the Committee for its consideration.

Ms. Holm presented the report to the Committee which *recommended that the Heritage Advisory Committee not approve the building alterations described in the staff report dated January 15, 2004 and recommend that:*

1. *Halifax Regional Council not approve the addition to 1137 Ketch Harbour Road, as described in the staff report dated January 15, 2004.*
2. *Regional Council schedule a public hearing pursuant to the Heritage Property Act to consider deregistration of 1137 Ketch Harbour Road, Ketch Harbour, as a municipal heritage property; and that*
3. *Regional Council approve deregistration of 1137 Ketch Harbour Road, as a municipal heritage property.*

Mr. Jim Donovan, Manager, Planning Applications, noted staff did not have much leeway in terms of recommending that the alterations be approved. However, he noted the Committee has more flexibility.

Mr. Creighton suggested the Committee should hear from the property owner. Mr. Gary Brown addressed the Committee detailing the alterations and his requirement for steel doors. With respect to the windows, Mr. Brown stated the wrong ones were delivered, but the correct ones have since been ordered. They will be installed once the cold weather has broken. In the meantime, two vinyl windows have been temporarily installed to allow the house to be inhabited.

During discussion of the issue, there appeared to be some discrepancy in opinions regarding original windows and other features of the building, and there were concerns expressed regarding the steel doors, the permit process followed and the affect of the alterations on the provincial registration. As a result, it was agreed to deal with these issues and the issue of the addition in separate motions.

MOVED by Mr. Mark Pothier, seconded by Mr. Elias Metlej, that the Heritage Advisory Committee recommend to Council that the addition to 1137 Ketch Harbour Road, as described in the staff report dated January 15, 2004, be approved. MOTION PUT AND PASSED.

MOVED by Mr. Tom Creighton, seconded by Councillor Dawn Sloane, that the Heritage Advisory Committee defer a decision on windows and doors and all other heritage aspects of the building until the next meeting pending a discussion between staff and the applicant. MOTION PUT AND PASSED UNANIMOUSLY.

5.4 Case 00527 - Development Agreement for Gerrard Lodge, 1226-30 Barrington Street

C A staff report prepared for Paul Dunphy, Director, Planning and Development Services, regarding the above, was before the Committee for its consideration.

Ms. Randa James, Planner, presented the staff report to the Committee and responded to questions.

Following a brief discussion, the following motion was adopted:

MOVED by Mr. Tom Creighton, seconded by Mr. Mark Pothier, that the Heritage Advisory Committee recommend that Peninsula Community Council approve the proposed addition to 1230 Barrington Street, Halifax, to permit eight residential units. And, subject to a decision on the development agreement application by Peninsula Community Council, and pending the resolution of any appeals in relation to Community Council's decision, recommend that Halifax Regional Council approve the substantial alteration to the registered heritage property known as Gerrard Lodge

at 1230 Barrington Street, Halifax, to permit an additional eight residential units as described in the staff report dated January 12, 2004. MOTION PUT AND PASSED UNANIMOUSLY.

6. INFORMATION ITEMS

6.1 Approval Letters

Various approval letters for Level 1 applications were provided to the Committee for its information.

6.2 Research on Roof Top Decks

Ms. Holm suggested if this is an issue the Committee wants to address, it may wish to set up a sub-committee to conduct further research and have a full discussion on a recommended direction to take with respect to roof top decks. Ms. Holm noted she has done some limited research but noted there is not a lot available. Mr. Creighton noted the HAC would first have to decide if HRM should allow roof top decks and, if so, then develop specific design features that can relate to heritage.

6.3 Demolition Controls

A brief discussion ensued regarding demolition controls. Mr. Creighton noted the former Halifax Heritage Advisory Committee did some work in 1994/95 regarding this issue. He noted the Heritage Property Act needs to be changed to address this matter. Ms. Holm suggested a sub-committee be struck to develop some suggested changes to the Act. The following people volunteered to work on this: Dan Norris, Tom Creighton, and Ralston MacDonnell.

7. UPDATES

7.1 Status Sheet

The Status Sheet was provided to the Committee for its information.

A brief discussion ensued regarding the heritage designation program, the need for the municipality to be more proactive and the Committee's role to ensure this takes place. Mr. Norris noted there is a new federal heritage places initiative program which offers funding to heritage property owners for major renovations. The program will eventually move to tax credits. Mr. Norris agreed to bring further information regarding this program to the next meeting.

8. ADDED ITEMS

There were no added items.

9. DATE OF NEXT MEETING

The date of the next Heritage Advisory Committee meeting will be Wednesday, February 25, 2004.

Patti Halliday
Legislative Assistant