

**HERITAGE ADVISORY COMMITTEE
October 25, 2006
MINUTES**

PRESENT:

Mr. Tom Creighton, Chair
Ms. Andrea Arbic, Vice Chair
Councillor Dawn Sloane
Councillor Bob Harvey
Mr. Mark Pothier
Mr. Bill Mont
Ms. Dianne Marshall
Mr. Paul MacKinnon

ABSENT:

Mr. Paul Shakotko (regrets)
Mr. Clarence Butler (regrets)
Mr. Elias Metlej

STAFF:

Ms. Maggie Holm, Heritage Planner
Ms. Jennifer Weagle, Legislative Assistant

Table of Contents

1.	CALL TO ORDER	3
2.	APPROVAL OF MINUTES - August 23, 2006 & September 27, 2006	3
3.	APPROVAL OF THE ORDER OF BUSINESS, ADDITIONS AND DELETIONS .	3
4.	BUSINESS ARISING FROM THE MINUTES	3
4.1	Heritage Street Names	3
5.	DEFERRED BUSINESS	4
6.	CORRESPONDENCE, PETITIONS & DELEGATIONS	4
6.1	Correspondence	4
6.2	Petitions	4
6.3	Presentations	4
7.	REPORTS	4
7.1	H00192: Request for approval of alterations to 5221 Spring Garden Road (St. Mary's Basilica), Halifax	4
7.2	H00189: Request for approval of alterations to 46 Dahlia Street, Dartmouth	5
7.3	Alterations to 1240 Hollis Street, Halifax	3 & 6
8.	ADDED ITEMS	7
9.	DATE OF NEXT MEETING - November 22, 2006	7
10.	ADJOURNMENT	8

1. CALL TO ORDER

The Chair called the meeting to order at 3:07 p.m. in Halifax Hall, 2nd Floor, City Hall.

2. APPROVAL OF MINUTES - August 23, 2006 & September 27, 2006

MOVED by Councillor Sloane, seconded by Mr. Bill Mont, that the minutes of August 23, 2006 be approved as circulated. MOTION PUT AND PASSED UNANIMOUSLY.

MOVED by Councillor Harvey, seconded by Mr. Bill Mont, that the minutes of September 27, 2006 be approved as circulated. MOTION PUT AND PASSED UNANIMOUSLY.

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

Additions:

7.3 Alterations to 1240 Hollis Street, Halifax

Ms. Maggie Holm, Heritage Planner, advised that alterations were undertaken and are almost completed to the auxiliary building at this address, without approval or permits. She noted that the work was very recently brought to the attention of staff and a stop work order was issued. Ms. Holm commented that although there was not enough time to complete a written report, she wanted to bring this matter before the Committee for input.

MOVED by Councillor Sloane, seconded by Mr. Paul MacKinnon, that the Committee accept an oral report from staff regarding 1240 Hollis Street, Halifax. MOTION PUT AND PASSED UNANIMOUSLY.

This item was dealt with later in the meeting (see item 7.3).

Ms. Holm went on to advise that the heritage sites evaluation criteria and the Heritage Incentives Program review amendments were both adopted by Regional Council on October 24, 2006, as recommended by the Committee.

The Committee briefly discussed the Utility and Review Board Midtown decision.

The agenda was agreed upon as amended.

4. BUSINESS ARISING FROM THE MINUTES

4.1 Heritage Street Names

The Committee did not have any further suggestions for heritage street names, further to the September 27, 2006 meeting.

5. DEFERRED ITEMS - None

6. CORRESPONDENCE, PETITIONS & DELEGATIONS

6.1 Correspondence - None

6.2 Petitions - None

6.3 Presentation - None

7. REPORTS

7.1 H00192: Request for approval of alterations to 5221 Spring Garden Road (St. Mary's Basilica), Halifax

C A staff report dated September 14, 2006 on the above noted was before the Committee.

Ms. Holm reviewed the report with the Committee, noting that the application is for approval of alterations to St. Mary's Basilica to create two vestibules on the north side of the building. She indicated that these additions are part of a larger renovation plan for the basement of the Church which will upgrade the access, electrical and mechanical systems. Ms. Holm noted the following:

- C The application is before the Committee to review the exterior alterations only,
- C The locations of the vestibules are proposed for the parking lot between the church and the manse, and the vestibules are essentially two one-storey covered wheelchair ramps, placed ten feet apart,
- C Windows in the vestibules will be rounded, with wide trim board, to continue with the style of the church,
- C EIFS is proposed for the exterior finish of the vestibules, as staff suggested a stone like material for the exterior and recommended against wood, in keeping with the stone facade of the church,
- C As per Building Code requirements, steel doors with delay buttons for wheel chair users will be installed,

- C The alterations were deemed in-substantive when brought before the Province for approval,
- C The vestibules may be visible from Barrington Street, but will not be very visible from Spring Garden Road.

A brief discussion ensued regarding the proposed alterations.

MOVED by Mr. Mark Pothier, seconded by Mr. Paul MacKinnon, that the Heritage Advisory Committee approve the proposed alterations to 5221 Spring Garden Road, Halifax, as outlined in the September 14, 2006 staff report.

Councillor Sloane, with the agreement of the mover and the seconder, amended the motion as follows:

MOVED by Mr. Mark Pothier, seconded by Mr. Paul MacKinnon, that the Heritage Advisory Committee recommend approval of the proposed alterations to 5221 Spring Garden Road, Halifax, as outlined in the September 14, 2006 staff report, with the stipulation that the colours of the EFIS material, window trim and parapet first be approved by heritage staff. MOTION PUT AND PASSED.

7.2 H00189: Request for approval of alterations to 46 Dahlia Street, Dartmouth

- C A staff report dated October 3, 2006 on the above noted was before the Committee.

Ms. Holm reviewed the report with the Committee, noting that the application is for approval to alter several windows, replace several windows in kind, introduce four skylights, and remove a small dormer. She advised that these alterations are in relation to interior renovations including the conversion of the attic into a bedroom and renovations to the second floor bathroom. Ms. Holm noted the following:

- C This property was before the Committee a few months prior for approval of the replacement of front and rear doors,
- C The owner is replacing all windows in the home with new wooden windows, and some will need to be enlarged to meet egress requirements of the Building Code,
- C The owner would like to introduce several operational skylights to allow ventilation to the attic bedroom space,
- C The owner is proposing to remove the dormer window in the bathroom upstairs at the rear of the building to create more usable space in the bathroom,
- C The dormer is a recent addition with poor construction and is in poor condition,
- C The introduction of a double window is proposed for the front of the house, to allow light into the living space,

- C There are no heritage policies with regard to skylights, however staff have recommended that they be kept flush with the roof and the frames be a dark colour,
- C The property owner worked with an architect on the design of the renovations.

The Committee discussed the proposed alterations, noting concern regarding the precedence of approving the installation of modern skylights on a heritage home. Councillor Sloane requested that Ms. Holm research and report back to the Committee on how other Municipalities deal with requests for approvals of skylights on heritage buildings, including information on the types and colours of skylights available.

MOVED by Mr. Bill Mont, seconded by Councillor Sloane, that the Heritage Advisory Committee recommend approval of alterations to 46 Dahlia Street, as proposed in the October 3, 2006 staff report, with the exception of the skylights, which the Committee defers recommendation of to the November 22, 2006 Heritage Advisory Committee meeting, pending further information from staff. MOTION PUT AND PASSED.

Councillor Harvey requested that staff discuss the Selkirk chimneys on the home with the owners, noting that they do not fit with the heritage character of the home.

7.3 Alterations to 1240 Hollis Street, Halifax

- C Copies of the location map, photos of the building, and diagrams of the existing and proposed elevations and building footprint were distributed to the Committee.

Further to discussion on this matter earlier in the meeting, (see item 3), Ms. Holm provided an oral report on this property to the Committee, noting the following:

- C Alterations were undertaken and are almost completed to the auxiliary building, without approval or permits, including the construction of a small addition, and painting the exterior purple,
- C The work was very recently brought to the attention of staff and a stop work order was issued, while permit applications are reviewed by engineering, development and heritage staff,
- C The property is registered, although there was no information in the lot file regarding the auxiliary building,
- C The auxiliary building is being operated as a take-out restaurant,
- C The addition is constructed of concrete blocks with wood fascia, the same as the existing auxiliary building,
- C The diagrams before the Committee were prepared by an architect after the stop work order was issued.

The Committee briefly discussed the property, with members noting that they would like to see the billboard on the roof of the auxiliary building removed, and the colour change should have been approved by heritage staff.

MOVED by Councillor Harvey, seconded by Councillor Sloane, that the Heritage Advisory Committee defer recommendation regarding alterations to 1240 Hollis Street, Halifax, to the November 22, 2006 meeting, pending further information from other HRM departments on this development. MOTION PUT AND PASSED.

8. ADDED ITEMS

Ms. Holm indicated that she is looking into booking the December 13, 2006 meeting of the Heritage Advisory Committee at the Citadel. She will confirm details at the November 22, 2006 meeting.

Mr. Mont commented that he, as the Heritage Advisory Committee representative to the Cultural Advisory Committee, was a member of a sub-committee to prepare an application on behalf of HRM for the Federal Cultural Capitals of Canada program, however, the application was abruptly cancelled without explanation. Mr. Mont indicated that he will request further information regarding the cancellation of the application at the next Cultural Advisory Committee meeting and will report back to the Heritage Advisory Committee.

Councillor Sloane indicated that the District 12 Planning Advisory Committee expressed interest in holding a joint meeting with the Heritage Advisory Committee regarding proposed heritage related definitions. She noted that they also expressed interest in holding a joint meeting to discuss the demolition permit process and to compile a demolition application status sheet to track upcoming demolitions. Councillor Sloane commented that in other parts of Canada demolition permits will not be granted without first securing a building permit, and some locations require a vacant lot to be landscaped in lieu of the commencement of construction. Ms. Holm advised that changes are currently underway to the Provincial *Heritage Property Act* regarding demolition of heritage buildings and that such provisions would likely require amendments to the *Municipal Government Act* in order to apply to non-heritage registered properties as well. Mr. MacKinnon commented that there are also proposed demolition policies included in the Barrington Street Conservation plan. Councillor Sloane indicated that she will pass this information on to the District 12 PAC.

Mr. Pothier requested that staff provide an update regarding 991 Beaver Bank Windsor Junction Cross Road, which was before the Committee at the June 28, 2006 meeting. At that meeting, the Committee recommended that the Marine Drive Valley and Canal Community Council deny the proposed amendments to the development agreement related to signage. Ms. Holm indicated that there is currently a re-configuration of the intersection at Beaver Bank

and Windsor Junction Roads is underway, and that she will obtain an update from the Planner to advise the Committee at the next meeting.

The Chair inquired what plans have been made for Heritage Day 2007. Ms. Holm advised that she will provide an update at the next meeting of the Heritage Advisory Committee.

9. DATE OF NEXT MEETING - November 22, 2006

The next meeting of the Heritage Advisory Committee is scheduled for November 22, 2006 at 3:00 p.m. in Halifax Hall, second floor, City Hall.

10. ADJOURNMENT

There being no further business, the meeting adjourned at 4:20 p.m.

Jennifer Weagle
Legislative Assistant