

**HERITAGE ADVISORY COMMITTEE
November 28, 2007
MINUTES**

PRESENT:

Mr. Tom Creighton, Chair
Councillor Dawn Sloane
Councillor Bob Harvey
Mr. Paul Shakotko
Mr. Stephen Terauds
Mr. Clarence Butler
Mr. Elias Metlej
Mr. Mark Pothier
Ms. Lisa Miller

REGRETS:

Ms. Dianne Marshall
Mr. Michael Cross

STAFF:

Ms. Maggie Holm, Heritage Planner
Mr. Bill Plaskett, Heritage Planner
Ms. Jennifer Weagle, Legislative Assistant

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1. **CALL TO ORDER**

The Chair called the meeting to order at 3:05 p.m. in Halifax Hall, 2nd Floor, 1841 Argyle Street, Halifax.

2. **APPROVAL OF MINUTES** - October 24, 2007

MOVED by Councillor Harvey, seconded by Mark Pothier, that the minutes of October 24, 2007 be approved, as distributed. **MOTION PUT AND PASSED UNANIMOUSLY.**

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

Addition:

8.1 Case 00951 - Development Agreement for Drive-Thru - 155 Ochterloney Street, Dartmouth

The agenda was agreed upon as distributed.

4. **BUSINESS ARISING FROM THE MINUTES** - None

5. **DEFERRED ITEMS** - None

6. **CORRESPONDENCE, PETITIONS & DELEGATIONS**

6.1 **Correspondence** - None

6.2 **Petitions** - None

6.3 **Presentations** - None

6.4 **Updates from HAC members - HRM Committees and HAC Sub-Committees** - None

7. **REPORTS**

7.1 **Property Matter - Sale of 65-67 Ochterloney Street, Dartmouth (PID#00109470) to Feeding Others of Dartmouth Society**

C A staff report dated October 17, 2007 on the above noted was before the Committee.

Ms. Peta-Jane Temple, Team Lead, Tax, Grants, and Special Projects, HRM Finance, reviewed the October 17, 2007 report with the Committee, noting the following:

- C Staff are proposing the donation of HRM owned property located at 65-67 Ochterloney Street, Dartmouth, to the Feeding Others of Dartmouth Society;
- C The property abuts 43 Wentworth Street, which is a Municipally Registered Heritage Property;

Mr. Elias Metledge arrived at 3:07 p.m.

- C Feeding Others of Dartmouth wish to subdivide 47 and 43 Wentworth Street creating Lot 3B1 and Lot 3A (as shown on attachment 3 of the October 17, 2007 staff report);
- C A benefit to consolidating the lots would be that the heritage restrictions would be extended to the full lot;
- C Civic 47 Wentworth Street is also a Registered Heritage Property, and staff will be coming forward at a later date for the disposal of this property;
- C 65-67 Ochterloney operates as a soup kitchen, with clients lining up on Ochterloney Street, and the proponent proposes to construct an accessory structure to shelter clients;
- C Heritage staff were included in meetings with the proponent, to ensure the design is sympathetic to the heritage property;
- C Staff are also working with the proponent to address neighbourhood concerns from local businesses;
- C Staff are seeking the Heritage Advisory Committee's comments on the compatibility of the proponent's design for an accessory structure to be located at 43 Wentworth Street with respect to the registered heritage property;

The Committee discussed the design of the accessory structure, suggesting the following:

- C That the structure be designed with a traditional gazebo appearance, in the shape of an octagon as opposed to a square;
- C Hanging baskets and ivy be added;
- C To increase the pitch of the roof of the structure;
- C The rendering does not show enough detail to approve the compatibility with the adjacent heritage structure.

MOVED by Michael Cross, seconded by Elias Metledge, that the Heritage Advisory Committee recommend that Regional Council approve the sub-division of 47 and 43 Wentworth Street creating Lot 3B1 and Lot 3A as shown in Attachment 3 of the October 17, 2007 staff report. MOTION PUT AND PASSED.

At the request of the Committee, Ms. Temple clarified that the kitchen is in the back of the building, and the dining rooms are on the front, which is why clients queue on Ochterloney Street. Ms. Temple also advised that a buy back agreement will be included in the transfer.

MOVED by Councillor Sloane, seconded by Lisa Miller, that staff work with the proponent on the final design renderings of the accessory structure, to be brought back to the

Heritage Advisory Committee for approval, with further details on the landscaping, location, materials, massing and compatibility with the existing heritage structure (architectural justification). MOTION PUT AND PASSED.

8. ADDED ITEMS

8.1 Case 00951 - Development Agreement for Drive-Thru - 155 Ochterloney Street, Dartmouth

- C An information report dated November 1, 2007, on the above noted was before the Committee.
- C A copy of a the presentation was distributed to the Committee.

Ms. Hanita Koblents, Planner, reviewed the following with the Committee:

- C Property location;
- C Property zoning;
- C Review of the development agreement process;
- C Dartmouth Downtown Plan Area policies B-3, D-1, and H-7;
- C Role of the HAC;
- C Review of the planning process;
- C Existing structure;
- C Proposed structure;
- C Nearby heritage (Greenvale School).

At the request of the Committee, Ms. Koblents clarified that the Heritage Credit Union wants the drive-thru in the front of the building for safety reasons, and the Crime Prevention Through Environmental Design (CEPTED) program will be used.

The Committee discussed the proposal, noting the following:

- C The ability to impact Greenvale School is minimal as it is not directly adjacent to the site;
- C Although the drive-thru is significant from a business perspective, it does not fit with the heritage feel of Ochterloney Street;
- C Ochterloney is a commercial area, and the Credit Union is not a heritage building;
- C There is currently asphalt parking in the front of the Credit Union;
- C The proposal should reflect the traditional character of the street and create a pedestrian friendly environment.

Ms. Koblents thanked the Committee for their feedback.

9. DATE OF NEXT MEETING - Wednesday, November 28, 2007

The next meeting of the Heritage Advisory Committee is scheduled for Wednesday, December 12, 2007 at 3:00 p.m. in Halifax Hall, second floor, City Hall.

9.1 Date of HAC meeting/Christmas Social

The Chair reviewed changes in membership to the Committee, effective December 1, 2007. He asked old and new members of the Committee to attend the December 12, 2007 meeting/Christmas social.

10. ADJOURNMENT

There being no further business, the meeting adjourned at 4:08 p.m.

Jennifer Weagle
Legislative Assistant