

HALIFAX REGIONAL MUNICIPALITY

HERITAGE ADVISORY COMMITTEE AUGUST 19, 2004 MINUTES

- PRESENT:** Mr. Allan MacLellan, Chair
Councillor Dawn Sloane
Councillor Bob Harvey
Mr. Tom Creighton
Mr. Paul MacKinnon
Mr. Elias Metlej
Mr. Jim Trites
- REGRETS:** Ms. Andrea Arbic
Mr. Dale Hall
Mr. Ralston MacDonnell
Mr. Bill Meagher
Mr. Mark Pothier
- STAFF:** Ms. Maggie Holm, Heritage Planner
Mr. Bill Plaskett, Planner, Heritage District
Ms. Randa Wheaton, Planner
Ms. Patti Halliday, Legislative Assistant
Ms. Dorothy Amey, Administrative Support

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Mr. MacLellan called the meeting to order at 3:00 p.m.

1. APPROVAL OF MINUTES - JUNE 23, 2004

MOVED by Councillor Sloane, seconded by Tom Creighton, that the minutes of June 23, 2004 be approved, as circulated. MOTION PUT AND PASSED UNANIMOUSLY.

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

The following item was added to the agenda:

- 7.1 Case 00607: Development Agreement - Thomas Kenny House, 1390 Thornvale Avenue, Halifax
- 7.2 Status of Proposed Amendments to Heritage Property Act

It was also agreed to deal with Item 4.2 H00140 - Proposed Addition to 95 King Street, Dartmouth, before Item 4.1 H00137 - Proposed Alterations to 5513 Young Street.

3. BUSINESS ARISING OUT OF THE MINUTES

4. CONSIDERATION OF NEW BUSINESS

4.2 Heritage Case H00140 - Review of Proposed Alterations to 95 King Street (a municipal heritage property), Dartmouth, NS

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

Ms. Maggie Holm, Heritage Planner, presented the report to the Committee and responded to questions from Committee members regarding the application.

Mr. Trites expressed concern with the mishmash of changes that have been made to this building and stated the turret only adds to this. He also expressed concern with the closeness of the two windows on the right of the main level. Councillor Sloane also expressed concerns with the turret and suggested there should be consistency in the type of roof line. She also expressed concern with the large pane glass windows. Councillor Harvey expressed similar concerns with the turret and the windows.

Mr. Metlej also expressed concern with the numerous changes to this building and questioned why it was still registered.

Mr. Paul McVicar, applicant, stated he had no problem in changing the style of the roof to a peak roof.

Mr. Creighton suggested, for further renovations, the applicant should try to replicate features of the original building rather than matching what is there currently.

Mr. McVicar stated he would be willing to replace the pane glass windows if financial assistance was available. He noted that since he purchased the building, he has been concentrating on the interior and is now commencing work on the exterior of the building.

Mr. MacLellan suggested providing more detailed drawings as this project progresses would be beneficial to the Committee. He also expressed concern with the style of the new windows and suggested they should be six over six. He further suggested the Committee identify its issues in its recommendation to Council.

Following a brief discussion, the following motion was put:

MOVED by Paul MacKinnon, seconded by Jim Trites, that the Heritage Advisory Committee recommend that Regional Council approve the alterations to 95 King Street, Dartmouth, as proposed in the staff report dated July 27, 2004 with the following amendments:

- 1) That the six over six window theme be carried throughout all proposed window replacements, including the new addition.**
- 2) That the roof line of the addition (nursery) be a traditional slope roof.**
- 3) That the six over six window theme to be carried through to any future window replacements.**
- 4) That more additional details or drawings are to be provided when they are available. MOTION PUT AND PASSED UNANIMOUSLY.**

4.1 Heritage Case H00137 - Review of Proposed Alterations to 5513 Young Street (A municipal heritage property), Halifax, NS

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

Ms. Maggie Holm, Heritage Planner, presented the report to the Committee and responded to questions of clarification from Committee members regarding the application.

MOVED by Councillor Sloane, seconded by Councillor Harvey, that the Heritage Advisory Committee instruct staff to approve the alterations to 5513 Young Street, as

proposed in the staff report dated July 28, 2004. MOTION PUT AND PASSED UNANIMOUSLY.

4.3 Heritage Case H00141 - Review of Proposed Alterations to 5683 Inglis Street (a municipal heritage property), Halifax, NS

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

Ms. Maggie Holm, Heritage Planner, presented the report to the Committee and responded to questions of clarification from Committee members regarding the application.

MOVED by Jim Trites, seconded by Elias Metlej, that the Heritage Advisory Committee recommend approval of alterations to 5683 Inglis Street, as proposed in the staff report dated August 3, 2004. MOTION PUT AND PASSED UNANIMOUSLY.

5. INFORMATION ITEMS

5.1 Approval Letters - Various

6. UPDATES

There were no updates at this meeting.

7. ADDED ITEMS

7.1 Case 00607: Development Agreement - Thomas Kenny House, 1390 Thornvale Avenue, Halifax

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

Ms. Randa Wheaton, Planner, presented the report to the Committee and responded to questions of the Committee regarding the development agreement.

MOVED by Councillor Sloane, seconded by Councillor Harvey, that the Heritage Advisory Committee:

1) Recommend that the Peninsula Community Council approve the proposed

changes to 1390 Thornvale Avenue, Halifax, to permit a residential development.

- 2) 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 the Thomas Kenny House at 1390 Thornvale Avenue, Halifax, to permit a residential development. MOTION PUT AND PASSED UNANIMOUSLY.

7.2 Status of Proposed Amendments to Heritage Property Act

- C A memorandum from Bill Plaskett, Heritage Districts Planner, to the Committee regarding the above, was circulated to the Committee.

A brief discussion ensued regarding the proposed amendments to the Heritage Property Act and heritage incentives. Mr. Plaskett noted that a discussion paper will be prepared by staff for consideration by the HAC at its September meeting with respect to the process for the review of the Heritage Property Act.

8. DATE OF NEXT MEETING

The date of the next meeting will be September 22, 2004.

There being no further business, the meeting adjourned at 4:45 p.m.

Patti Halliday
Legislative Assistant