

**HERITAGE ADVISORY COMMITTEE
February 23, 2005
MINUTES**

PRESENT:

Mr. Tom Creighton, Chair
Ms. Andrea Arbic, Vice Chair
Councillor Sue Uteck
Councillor Dawn Sloane
Mr. Clarence Butler
Mr. Paul MacKinnon
Mr. Caley MacLennan
Mr. Bill Meagher
Mr. Elias Metlej
Mr. Bill Mont
Mr. Mark Pothier

REGRETS:

Mr. Ralston MacDonnell

STAFF:

Ms. Maggie Holm, Heritage Planner
Mr. Bill Plaskett, Heritage Conservation District Planner
Mr. Dan Norris, Manager, Tourism, Heritage and Culture
Ms. Patti Halliday, Legislative Assistant
Ms. Dorothy Amey, Administrative Support

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1. **APPROVAL OF MINUTES - January 26, 2005**

MOVED by Councillor Uteck, seconded by Councillor Sloane, that the minutes of January 26, 2005, be approved, as circulated. MOTION PUT AND PASSED UNANIMOUSLY.

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

It was agreed to move Item 4.6 Proposed Regional Plan up on the agenda to be addressed before Item 4.5 Cultural Advisory Committee.

3. **BUSINESS ARISING FROM THE MINUTES**

None.

4. **CONSIDERATION OF NEW BUSINESS**

4.1 **H00156 - Application for Signage at 5855 Spring Garden Road/1544 Summer St.**

C A staff report dated February 7, 2005, was before the Committee for its consideration.

CONFLICT OF INTEREST

Councillor Uteck declared a **Conflict of Interest** and removed herself from the discussion and vote regarding this issue.

Ms. Maggie Holm, Heritage Planner, presented the report to the Committee and responded to questions of the Committee.

MOVED by Councillor Sloane, seconded by Bill Meagher, that the Heritage Advisory Committee approve the signage, as proposed in the staff report dated February 7, 2005, for the building at 5855 Spring Garden Road, which is governed by a heritage agreement for the registered heritage property at 1544 Summer Street, known as the Summer Gardens. MOTION PUT AND PASSED UNANIMOUSLY.

4.2 **H00158 - Proposed Alterations (window replacements) at 1477 Carlton Street**

C A staff report dated February 10, 2005, was before the Committee for its consideration.

Ms. Holm presented the report to the Committee, noting the alterations to the building have already been made and were noticed by staff. However, since they meet the guidelines, staff is recommending approval. Ms. Holm noted there have been stop work orders placed on this property, and the owners have been reminded of the process to follow.

During discussion of the application, it was suggested the owner be requested to clean the masonry.

MOVED by Clarence Butler, seconded by Councillor Sloane, that the Heritage Advisory Committee recommend approval of the alterations to 1477-79 Carlton Street, as proposed in the staff report dated February 10, 2005, make corrections on window opening to blend in. MOTION PUT AND PASSED UNANIMOUSLY.

4.3 H00159 - Review of Proposed Exterior Alterations to 1581 Barrington Street - The Keith Building (a municipally registered heritage property), Halifax, NS

C A staff report dated February 14, 2005, was before the Committee for its consideration.

Ms. Holm presented the report to the Committee.

In discussion of the application, concern was expressed regarding the colour.

Mr. Plaskett stated he hopes to meet with the property owner in March as there is potential for funding through the federal grant program. He noted the property is located in the Barrington Street Conservation District.

MOVED by Councillor Uteck, seconded by Councillor Sloane, that the Heritage Advisory Committee recommend approval of the alterations to 1581 Barrington Street, as proposed in the staff report dated February 14, 2005. MOTION PUT AND PASSED UNANIMOUSLY.

4.4 Heritage Case H00160 - Review of Proposed Alterations to 36 Victoria Road (a municipal heritage property), Dartmouth, NS

C A staff report dated February 9, 2005, was before the Committee for its consideration.

Ms. Holm presented the report to the Committee.

It was noted there was an error on the map and the phrase "property to be de-registered" should not be there.

MOVED by Councillor Sloane, seconded by Elias Metlej, that the Heritage Advisory Committee recommend approval of the alterations to 36 Victoria Road, Dartmouth, as proposed in the staff report dated February 9, 2005. MOTION PUT AND PASSED UNANIMOUSLY.

4.5 Cultural Advisory Committee

C A memorandum dated February 16, 2005, and a Terms of Reference regarding the Establishment of the HRM Cultural Advisory committee (CAC) was before the Committee for its consideration.

Ms. Holly Richardson, Community Developer, Recreation Tourism and Culture, presented the report to the Committee, noting there is a request for the HAC to appoint a representative to sit on the Cultural Advisory Committee.

It was agreed that anyone interested in serving on this Committee should put forth their name to Ms. Holm by February 28, 2005. Ms. Holm and Mr. Creighton will make the decision as to who will be the HAC representative. If anyone has any questions about the Committee, they can contact Ms. Richardson.

4.6 Proposed Regional Plan

Mr. Fred Wendt, Planner, Regional Planning, made a presentation to Committee regarding the proposed Regional Plan.

Responding to questions of Committee members, Mr. Wendt made the following points:

C With respect to any additional heritage designations being brought forward, the Regional Plan would set the framework of decision making rather than identifying specific properties. Councillor Uteck noted concepts, such as the one year waiting period and changes to legislation, will be looked at under the Regional Plan.

C The Regional Plan identifies areas where growth is expected to occur. There are lots of sites available that can accommodate growth without high rise buildings.

C The Regional Plan recognizes the balance of economy and population growth and the need to strengthen cultural and heritage assets to encourage growth.

C Details such as building heights will not be addressed in the Regional Plan, rather it will set the framework for such issues.

C The Capital District group is working on urban design guidelines.

C The Regional Plan was built on community consultation and work of the Committee.

Mr. Creighton thanked Mr. Wendt for his presentation.

4.7 Presentation of Proposal for Tex Park

Ms. Ann Muecke made a presentation to the Committee regarding the proposed development of 1591 Granville Street by United Gulf Developments Ltd. She noted it is hoped the application will go to Council in the spring. It will be back before the HAC at that time.

Responding to questions of the Committee, Ms. Muecke made the following points:

- C There is one parking space provided per condo unit, and one space for every two hotel rooms. The remainder would be for office and retail. Metro Park next door is available for use by visitors.
- C Before construction commences, an archeological study will need to be conducted.

Ms. Arbic suggested HRM needs to set standards for these types of developments so they are not being addressed case by case. She stated the development needs to fit with the fabric of the neighbourhood and it was her opinion that two 27 storey buildings are not an appropriate scale for that area.

Ms. Holm noted the intent of today's presentation was for the Committee to have a first look at the proposal. More detail will be provided when it comes back to HAC in the spring and the Committee can make recommendations at that time.

5. UPDATES

5.1 Update to Heritage Matters Binders - HAC Membership

Updates were provided to Committee members.

5.2 H00138 - Substantial Alteration to 1326 Barrington Street

Ms. Holm reviewed the background of this application, noting the Committee's main concern was with respect to the height and massing of the building at the street level.

Mr. Peter Connor, architect, addressed the Committee regarding the application. He proposed that another option to deal with the Committee's concerns would be to move the building back to 15 feet from the front face of the building (Barrington Street side). In return for bringing the building back, the proponent would like to add another storey above what the height precinct allows. In response to Mr. Connor's suggestion, Ms. Holm stated the height precincts were just recently embedded into the MPS and development agreements cannot touch them. A site specific plan amendment would be required which cannot be addressed by the HAC.

In response to a question regarding the blank walls, Mr. Connor stated he has not designed the condo space yet and was unsure where windows would be placed. However, he stated there is an intent to put windows on both blank sides of the building.

Ms. Holm noted the applicant could apply for a site specific plan amendment, and come back with the same proposal with the same setback and a higher height, and they would not have to do a development agreement. Mr. Creighton stated he did not think the owners would be keen to go through a site specific MPS amendment, rather they would revert back to the June application which they will have the right to develop in June 2005.

Mr. MacKinnon stated the Committee needs clarification on the implications of not recommendation approval of this application as it will make a future case study for Barrington Street.

Ms. Holm stated the Committee needs to consider what it feels about redevelopment of sites and how they affect the heritage fabric.

Mr. Connor advised that the owners want to maintain the heritage registration and the development agreement. They would like to have a positive recommendation from the Committee on their proposal: they do not want to do it just because they have right to do so.

MOVED by Councillor Uteck, seconded by Bill Meagher, that the application for 1326 Barrington Street, as proposed in the Oct. 20, 2004 staff report, be approved. MOTION PUT AND DEFEATED.

6. INFORMATION ITEMS

6.1 Approval Letters

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

6.2 Extracts from Regional/Community Council Minutes

6.2.1 Peninsula Community Council - Oct. 4/04 - Case 00607 - 1390 Thornvale Ave.

Provided for information.

6.2.2 Peninsula Community Council - Dec. 13/04 - Case 00689 - 5355 Russell Street

Provided for information.

6.3 Heritage Day - February 21, 2005

7. ADJOURNMENT

There being no further business, the meeting adjourned at 5:35 pm.

Patti Halliday
Legislative Assistant