

**HERITAGE ADVISORY COMMITTEE
August 24, 2005
MINUTES**

PRESENT:

Mr. Tom Creighton, Chair
Ms. Andrea Arbic, Vice Chair
Councillor Bob Harvey
Mr. Clarence Butler
Mr. Paul MacKinnon
Mr. Mark Pothier
Mr. Bill Mont
Mr. Elias Metlej
Mr. Bill Meagher

REGRETS:

Councillor Dawn Sloane
Mr. Ralston MacDonnell

STAFF:

Ms. Maggie Holm, Heritage Planner
Mr. Bill Plaskett, Heritage Conservation Planner
Ms. Stephanie Parsons, Legislative Assistant

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The Chair called the meeting to order at 3:07 p.m.

1. APPROVAL OF MINUTES - June 29, 2005

MOVED BY Mr. Pothier, seconded by Ms. Arbic, that the minutes of May 25, 2005, be approved. MOTION PUT AND PASSED UNANIMOUSLY.

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

Correction: Item 6.1 should be 4.1 Deferred Items

The agenda was accepted as amended.

3. BUSINESS ARISING FROM THE MINUTES - NONE

4. DEFERRED ITEMS - See Item 6.1

5 CONSIDERATION OF NEW BUSINESS

5.1 H00170 - Application for alterations to 2323 Princess Place, Halifax

- A staff report dated July 27, 2005 was before the Committee for discussion.

Ms. Holm reviewed the staff report and noted that the extension will be 20 x 14 feet and that the addition will be clearly distinct from the original building in its materials and design, but will not negatively affect the historic character of the original building.

In response to Ms. Arbic the applicant advised that the exterior cladding is a non-combustible material required under the National Building Code. Stucco cannot be used as it does not meet the National Building Code Standards.

In response to questions from Committee Members Ms. Holm advised of the following:

- all the windows on the back of the properties have been changed, there is no continuity
- the properties have been registered as a Streetcape, the fronts of the buildings have remained intact
- every second house has a carriageway which dates back to 1875
- the carriageways extend to the back of the house, which used to be open at one time, but doors were added for security

MOVED by Mr. Mark Pothier, seconded by Mr. Elias Metlej the Heritage Advisory Committee recommend that Regional Council approve application H00170, alterations to 2323 Princess Place, Halifax, as proposed in the staff report dated July 27, 2005. MOTION PUT AND PASSED UNANIMOUSLY.

5.2 H00171 - Application for subdivision and de-registration of a portion of 1496 Hollis Street, Halifax

- A staff report dated August 10, 2005 was before the Committee for discussion.
- A report prepared by Davis Archaeological Consultants Ltd. and Duffus Romans Kundzins Rounsefell Ltd. for Salters Gate Limited was circulated to the Committee for informational purposes.

Ms. Holm provided an overview of the staff report and noted that Salters Gate Development Limited is requesting consideration to subdivide and de-register a portion of the lands known as 1496 Hollis Street. Given that the proposal will maintain the majority of the registered lands which contain the Brewery Market, staff recommends approval of the request.

Mr. Roy Willwerth, Architect, Duffus Romans Kundzins Rounsefell Ltd. advised the Committee that the subdivision request arose after it was determined that the proposed building for Lot A-1 would have a minimal encroachment over Lot A-2. Therefore, an 83 square foot area of land is requested to be subdivided from Lot A-2 and consolidated with Lot A-1 allowing the new building to remain entirely on its own lot.

MOVED BY Councillor Harvey, seconded by Ms. Andrea Arbic, that the Heritage Advisory Committee recommend that Regional Council:

- 1. Set a public hearing to consider the de-registration of a portion of land known as 1496 Hollis Street.**
- 2. Approve the subdivision and de-registration of a portion of the lands known as 1496 Hollis Street, Halifax as shown on Map 1 of the August 10, 2005 Staff Report.**

MOTION PUT AND PASSED UNANIMOUSLY.

5.3 Presentation - Restoration of Horticultural Hall, Public Gardens

Mr. Graeme Duffus, Duffus Romans Kundzins Rounsefell Ltd. provided an update on the

Restoration of Horticultural Hall, Public Gardens and advised of the following:

- the washrooms are being extended
- Horticulture Hall will be restored back to its original appearance (1835)
- it may be used as an interpretative centre or canteen
- the existing mens washroom will be converted to a storage facility, eliminating the use of Horticulture Hall for storage
- the building will have wood cladding
- landscaping (phase three) is expected to begin in the spring of 2006

5.4 Barrington Street Historic District Revitalisation Plan

- Barrington Street Historic District Revitalization Plan Working Draft Dated August 2005 was before the Committee for informational purposes.

Mr. Bill Plaskett advised that the draft document is a work in progress and was brought to the Committee for information. He further added that the Steering Committee has not had an opportunity to review the plan in detail.

He circulated a document outlining the existing and proposed design standards for the Committee's information and provided an overview of the plan.

Mr. Meagher thanked Mr. Plaskett for his hard work on the project.

6. UPDATES

6.1 H00153 - Application for Deregistration of 78 Shore Road

- A Staff report dated May 11, 2005 was previously circulated to the Committee for consideration.

Mr. Graeme Duffus advised the Committee that he conducted an inspection last week and was unable to complete the report for this meeting. He advised that the report will be ready for the next meeting. He further commented that the owner has placed the home on the real estate market.

MOVED BY Mr. Butler, seconded by Mr. Meagher that the Heritage Advisory Committee defer application H00153 to the next scheduled meeting of the Heritage Advisory Committee. MOTION PUT AND PASSED UNANIMOUSLY

7.0 INFORMATION ITEMS

7.1 Approval Letters

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

7.2 Extracts from Regional/Community Council Minutes - NONE

8. ADDED ITEMS

In response to Mr. Metlej in regards to a property that has 10 units, Ms. Holm advised that under the current incentive program a residential property must have eight or fewer units.

Mr. Metlej asked if the property would be eligible under the commercial program. In response, Ms. Holm advised that if the property is taxed commercially at 50% or more it would be eligible.

She advised the Committee that she is in the process of doing some research on this matter as the property in question is not eligible under either program. She will provide a report to the Committee to discuss in further detail whether or not the existing criterion is fair or equitable. Mr. Metlej recommended that the size of the property be considered in the research.

9. ADJOURNMENT

There being no further business, the meeting adjourned at 4:17 p.m.

Stephanie Parsons
Legislative Assistant