

**HERITAGE ADVISORY COMMITTEE  
MINUTES  
March 26, 2003**

**PRESENT:**

Mr. Allan MacLellan, Chair  
Mr. Tom Creighton, Vice Chair  
Councillor Bob Harvey  
Councillor Sue Uteck  
Mr. Dale Hall  
Ms. Janet Morris  
Ms. Margo Grant  
Dr. Toby Balch  
Ms. Andrea Arbic  
Mr. Jim Trites

**ABSENT:**

Mr. Mark Pothier (Regrets)  
Mr. Paul MacKinnon (Regrets)

**STAFF:**

Mr. Kevin Barrett, Heritage Planner  
Mr. Dan Norris, Manager, Culture and Heritage  
Ms. Holly Richardson, Planner  
Ms. Dorothy Amey, Administrative Support  
Ms. Patti Halliday, Legislative Assistant

**Table of Contents**

|     |  |    |
|-----|--|----|
| 1.  | APPROVAL OF MINUTES - FEBRUARY 26, 2002 .....  | 3  |
| 2.  | APPROVAL OF THE ORDER OF BUSINESS, ADDITIONS AND DELETIONS .   | 3  |
| 3.  | REPORTS .....  | 3  |
| 3.1 | H00103 - Request for De-Registration of Lot # 2, (known as 6957 Armview Avenue) 6941 Tupper Grove, Halifax .....                                 | 3  |
| 3.2 | H00104 - Application for Registration of 2223 Brunswick Street, Halifax ..   | 4  |
| 3.3 | Case 00455 - DA for redevelopment of the apartment building at 1252-56 Hollis Street adjacent to a registered building (Forman Uniacke House) .. | 5  |
| 3.4 | Heritage Incentives Program: Action Plan for HRM .....   | 5  |
| 4.  | INFORMATION ITEMS .....  | 8  |
| 4.1 | Approval letters .....   | 8  |
| 4.2 | Change in location of HAC meetings for the rest of the year .....  | 9  |
| 4.3 | Updates to Heritage Binders (Listings, MPS, addition of LUB) .....   | 9  |
| 4.4 | Article re Plaques (from the HRM Newsletter) .....   | 9  |
| 4.5 | Letter to Stephen & Maya Warnock .....   | 9  |
| 4.6 | Invitation to the Carmichael Lecture - Thursday March 27, 2003 .....   | 9  |
| 5.  | ADDED ITEMS .....  | 9  |
| 6.  | DATE OF NEXT MEETING .....   | 10 |
| 7.  | ADJOURNMENT .....  | 10 |

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

**1. APPROVAL OF MINUTES - FEBRUARY 26, 2002**

Dr. Balch requested that Paragraph 5, Page 6, be amended to read as follows:

*“Dr. Balch expressed concern with the blending of heritage and non-heritage buildings. He noted that Keith Hall and the Brewery Market are the two key heritage features, and although they have been afforded some heritage protection, he expressed concern that the municipal heritage protection is not that great. Dr. Balch suggested if both properties were municipally and provincially registered, the level of protection may be increased. Dr. Balch also expressed concern that it was not clear from the presentation what the future improvements to the market complex would be and suggested it would be more appropriate to have some of the long-term intent in fairly firm writing. He stated he would like to see that the Farmer’s Market, which is probably a key issue for the public, continue indefinitely. Mr. Barrett responded that under Policy 6.8, “use” is not within the scope of the Heritage Advisory Committee.”*

**MOVED by Councillor Uteck, seconded by Councillor Harvey, that the minutes of February 26, 2002 be approved, as amended. MOTION PUT AND PASSED UNANIMOUSLY.**

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

There were no changes to the agenda requested.

**3. REPORTS**

**3.1 H00103 - Request for De-Registration of Lot # 2, (known as 6957 Armview Avenue) 6941 Tupper Grove, Halifax**

C A staff report prepared for Jim Donovan, Manager, Planning Applications, dated March 7, 2003, regarding the above, was before the Committee for its consideration.

With the use of overheads, Mr. Barrett, Heritage Planner, presented the staff report to the Committee.

In response to a question of Mr. Creighton, Mr. Barrett stated the reason for the application for de-registration is that a new building has been constructed on the site, and under the approved development agreement, the owner has the ability to request the de-registration.

**MOVED by Councillor Sue Uteck, seconded by Mr. Jim Trites, that the Heritage Advisory Committee recommend to Regional Council that:**

- (a) a public hearing be set to provide consideration for the de-registration of Lot #2 (known as 6957 Armview Avenue), 6941 Tupper Grove, Halifax; and,
- (b) Regional Council approve the de-registration of Lot #2 (known as 6957 Armview Avenue), 6941 Tupper Grove, Halifax, as shown on Map 1 of the staff report dated March 7, 2003. **MOTION PUT AND PASSED UNANIMOUSLY.**

**3.2 H00104 - Application for Registration of 2223 Brunswick Street, Halifax**

- C A staff report prepared for Jim Donovan, Manager, Planning Applications, dated March 6, 2003, regarding the above, was before the Committee for its consideration.

Mr. Barrett advised the Committee that this property was originally evaluated for heritage registration by the Committee in 1997, but for some reason it was never forwarded to Council. The score allocated at that time was 50 points. Mr. Barrett suggested the Committee could re-evaluate the property at this time or forward it to Council with the original score. Ms. Nancy Wooden, Harbour City Homes, stated the building has received a new roof and some new windows and doors since 1998, all in keeping with the original character of the building.

**MOVED by Ms. Janet Morris, seconded by Ms. Andrea Arbic, that the Heritage Advisory Committee recommend to Regional Council that 2223 Brunswick Street, Halifax, be registered under the HRM Heritage Property Program, based on the scoring of the property by the Heritage Advisory Committee in 1997.**

In response to a question of Ms. Grant regarding the status of the revised evaluation criteria, Mr. Barrett stated this issue is still with staff.

Responding to a question of Mr. Creighton, Mr. Barrett stated once a property is registered any alteration needs to be sympathetic with the building's original architecture and not what is there at the time of registration.

Mr. Trites inquired how much has the appearance of this building changed since the original scoring as it may affect the scoring. Mr. Barrett responded that he did not know the condition of the building at the time of original consideration. The only photo on file was of the entrance and the detailing appears to be the same. Mr. Dan Norris, Recreation, Culture and Heritage, added that he did not believe there have been any significant changes since that time.

Mr. Creighton suggested, at some point, a list of deficiencies in areas required to get higher score could be listed so the owner is aware that when these features are repaired or replaced they need to be taken into consideration. Mr. Barrett stated staff are looking at a better method to document buildings when they are registered

**MOTION PUT AND PASSED UNANIMOUSLY.**

**3.3 Case 00455 - DA for redevelopment of the apartment building at 1252-56 Hollis Street adjacent to a registered building (Forman Uniacke House)**

- C A staff report prepared for Paul Dunphy, Director, Planning and Development Services, dated March 17, 2003, regarding the above, was before the Committee for its consideration.

With use of overheads, Ms. Holly Richardson, Planner, presented the report to the Committee, noting there have been some revisions made to the roof design and it is now a mansard roof. Ms. Richardson stated staff believe the revised design is an improvement and is more compatible to the registered heritage building. She noted no other changes are being proposed. In closing, Ms. Richardson stated staff are recommending that the revised design be approved.

Responding to a question of Dr. Balch, Ms. Richardson stated, as a result of the roof redesign, the height of the building has been reduced from 46 feet to 38 feet but the windows are the same as originally proposed.

Councillor Uteck noted there was some concern expressed by the Committee in November regarding the height difference between this building and the adjacent registered heritage property. She stated this revised design is an improvement.

In response to a question of Ms. Grant regarding the footprint, Ms. Richardson responded that the footprint has not changed at all between the original and the new design.

Mr. Creighton inquired if the size of the dormers is the same as those next door. The developer responded the dormers on the existing building were not measured, but the proposed dormers are approximately six feet wide. He noted the intent is to look similar to the adjacent building but not to duplicate it.

**MOVED by Councillor Sue Uteck, seconded by Councillor Bob Harvey, that the Heritage Advisory Committee recommend that Peninsula Community Council approve the proposed development for 1252-56 Hollis Street, pursuant to the Heritage Property Act. MOTION PUT AND PASSED UNANIMOUSLY.**

**3.4 Heritage Incentives Program: Action Plan for HRM**

- C A staff report prepared for Jim Donovan, Manager, Planning Applications, dated February 19, 2003, to Regional Council, regarding the above, was before the Committee for its information.

- C Correspondence from the Heritage Trust of Nova Scotia, dated March 25, 2003,

regarding the above, was before the Committee for its consideration.

With the use of overheads, Mr. Dan Norris presented the report to the Committee. Mr. Norris noted this matter was before Regional Council on March 4, 2003, at which time Council endorsed the development of heritage incentive programs outlined in the staff report dated February 19, 2003 and forwarded the report to the Heritage Advisory Committee to develop draft policies in consultation with staff. Mr Norris noted the draft policies will then be submitted for Council's consideration.

In his presentation, Mr. Norris briefly reviewed the existing heritage incentives:

- C heritage house program : Fall 2002
- C offers up to \$5000 per project
- C 15 projects and \$50,000 approved (news release circulated)

He noted a list of those receiving grants will be available tomorrow.

Mr. Norris reviewed the following proposed program directions taken to Council:

- C develop win-win for HRM and owners
- C focus on 2 outcomes - buildings & people
- C preserve heritage properties and districts
- C recognize heritage groups and owners

#### Proposed programs

- C commercial rehabilitation
- C institutional and non-profit
- C public works policy
- C legacy 20/20 fund

Councillor Uteck expressed concern with stability of the heritage incentive program and the possibility it will be started and then be cut in budget deliberations in the future. The Councillor questioned how will the HAC push to ensure that future funding is provided. Mr. Norris noted that \$100,000 was approved for this incentive program, and he would like the HAC to consider how it would like to interact with staff regarding this program: either as a full or sub-committee.

For the record, Councillor Uteck referenced the concern expressed by Heritage Trust with regard to the meeting of the word "rehabilitate" in its letter of March 25, 2003. The Councillor stated she believes this concern needs further discussion.

With regard to the commercial program, Dr. Balch stated a definition of “commercial” would also be very helpful. In terms of incentives, Dr. Balch stated he believed, as a heritage property owner, that tax exemptions and credits and heritage loans or guarantees would be appealing and questioned why they have been dropped for consideration at this time. Mr. Norris clarified that they have not yet been dropped and staff can look at any of those forms of financial assistance, however, staff have identified four as key ones to pursue. Mr. Norris noted the Municipal Government Act does not permit HRM to give tax exemptions to commercial properties, however, the municipality could approach the province for change, but it could take 2 years. He noted Council is looking for some immediate programs and that is why tax exemptions have not been pursued.

With regard to the reference of 4:1 leveraging on Page 3 of the staff report, Dr. Balch noted the work was already been completed so the private investment was not really leveraged. He suggested this may not be the best way to word it. Mr. Norris agreed it would be more appropriate wording for the future.

Dr. Balch also noted some clarity of the process would be beneficial. In response, Mr. Norris stated in the 2003/2004 budget there was \$50,000 allocated for people who apply for future projects. The previous allocation was used for retroactive projects.

Ms. Morris expressed concern with semantics of the statement in the report regarding the commercial rehabilitation program. She stated she assumed the opposite was meant in that the new buildings should look like the heritage buildings. Mr. Norris confirmed this was correct. With regard to the incentive program, Ms. Morris stated a lot of work done may be repair work and the money received will be taken back in taxes because the assessment will be increased. In response, Councillor Uteck noted she is trying to work with Financial Services to have an incentive holiday for heritage property owners whereby an assessment would be frozen for a five year period. The actual assessment value would continue to increase, but the taxes would be based on the frozen assessment for up to five years. Mr. Barrett noted this approach is done in other municipalities across Canada.

Dr. Balch noted that loan guarantees would also be an incentive as obtaining funding from banks for older houses is very difficult.

Mr. Creighton suggested that development of artisan spaces in heritage properties is something else to consider as a way to attract development of heritage properties. Mr. Norris noted that Vancouver has provided this opportunity for many years. Ms. Morris cautioned that this would also require a hands-on approach to the building.

Mr. MacLellan thanked Mr. Norris for his presentation. Following a brief discussion, it was agreed that a sub-committee would be struck to work with Mr. Norris to draft the policies to be brought forward to the HAC for review. The following members agreed to serve on the sub-

committee: Margo Grant, Toby Balch, Janet Morris and Andrea Arbic. Mr. Norris stated he would contact the members to set up meetings.

In other business, Mr. Creighton inquired about the status of demolition control issue, Mr. Barrett stated staff is still trying to negotiate with the Province noting there is an acting person in place at this time. Mr. Creighton noted he will raise the issue again in a few month's time for an update.

In response to a question of Mr. MacLellan, Mr. Barrett stated if Committee members have any issues regarding heritage matters, they should be raised at the Committee level through the Chair. He noted problems have occurred in the past when Committee members have spoken, as a representative of the Committee, outside the Committee on issues when not requested to do so.

Mr. MacLellan inquired about the issue of heritage property insurance. Mr. Barrett reported that he has not had any more calls on this issue. Dr. Balch noted he was recently told by an insurance adjuster in the fall that his property insurance would be increased because it was a registered heritage property. Mr. Creighton inquired about the request for a meeting with someone from the Insurance Bureau to discuss their policies and practices. Mr. Barrett stated this request is at his Director's level but the insurance industry has been recently focusing on automobile insurance. Mr. Creighton asked that this issue be kept on the forefront as well. Ms. Morris noted the Provincial Heritage Property Owners Association has commissioned a report on the insurance issue and how it affects heritage properties. This report is anticipated to be completed by April 30, 2003.

#### **4. INFORMATION ITEMS**

##### **4.1 Approval letters**

Approval letters for the following properties were before the Committee for its information:

- C 965 McLean Street
- C 5112 Prince Street
- C 260 Dingle Road
- C 1253 Barrington Street
- C 1685 Argyle Street

##### **4.2 Change in location of HAC meetings for the rest of the year**

A memorandum from Ms. Dorothy Amey, Heritage Property Program, was before the Committee advising it of a change in location of HAC meetings for the rest of the year. The new location will be Halifax Hall, City Hall, 1841 Argyle Street, Halifax.

**4.3 Updates to Heritage Binders (Listings, MPS, addition of LUB)**

Updates to the Heritage Matters Binders were provided to the Committee for the following Chapters:

- C Chapter 5 - Registered Heritage Properties List
- C Chapter 9 - Heritage Municipal Planning Strategy
- C Chapter 10 - Heritage Land use By-Laws

With respect to the Peninsula North Area 7 Heritage Land Use By-Law, Ms. Morris inquired why registered property owners have to go through a development agreement. Mr. Barrett agreed to get back to her on this issue.

**4.4 Article re Plaques (from the HRM Newsletter)**

- C Copies of a recent article in the HRM Newsletter regarding the unveiling of the new HRM heritage plaque were before the Committee for its information.

**4.5 Letter to Stephen & Maya Warnock**

- C Copies of a letter to Stephen and Maya Warnock, from Jim Donovan, Manager, Heritage Property Program, regarding Case H00097 - Request to de-register 32 Dundas Street, Dartmouth, were before the Committee for its information.

**4.6 Invitation to the Carmichael Lecture - Thursday March 27, 2003**

- C Copies of a Public Service Announcement regarding the second Annual Carmichael Lecture to take place on Thursday, March 27, 2003, were before the Committee for its information.

**5. ADDED ITEMS**

There were no added items.

**6. DATE OF NEXT MEETING**

The date of the next HAC meeting will be April 23, 2003.

**7. ADJOURNMENT**

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

Patti Halliday  
Legislative Assistant