

**HALIFAX REGIONAL MUNICIPALITY**

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**HERITAGE ADVISORY COMMITTEE  
MINUTES  
JULY 23, 2003**

**PRESENT:** Mr. Tom Creighton, Vice Chair  
Councillor Sue Uteck  
Ms. Janet Morris  
Ms. Margo Grant  
Dr. Toby Balch  
Mr. Mark Pothier  
Ms. Andrea Arbic  
Mr. Jim Trites  
Mr. Dale Hall

**REGRETS:** Mr. Allan MacLellan  
Councillor Bob Harvey  
Mr. Paul MacKinnon

**STAFF:** Mr. Kevin Barrett, Heritage Planner  
Mr. Jim Donovan, Manager, Planning Applications  
Mr. Dan Norris, Manager, Culture and Heritage  
Ms. Patti Halliday, Legislative Assistant  
Ms. Dorothy Amey, Administrative Support  
Ms. Leticia Smillee, Planning Intern

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Mr. Tom Creighton, Vice Chair, called the meeting to order at 3:00 p.m.

**1. APPROVAL OF MINUTES - JUNE 25, 2003**

**MOVED by Councillor Uteck, seconded by Ms. Andrea Arbic, that the minutes of June 25, 2003, be approved, as circulated. MOTION PUT AND PASSED UNANIMOUSLY.**

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

Mr. Barrett noted the following three items were being circulated to the Committee for its information:

- C Correspondence from Dr. Philip Pacey, dated July 15, 2003, regarding Case 00518 - An application for a development agreement for the Keith's Brewery Lands
- C Correspondence from Mr. Peter Delefes, President, Heritage Trust of Nova Scotia, dated June 18, 2003, regarding 1390 Thornvale Avenue, Halifax
- C Correspondence from Mr. Paul MacKinnon, HAC Member, dated July 23, 2003, regarding various agenda items

Mr. Barrett advised the Committee of a request by Dr. Pacey to briefly address the Committee regarding the Keith's Brewery Lands proposed development. The Committee agreed to the request. Mr. Alan Ruffman also submitted a letter regarding this issue which he requested be circulated to the Committee members.

**3. DEFERRED ITEMS**

**3.1 H00106 - Application for Registration of 600-620 Francklyn Street**

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

Ms. Alfreda Withrow, Research Consultant, presented the historical report on 600, 602, 618 and 620 Franklyn Street to the Committee.

Mr. Barrett noted this application was brought forward by Mr. John Kitiz, a neighbouring property owner. He advised the Committee that the property owner, Pine Hill Divinity College, is permitted to do what it wishes with this property until the heritage hearing is set and notice is provided to the property owner.

The Committee proceeded with the evaluation of the property with the following results:

**1. Age**

Based on the average age of the buildings, the Committee allocated 10 points to this category. 10 pts.

**2. Relationship to Important Occasions, Institutions, Personages, Eras**

Based on the professors who lived there and the volume of work they did, the Committee allocated 10 points to this category for Provincial Importance. 15 pts.

**3. Relationship to Surrounding Area**

The Committee believed this property to have an excellent relationship to the surrounding area. 10 pts.

**4. Aesthetic/Architectural Merit**

The Committee believed this property to be a good example of architectural type as the buildings competently display the major architectural characteristics of the type and are aesthetically pleasing. 15 pts.

The Committee also allocated 5 points for having the original facade. 5 pts.

**TOTAL 55 pts.**

**MOVED by Mr. Jim Trites, seconded by Ms. Janet Morris, that the Heritage Advisory Committee score 600, 602, 618 and 620 Francklyn Street 55 points, and recommend that Regional Council register the properties under the HRM Heritage Property Program. MOTION PUT AND PASSED.**

**3.2 Proposed Heritage Incentives Program - Dan Norris**

C A Heritage Incentives Program - Transmittal Report, prepared by Dan Norris, Manager, Culture and Heritage, dated July 23, 2003, was circulated to the Committee.

Mr. Norris briefly presented the transmittal report to the Committee and stated a report with recommendations would be coming to the Heritage Advisory Committee at its August 27, 2003 meeting.

**4. REPORTS**

**4.1 H00114 - Proposed Alterations at 5657 Inglis Street, Halifax**

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

Mr. Barrett presented the report to the Committee, stating staff are of the opinion that the proposal be approved based on their evaluation of the proposal against the Building Conservation Standards.

**MOVED by Councillor Sue Uteck, seconded by Mr. Mark Pothier, that the Heritage Advisory Committee recommend approval of the alterations to 5657 Inglis Street, Halifax, as described in the staff report dated July 10, 2003. MOTION PUT AND PASSED UNANIMOUSLY.**

**4.2 H00107 - Application for Registration of 1 Camden Street, Dartmouth**

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

Ms. Alfreda Withrow, Research Consultant, presented the historical report on 1 Camden Street, Dartmouth, to the Committee.

The Committee proceeded with the evaluation of the property with the following results:

**1. Age**

1913 7 pts.

**2. Relationship to Important Occasions,  
Institutions, Personages, Eras**

Local Importance 10 pts.

**3. Relationship to Surrounding Area**

The Committee believed this property to have a good relationship to the surrounding area. 7 pts.

As the building has not been moved, the Committee allocated an additional 10 points for original site. 10 pts.

**4. Aesthetic/Architectural Merit**

The Committee believed this property to be an only or rare example of a particular architecture type in Dartmouth. 20 pts.

The Committee allocated 4 points for the property having the majority of the original facade. 4 pts.

The Committee also allocated 15 points for the property competently displaying the major architectural characteristics of the type, and for being aesthetically pleasing. 15 pts.

**TOTAL 73 pts.**

**MOVED by Dr. Toby Balch, seconded by Mr. Dale Hall, that the Heritage Advisory Committee score 1 Camden Street, Dartmouth, 73 points, and recommend that Regional Council register the property under the HRM Heritage Property Program. MOTION PUT AND PASSED UNANIMOUSLY.**

In response to a question of Ms. Arbic, Mr. Barrett stated it is anticipated that the new scoring criteria developed by the sub-committee will be brought forward next month for a motion of the Committee to forward the criteria on to Regional Council for approval.

**4.3 H00115 - Application to Consider 289 Portland Street, Dartmouth, as a Registered Heritage Property**

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

Mr. Barrett advised the Committee that this property was originally evaluated by the former City of Dartmouth Heritage Advisory Committee in 1984 and qualified for registration. However, at that time, the property owner was not comfortable with registration. As a result,

the property was not registered. The property owner has since changed his opinion of registration and has now put forth an application to have the property registered under the HRM Heritage Property Program. Mr. Barrett noted the building has been altered to a small degree since that time, but the alterations are minor in nature and the main structure has remained intact. He suggested the Committee could make a motion to support the original evaluation, or the Committee could choose to re-evaluate the property.

**MOVED by Dr. Toby Balch, seconded by Mr. Mark Pothier, that the Heritage Advisory Committee accept the scoring allocated to this property by the former City of Dartmouth Heritage Advisory Committee in 1984 and recommend that Regional Council register the property under the HRM Heritage Property Program. MOTION PUT AND PASSED UNANIMOUSLY.**

**4.4 Case 00518 - Proposal for a Development Agreement for the former Keith's Brewery Lands**

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

Mr. Jim Donovan, Manager, Planning Applications, presented the report to the Committee. Copies of his presentation were circulated to members. In his presentation, Mr. Donovan stated the role of the HAC in this matter is to make a recommendation to Community Council on the heritage aspects of the development agreement and to make a recommendation to Regional Council on the proposed alterations to the heritage properties. Staff's recommendation to the HAC was as follows:

*C that the development agreement be considered in relation to registered heritage properties in the vicinity and a recommendation to the Peninsula Community Council be provided by the HAC*

*C that, subject to execution of the development agreement, the HAC recommend that Halifax Regional Council approve alterations to Keith Hall and Construction of Halkirk House on Lots A-2 and A-4.*

During the discussion of this issue, some concerns were raised by the Committee. Mr. Trites expressed concern that a glass link between a heritage building and another that appears to be a heritage building may look too modern. Ms. Morris expressed concern that the area where this is being built is currently an access to the Farmer's Market. In response, the proponent stated access to the Farmer's Market will continue through the CBCL building and there will be an additional entrance off Keith Lane.

In response to a question of Ms. Morris regarding the Benjamin Weir House, Mr. Barrett stated the roof of the Halkirk House is higher than the chimney of the Benjamin Weir House. In order for the chimney to function, the owners of the Weir House would have to create a chimney extension. As this building is both provincially and municipally registered, an application for a substantial alteration would be required to be submitted to both governments. If this does not take place, the scale of the Halkirk House would need to be reduced.

Responding to a question of Dr. Balch regarding any possible improvements to the Brewery Market Complex, Mr. Donovan stated there is nothing proposed to alter it at this time. The proponent added that the long term budgeting plans for some window replacements and the approach will be to more accurately reflect the history of the building and to provide a better quality of architectural lighting.

Some discussion took place as to whether or not the Committee should make a recommendation regarding the substantial alterations before it is known whether or not the development agreement is approved by Peninsula Community Council. Mr. Donovan suggested the Committee could defer a decision until the development agreement is addressed by the Community Council.

It was agreed to hear from Dr. Philip Pacey at this time.

Dr. Pacey addressed the Committee making the following points:

- C If the HAC supports the substantial alterations and opposes the development agreement, it will send a mixed message. Therefore, he suggested a decision on the substantial alterations be deferred until such time the development agreement is addressed by the Community Council.
- C There is no application from the owner of the Benjamin Weir House to make a change to the building. A clear indication from the owner should be received in writing before making a recommendation on the proposed change.
- C To ensure heritage buildings are the dominant buildings on a block, the Committee should not approve buildings that are higher than adjacent heritage buildings.
- C Policy 5.6.1 requires that the proportions of any new construction reinforce the proportions of the adjacent heritage buildings.
- C Building Conservation Standard No. 9 states new work shall be compatible with the massing of the heritage building, and the proposed tower does not conform with this standard.
- C The MPS states a building which is parallel to a view plan cannot be approved.

Mr. Creighton thanked Dr. Pacey for his comments.

In response, the proponents made the following comments:

- C It may be more relevant to look at successful cases of the marriage of old and new, such as Founder's Square, which won awards a heritage award.
- C Halkirk Properties is looking at this property as a whole, and not individual components, and the Committee should consider the balance put together in this development proposal.
- C It is hoped that this development will set an example for the rest of the development community.
- C The proposal has not deviated to the view plane. The wall of the tower has been oriented to respect the view plane.

Mr. Donovan advised the Committee that it is staff's interpretation of the policy is that the building is parallel to the view plane and, therefore, is not consistent with the MPS. Hence, staff is recommending that the Community Council not approve the development agreement.

Councillor Uteck advised the Committee that since she is a member of the Peninsula Community Council, she would be abstaining from the vote of any recommendation to the Community Council.

Following staff responding to questions of clarification of the Committee and a brief discussion, Mr. Creighton suggested the Committee separately address the two issues: comment on the development agreement and a recommendation respecting the substantial alteration.

**MOVED by Mr. Jim Trites, seconded by Mr. Mark Pothier, that the Heritage Advisory Committee recommend to Peninsula Community Council that it approve the proposed development agreement.**

In debate of the motion, Ms. Morris stated a lot of the view of the area is not in the immediate vicinity and inappropriateness of the tower will stand out just as the inappropriateness of the Maritime Centre stands out.

Ms. Grant stated she did not have too much concern with the tower, but she agreed it would be better if the height was lower. Overall, she stated she approves of the project. With respect to Halkirk House, Ms. Grant suggested it should be shortened to be the same height as the Benjamin Weir House, rather than making it as tall as Keith Hall.

Mr. Hall stated he believed the overall project was a good one.

Mr. Pothier stated the proposal offers a nice overall blend of old and new and the entire package, as a whole, is excellent.

Ms. Arbic stated she did not have a lot of concern with the changes to the buildings on Hollis

Street in terms of adding a storey, but she expressed major concerns with the tower.

Dr. Balch stated that, given the overall project, it could be a good development. He noted that it may fit better without a tower, and it may also work with the tower. One minor concern expressed by Dr. Balch was with respect to the Benjamin Weir House and it being dwarfed by five storeys. He suggested dropping the scale of the Halkirk House may be a more fitting compromise in the long run.

Mr. Creighton noted when the rules of the MPS were developed, they were a compromise of the people of the time. He stated the Committee should be supporting these rules for development and, therefore, he cannot support the proposed tower.

Based on the Committee's comments regarding the height of Halkirk House, Mr. Trites suggested the motion could be amended to recommended approval of the development agreement as proposed with an alteration to the Halkirk House to lower it by one storey so it does not dwarf Weir House. Mr. Creighton suggested this could be addressed when the Committee deals with the second issue: the substantial alteration.

**MOTION PUT AND PASSED.**

The Committee then addressed the substantial alteration to Keith Hall and the creation of Halkirk House.

Due to the concerns expressed regarding the proposed height of Halkirk House, Mr. Creighton suggested the Committee may want to defer a recommendation on this issue at this time.

Ms. Morris stated one of her main concerns with the development was she would like to see better access to the market, such as a street level entrance. She also expressed concern with the Weir House being properly blended in.

Mr. Trites suggested the Committee could put forth a motion that based on the use of materials, the style of Halkirk House blending with Keith Hall, the Committee generally approves of the substantial alteration with the exception of the height of Halkirk House which the Committee would like to see a storey shorter to protect the scale of the Benjamin Weir House. However, the Committee would also like to hear the results of the Peninsula Community Council meeting for possible further comment from the HAC.

Ms. Morris suggested that the Committee defer making a recommendation at this time.

A discussion ensued as to how the Committee should proceed, and Mr. Donovan suggested the Committee could approve the substantial alteration subject to the height of Halkirk House

being lowered to complement the Benjamin Weir House and that the Committee be provided with a revised sketch illustrating how this can be done.

**MOVED by Ms. Andrea Arbic, seconded by Mr. Mark Pothier, that the Heritage Advisory Committee recommend that the Peninsula Community Council give consideration to the changes in the height of Halkirk House and access to the market in its decision regarding the development agreement. MOTION PUT AND PASSED UNANIMOUSLY.**

**5. INFORMATION ITEMS**

**5.1 Approval Letters**

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

- 5.1A - Old Burying Grounds, Barrington Street
- 5.1B - 5523 Young Street
- 5.1C - 1715 Barrington Street
- 5.1D - 1047 Tower Road
- 5.1E - 287 Portland Street, Dartmouth
- 5.1F - 5522 North Street
- 5.1G - 5288 Tobin Street
- 5.1H - 2438 Gottingen Street

**5.2 New Application Forms for Heritage Properties**

- C Draft application forms and a brochure for HRM's Heritage Property Program were before the Committee for its consideration.

Mr. Barrett noted the Committee could pass on any comments or suggestions to himself or Leticia Smillee, Planning Intern.

**5.3 Website for Councils/Boards & Committees**

It was agreed that this item be put on the next meeting's agenda for further discussion.

**6. ADDED ITEMS**

There were no added items.

**7. DATE OF NEXT MEETING**

The date of the next meeting will be August 27, 2003.

Patti Halliday  
Legislative Assistant