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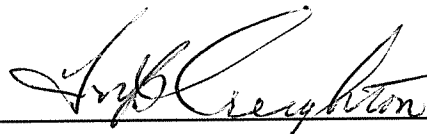


PO Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Halifax Regional Council
August 1, 2006

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY:



Tom Creighton, Chair, Heritage Advisory Committee

DATE: July 19, 2006

SUBJECT: **Heritage Case H00177: Application to demolish 6454 Coburg Road,
Halifax (Coburg Cottage)**

ORIGIN

Heritage Advisory Committee meeting of June 5, 2006 and the Heritage Advisory Committee Public Information Meeting of June 14, 2006.

RECOMMENDATION

The Heritage Advisory Committee recommend that Regional Council refuse the demolition permit for the registered heritage property at 6454 Coburg Road, Halifax, known as "Coburg Cottage".

BACKGROUND

See the attached April 25, 2006 staff report and June 5, 2006 and June 14, 2006 draft minutes extracts for background information.

DISCUSSION

See the attached April 25, 2006 staff report and June 5, 2006 and June 14, 2006 draft minutes extracts for discussion.

BUDGET IMPLICATIONS

There are no known budget implications for this permit application at this time.

FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating reserves, as well as any relevant legislation.

ALTERNATIVES

As set out in the April 25, 2006 staff report.

ATTACHMENTS

1. Draft minutes extract from the June 5, 2006 meeting of the Heritage Advisory Committee,
2. Staff report dated April 25, 2006,
3. Draft minutes extract from the June 14, 2006 Public Information Meeting,
4. Proposal Fact Sheet from the June 14, 2006 Public Information Meeting.

A copy of this report can be obtained online at <http://www.halifax.ca/council/agendas/cagenda.html> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Jennifer Weagle, Legislative Assistant (490-6521)

Draft minutes extract - June 5, 2006 meeting of the Heritage Advisory Committee

7.2 Heritage Case H00177 - Application to demolish 6454 Coburg Road, Halifax (Coburg Cottage)

- A report on the above noted dated April 25, 2006 was before the Committee.

Ms. Maggie Holm, Heritage Planner, reviewed the report with the Committee, noting the following:

- Heritage staff have met with potential purchasers of the property and have had various proposals for the reuse of the property,
- Potential purchasers are hesitant because of the dual Provincial and Municipal heritage designation of the property and the restrictions and time lines associated with these designations,
- The property owner applied to have the Provincial designation removed, which was refused, and then applied for a demolition permit through HRM,
- A non-intrusive structural assessment (Attachment C to the report dated April 25, 2006) was completed by an HRM building inspector, with Heritage staff present, which revealed "significant structural issues internally that must be addressed",
- A public information meeting is scheduled for June 14, 2006 for public input,
- The demolition will not be able to proceed without Provincial consent,
- The property was taken off the real estate market to rent for student housing, and will be listed for sale again after the school year.

MOVED by Ms. Andrea Arbic, seconded by Mr. Elias Metledge, that the Heritage Advisory Committee recommend that Regional Council refuse the demolition permit for the registered heritage property at 6454 Coburg Road, Halifax, known as "Coburg Cottage". MOTION PUT AND PASSED.



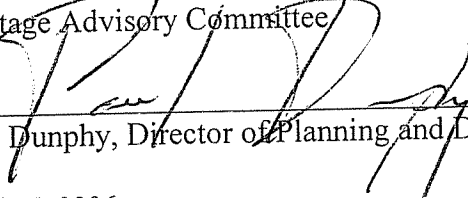
PO Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Heritage Advisory Committee

~~May 24, 2006~~

June 5, 2006

To: Heritage Advisory Committee

Submitted by: 
Paul Dunphy, Director of Planning and Development Services

Date: April 25, 2006

Subject: Heritage Case H00177 - Application to demolish 6454 Coburg Road, Halifax (Coburg Cottage), a municipally and provincially registered heritage property

STAFF REPORT

ORIGIN

Demolition permit application (#75240) by Douglas Miller Architects & Planners, representing the property owner Blake Houser.

RECOMMENDATION

It is recommended that the Heritage Advisory Committee (HAC) advise Regional Council to refuse the demolition permit for the registered heritage property at 6454 Coburg Road, Halifax, (Map 1), known as Coburg Cottage.

BACKGROUND

History of Property

Coburg Cottage was constructed in 1816 by William Pryor, a successful merchant in the West Indies trade. Following Pryor's death about 1880, the property was acquired by Sir Sandford Flemming who lived in nearby Blenheim Lodge. From 1884 to 1907 the property was owned by Thomas Kenny, who lived on the nearby Thornvale Estate, and used Coburg Cottage as a staff residence. In 1955 Kings College was bequeathed the property from the estate of George Nicholas, and in 1971 Dalhousie purchased the property from Kings College.

Architecture

Coburg Cottage is a two and one half storey, wood framed, gable roof building. There are single storey additions on each side, and a large two storey addition at the rear. The front elevation is covered with clapboards, and the other elevations are clad with shingles. In style, the building can be characterized as New England Colonial with influences from the Classical Revival, Italianate, and Gothic Revival styles. The building stands on a ½ acre parcel of land, is set back from the street, and has well established gardens in the rear (Attachment A).

Registration

Coburg Cottage was registered as a Municipal heritage property on November 26th, 1981 during the time that it was owned by Dalhousie University. The property was subsequently acquired by the Housser family who secured Provincial heritage registration on July 24, 1991.

Application

In early 2005, the property was listed for sale and heritage staff were contacted by a prospective purchaser interested in restoring the house and subdividing the property to create an additional single family home. Staff advised that this would likely be approved if done in a sympathetic manner, but advised that due to Provincial registration, approval would be necessary from the Province also. A number of other prospective purchasers were also advised of the need for Provincial as well as Municipal approval of any changes to the registered property.

The owner asked the Province to remove the Provincial registration because it was making it difficult to sell the property. On February 2006 the Minister refused the application but indicated that he "would be sympathetic to an application for alternative re-use of the property"(Attachment B).

On March 7th, 2006 the owners applied to HRM for demolition of the property, and on April 10th, 2006 made a demolition application to the Province. The owners argued that heritage registration negatively affects marketability because several potential buyers were deterred by the regulations associated with the registrations. In their April 10th letter the owners also offered to donate the building to the Province or the Municipality provided it is moved within three months.

DISCUSSION

Demolition Control in the Heritage Property Act

This property is subject to two levels of control under the Heritage Property Act due to its dual registration as a Municipal and Provincial heritage property.

- The Municipality is only able to prevent demolition for one year from the date of the application. After this time the municipality is obligated to issue a demolition permit. The applicant then has one year in which to carry out the demolition.
- The Province is able to permanently prohibit demolition of a Provincially registered property. If the application is refused, the decision stands, there is no one year delay, and there is no avenue for appeal.

Municipal and Provincial Review Processes

The process for considering the application at the Municipal level generally takes several months, and is carried out in accordance with the requirements of the Act and Council's policy known as "*Demolition of Municipally Registered Heritage Properties: A Procedure for Public Participation*". The Act requires HAC to make a recommendation to Council, and for Council to make a decision on the application. Additionally, the HRM policy requires placement of a sign on the property, and requires staff to hold a public information session and attempt to negotiate alternatives to demolition.

At the Provincial level decisions are made by Cabinet based on recommendations made by the Provincial Heritage Advisory Council and the Minister responsible for the Heritage Property Act. There are no requirements for public participation, and there is no statutory time frame for decision making. The Advisory Council meets quarterly to review applications and make recommendations to the Minister who then takes the recommendation, along with his/her own to the Cabinet.

Structural Integrity of the Building

HRM's heritage demolition procedure requires a structural integrity study of the building, and this was carried out by heritage and building inspection staff on April 13th, 2006 (Attachment C). The study indicates that there are some structural problems with the building; however, these are not insurmountable and could be corrected during restoration of the building. Discussions with the owners' architect who was present at the inspection, suggested that structural restoration costs could be absorbed through the redevelopment of the remainder of the lands through subdivision of a new lot or the creation of new units in the existing building through a development agreement.

Alternatives to Demolition

MPS policy 6.8 provides an incentive to heritage property owners by allowing additional uses and/or alterations which are not permitted by zoning in an as-of-right situation. This incentive encourages revitalization and adaptive re-use of heritage properties which might otherwise be demolished.

The property is zoned R-1, which permits new single unit dwellings and conversion of pre-1982 dwellings to a maximum of three units within the existing building envelope (i.e., no increase in volume or height). The R-1 zone also allows use of the property as a special care home or a child care centre. MPS Policy 6.8 enables heritage properties to exceed these restrictions by development agreement, provided that the development is carried out in a way that retains the heritage value of the property.

Staff are confident that the property is large enough to be subdivided and/or to sustain a modest increase in the number of residential units in a sympathetically designed, modestly scaled addition at the rear without compromising heritage value. In this respect, the property has an advantage over its non-registered neighbours, which are restricted by the requirements of the R-1 zone. It can be argued that the availability of policy 6.8 adds to the market value of Coburg Cottage for potential buyers interested in it as a development investment.

For buyers interested in restoring the property as a single unit residence, the municipal development restrictions are not onerous nor unduly time consuming. Most exterior restoration projects are regarded as non-substantial alterations and can be approved expeditiously by staff. More extensive exterior alterations do require higher levels of approval through HAC and Council, but generally take only a few months for approval.

In the Minister's letter of response to the owners' original de-registration request he indicated that the Province "*would be sympathetic to an application for an alternative reuse of the property, including a substantial change to the building*".

Negotiations

Municipal heritage staff have worked with the property owners for over a year, and have made them aware of the possibility of applying for a development agreement under MPS Policy 6.8. However, the owners have chosen not to make such an application, and have instead attempted to sell the property. Staff understand the property has been off the real estate market over the past winter while it has been rented to students, but will be put back on the market shortly, and it is expected that this development agreement potential will be advertised to potential purchasers.

Offer for Donation of Building

HRM is presently divesting itself of properties rather than acquiring new ones. Acquisition of new properties should not occur unless there is a clearly articulated public need for the property. The Municipality does not have a need for this property. If HRM were to purchase the property, this would have to be funded through a budget increase or removal of another capital budget item. Staff do not recommend acceptance of this donation.

Public Information Meeting

It is planned that a public information meeting will be held in early June, and this meeting will be advertised in the newspaper. This will be an opportunity for neighbourhood residents and the general public to comment on the proposed demolition. It will also be an opportunity for staff and the property owners to gauge the neighbourhood reaction to possible redevelopment scenarios through a development agreement.

Conclusions

Based on the above, staff recommend that the Heritage Advisory Committee (HAC) advise Regional Council to **refuse** the demolition application subject to the statutory one year delay. It should be noted that even after the one year delay and the eventual issuance of a Municipal demolition permit, the applicant will still require Provincial approval before the building may be demolished. As stated earlier, this request has been refused. This decision cannot be appealed and it is unlikely to be reversed by Cabinet in the future.

BUDGET IMPLICATIONS

There are no known budget implications for this permit application at this time.

ALTERNATIVES

Regional Council may choose to approve the application, in which case staff will issue the demolition permit. This is not the suggested action. However, the applicant will still require provincial approval before the building may be demolished.

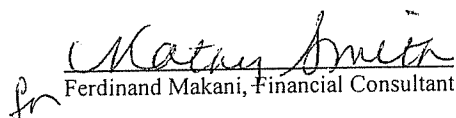
ATTACHMENTS

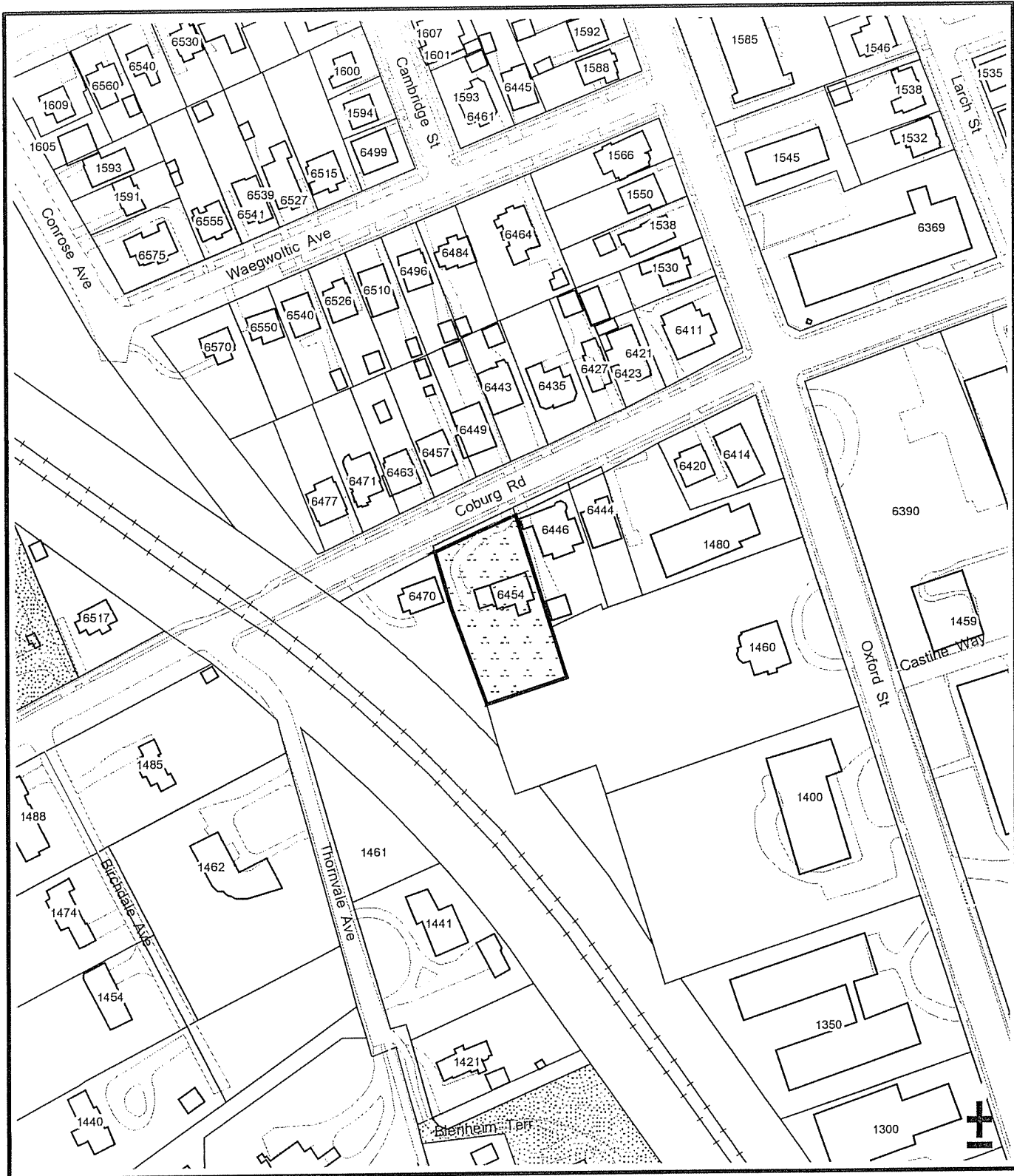
- Map 1: Location Map: 6454 Coburg Road, Halifax
- Attachment A: Exterior photographs
- Attachment B: Letter from the Province of Nova Scotia refusing deregistration
- Attachment C: Structural integrity study report

A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/cagenda.html> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.



Report Prepared by : Maggie Holm & Bill Plaskett, Heritage Planners - 490-4419

Financial Review :

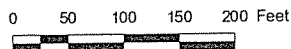

Ferdinand Makani, Financial Consultant



Map 1 - Location Map

-  Subject property
-  Municipally registered heritage property

6454 Coburg Road
Halifax



HALIFAX
REGIONAL MUNICIPALITY
PLANNING AND
DEVELOPMENT SERVICES

HRM does not guarantee the accuracy of any representation on this plan.

Attachment A - Exterior Photographs of 6454 Coburg Road



View from Coburg Road



View from Coburg Road



Main entrance detail



Rear gardens

Attachment B - Letter from the Province of Nova Scotia refusing deregistration



Tourism, Culture and Heritage Office of the Minister

World Trade and Convention Centre, 1800 Argyle Street, PO Box 456, Halifax, Nova Scotia, Canada B3J 2R5
Telephone 902 424-4889 Fax 902 424-4872 • www.gov.ns.ca

FEB 14 2006

Mr. Blake Housser
3700 Joseph Howe Drive
Halifax, NS B3L 4H7

Dear Mr. Housser:

Re: Request to Deregister 6454 Coburg Road - known as Coburg Cottage, a Provincially Registered Heritage Property

I have reviewed your request to have your property at 6454 Coburg Road, Halifax, known as Coburg Cottage, a Provincially Registered Heritage Property, be deregistered. As outlined in your letter dated April 8, 2005 and your subsequent letter received December 8, 2005, your request is based on the fact you are in the process of selling the property, and you feel the provincial designation may affect the ability to secure a fair market value.

As required by the *Heritage Property Act*, your request was forwarded to the Advisory Council for review on January 31, 2006. The Advisory Council recommends not to support the request to deregister 6454 Coburg Road. Section 9 of the *Heritage Property Act* allows for the deregistration of a Provincial Heritage Property if it is destroyed or damaged by any cause; or the continued registration of the property appears to the Advisory Council to be inappropriate. Since the reason for designation was the association with William Pryor a prominent Halifax banker and merchant who erected the house in 1816, the Advisory Council felt that the reason for its inclusion has not changed and therefore its continued registration is still appropriate. The Council did indicate that they would be sympathetic to an application for an alternative reuse of the property, including a potential substantial change to the building, provided guidelines for substantial alterations were respected by future owners.

Should you have any questions or concerns with my decision, please contact Mr. Peter Newbould, Acting Manager, Heritage Property Program, at 424-5647.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rodney J. MacDonald'.

Rodney J. MacDonald
Minister

cc: Bill Greenlaw, Executive Director, Heritage Division
✓ Peter Newbould, Acting Manager, Heritage Property Program
J. Douglas Miller, FRAIC, FAIA (Hon.)

Attachment C - Structural integrity study report
Prepared by Gerard Donahoe, Building Inspector

April 13,2006

Re: Demolition Permit Application # 75240 6454 Coburg Road

An nonintrusive inspection was carried out on the building at the above noted location and revealed the following. The building was originally constructed as a square two storey building with an accessible attic. At some point there were two additions put on that were 1930 to 1940 vintage one being a two storey addition at the rear and a one storey addition on the east side with the face in line with the front of the original building. There was a small addition on the rear west corner which appeared to be 1960 vintage and then a one storey flat roof addition on the west side which seemed to be 1980's. As the inspection progressed it became clear the most significant structural issues were in the original building, the sun room and the addition that was done in the eighties.

I started my inspection in the attic which is presently used as a one bedroom apartment that has it's own entrance via an exterior wooden stairway although the original interior stair remains and is temporarily blocked off. It would appear that the original use of the space was simply attic storage. The structural integrity of the roof itself appears fine and appears unchanged from the original construction which would be rafters, ceiling joists and collar ties which run from the front to the back of the original structure. As you travel down through the building is where you notice sagging of floor assemblies. On the second floor the ceiling directly below the attic space is high at the chimney (which is approximately centred in the house) but slopes away towards the exterior walls. On the main floor ceiling the pronunciation of the second floor sag is very evident. On the west side of the first floor there is a sunroom that was added at some point and is now falling away from the main structure (this appears to be caused when structural changes occurred to accommodate the flat roof one storey addition in the 80's). Before leaving the first floor to enter the basement it was very apparent that the living room floor was high at the exterior wall facing the street and then dropping sharply as it went toward the chimney. Also just inside the front entry between the original house and the east side addition the floor is noticeably hunched up (in the location of the original stone foundation) . With the exception of the floor in the east side addition both additions that were done at that time (rear and east 1930/40) are in a structurally sound condition. The basement was the only area that had exposed construction and it revealed the old mortise and tendon style of construction. The foundation consisted of a stone type with a full length centre stone wall with a floor that was 3" by 8" wooden joists running front to back with an 8" by 8" beam running east to west in front of the chimney. There appeared to be either fatigue of the beam or the foundation at the east end of the beam which is causing the severe sagging of the main floor. Someone tried to alleviate the problem by installing joist hangers where the joists tie into the beam but did nothing to help the situation. The flat roof one storey addition on the west side of the building that was added in the 80's is reportedly leaking badly. There was also some drywall that had been removed which revealed an unvented space which, along with leaking, has caused

deteriorating roof joists.

Although the building appears straight and true from the exterior there are very significant structural issues internally that must be addressed. As I initially stated the inspection was of a non intrusive nature therefore one can only speculate causes of structural problems.

**HERITAGE ADVISORY COMMITTEE
Public Information Meeting
June 14, 2006
DRAFT MINUTES**

PRESENT:

Ms. Maggie Holm, Heritage Planner
Mr. Bill Plaskett, Heritage Planner
Ms. Jennifer Weagle, Legislative Assistant

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1. **CALL TO ORDER / OPENING REMARKS / PURPOSE OF MEETING**

Ms. Maggie Holm, HRM Heritage Planner, called the meeting to order at 7:20 p.m. and reviewed the rules and order of business of the public information meeting.

Ms. Holm advised that this matter was before the Heritage Advisory Committee on June 5, 2006, and the Committee recommended that Regional Council refuse the demolition permit. She commented that there are parallel processes associated with this property, due to the dual Provincial and Municipal registration of the property. She advised that only the Municipal registration will be discussed this evening, as there are no Provincial Heritage representatives present.

Mr. Bill Plaskett, HRM Heritage Planner, provided an overview of the staff report dated April 25, 2006, noting the following:

- Staff are following procedure adopted in 1999, as set out in *Demolition of Municipally Registered Heritage Properties: A Procedure for Public Participation*,
- Municipal Planning Strategy Policy 6.8 provides an incentive to heritage property owners by allowing additional uses and/or alterations which are permitted by zoning in an as-of-right situation, to avoid demolition of heritage properties,
- Due to the large size of the lot (20,000 sq. ft.) and minimum frontage requirements (40 feet), staff believe there are many options under Policy 6.8 for other allowable uses for the property, such as subdivision and construction by development agreement of a sympathetically designed, modestly scaled, additional residential unit at the rear of the property,
- Although there is no similar Provincial policy, the Minister of Tourism, Culture and Heritage has indicated that the Provincial Heritage Advisory Council would be "sympathetic to an application for an alternative reuse of the property",
- The property owner offered to donate the structure to HRM, provided that it be removed from the property within three months, however, HRM has a surplus of properties which it is working to divest and does not have a use for the property,
- Comments from this public information meeting will be forwarded to Regional Council, along with the Heritage Advisory Committee's recommendation to refuse the demolition permit.

2. **HERITAGE CASE H00177 - APPLICATION TO DEMOLISH 6454 COBURG ROAD, HALIFAX (COBURG COTTAGE), A MUNICIPALLY AND PROVINCIALY REGISTERED HERITAGE PROPERTY**

- A Proposal Fact Sheet was distributed to attendees.

2.1 Comments by the property owner

Mr. Blake Housser, property owner, addressed those present. Mr. Housser advised that he is a co-owner of the property and is present at this meeting as a representative of the family. He commented that the family wish to sell the property at fair and full market value, which he believes they will not be able to do with the dual Provincial and Municipal Heritage designations.

2.2 Presentations/questions/comments by members of the public

Mr. Alan Ruffman, Halifax

Mr. Ruffman addressed those present, noting the following:

- He was a member of the Provincial Heritage Advisory Council at the time the request for the deregistration of this property was refused,
- A presentation was made to the Provincial Committee by a potential purchaser of the property regarding a possible restoration and addition,
- No plans were put forward by the property owner,
- MPS Policy 6.8 allows many options for the property, including subdivision of the lot to allow the addition of a modern development, for which there is a precedent with other heritage properties,
- He recommends that this building not be considered for demolition.

Ms. Megan Blanchard, Halifax

At the request of Ms. Blanchard, Mr. Plaskett clarified that when this matter goes before Regional Council, Councillors will have the April 25, 2006 staff report, the minutes from this public information meeting, and staff will give a presentation on the property.

Ms. Blanchard commented on the different qualities and characteristics of neighbourhoods being lost through subdivision of lots. She inquired what was being done in terms of preservation of property, as opposed to preservation of buildings, to which Mr. Plaskett advised that there is the avenue of the establishment of a Heritage District with regard to neighbourhoods. Ms. Holm commented that each case is different in consideration of the siting of the lot. She noted that in this case, the lot is large enough and the building is situated in a way that would allow subdivision without negatively affecting the current building.

Mr. Alan Parish, Halifax

Mr. Parish addressed those present, noting the following:

- He is an adjacent property owner to the property in question,
- He is also the President of the Heritage Trust Society of Nova Scotia,
- He moved to the neighbourhood in 1992, and knew Mr. Housser's parents, who voluntarily registered the property with the dual heritage designation,
- He believes that if Mr. Housser lowers the asking price for the property, or undertakes updated standards to the building, he will be able to sell at a fair market value,
- He commented that the market price of the property would be less if the building were demolished and the property subdivided, after consideration of the cost of demolition and removal of demolition debris,
- He noted that demolition of what he considers to be one of the most important buildings in Halifax an extreme step.

Mr. Parish inquired as to why Mr. Housser is of the opinion that he cannot sell the property for fair market value with the dual heritage designations. Mr. Stephen Vail addressed those present on behalf of Mr. Housser, noting that the owners had three assessments made of the property by three different real estate agents. Mr. Vail commented that Mr. Housser's father, who registered the property, has passed on, and the family is no longer able to financially maintain the property.

Ms. Beverly Miller, Halifax

Ms. Miller commented that value is determined by what someone will pay. She noted that if this demolition were approved, it could set a dangerous precedent for future cases of property owners applying to demolish heritage properties that are slow to sell. Ms. Miller indicated that she believes "fair market value" is not a definite enough term to be used in this case as a defence for the demolition.

Mr. Housser commented that "higher and best use" has not been addressed throughout this discussion.

Mr. Vail commented that it is unfortunate that not everyone at this meeting has a copy of the staff report. He indicated an error on page five of the report under Conclusions, noting that the request for Provincial deregistration was refused, not a request for demolition. Ms. Holm and Mr. Plaskett thanked Mr. Vail for pointing out this error.

Mr. Alan Ruffman commented that "highest and best use" depends on an interplay of many

different factors. He noted that the term is mainly used by property appraisers and is inappropriate in this case given the dual heritage designations of this building.

Mr. Housser commented that the staff report indicates that staff are encouraging a developer to look at the site for subdivision and potential development. Ms. Holm clarified that staff have indicated that there are a number of options available for the property, which could, done sympathetically, be appropriate for the building. She further clarified that staff are not supporting any one option in particular.

Mr. Tom Creighton, Halifax

Mr. Creighton advised that he is the Chair of the Heritage Advisory Committee. He commented that MPS Policy 6.8 is intended to add to the building, and demolition is not part of that avenue. Mr. Creighton indicated that as a private citizen apart from the Heritage Advisory Committee, he cannot understand the logic of wanting to demolish an 1816 constructed heritage property.

Ms. Miller commented that she believes the highest and best value of the property is with the original building remaining, not as two building lots.

Mr. Parish inquired of Mr. Housser what plans he has for the property if the building were demolished. Mr. Housser indicated he did not wish to comment.

Mr. Phil Pacey, Halifax

At the request of Mr. Pacey, Mr. Plaskett commented on the condition of the building, noting that the building inspectors assessment revealed that there were various structural issues that are not unreasonable to fix, including bowed floors, a post that had been shifted, and separations at one of the additions. He further commented that Mr. Miller, an architect, was also in attendance at the time of the inspection. Ms. Holm noted that the building inspector's assessment was a visual, non-intrusive inspection.

At the request of Mr. Pacey, Mr. Housser advised that the tax assessment value of the home is over \$650,000, which creates a considerable tax burden.

At the request of Mr. Vale, Mr. Plaskett read the conclusion of the Structural Integrity Study Report prepared by Mr. Gerald Donahoe, Building Inspector, (Attachment C to the April 25, 2006 staff report) which reads "Although the building appears straight and true from the exterior there are very significant structural issues internally that must be addressed. As I initially stated the inspection was of a non intrusive nature therefore one can only speculate causes of structural problems."

Ms. Janet Morris, Halifax

Ms. Morris inquired of the approximate cost to remedy the structural issues of the building. Ms. Holm indicated that a full structural assessment would have to be undertaken by a structural engineer to determine the cost to remedy the structural issues.

3. CLOSING COMMENTS

Ms. Holm and Mr. Plaskett thanked everyone for attending and for their comments, which will be forwarded to Regional Council. Ms. Holm indicated that her contact information is at the bottom of the Proposal Fact Sheet distributed earlier in the meeting, if any questions or comments arise after the meeting. She further noted that the report of April 25, 2006 is available online, through the Municipal Clerk's Office and the Heritage Office.

4. ADJOURNMENT

There being no further business, the meeting adjourned at 8:11 pm.

Jennifer Weagle
Legislative Assistant

PROPOSAL FACT SHEET

PUBLIC INFORMATION MEETING	CASE # H00177 6454 Coburg Road, Halifax	MEETING DATE: June 14 th , 2006
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PROPOSAL INFORMATION

APPLICANT: Douglas Miller Architects, representing owner Blake Housser

REQUEST: To demolish a municipally registered heritage property located at 6454 Coburg Road

PROPOSAL DESCRIPTION: To demolish the existing registered heritage building. The property is listed for sale, and the owners indicate that they are *“unable financially to support the building, nor able to spend time to find an interested developer.”*

DISTRICT: Halifax - South End - District 13 - Councillor Sue Uteck

SITE INFORMATION

6454 Coburg Road - PID # 40252249

PLAN AREA & LAND USE:

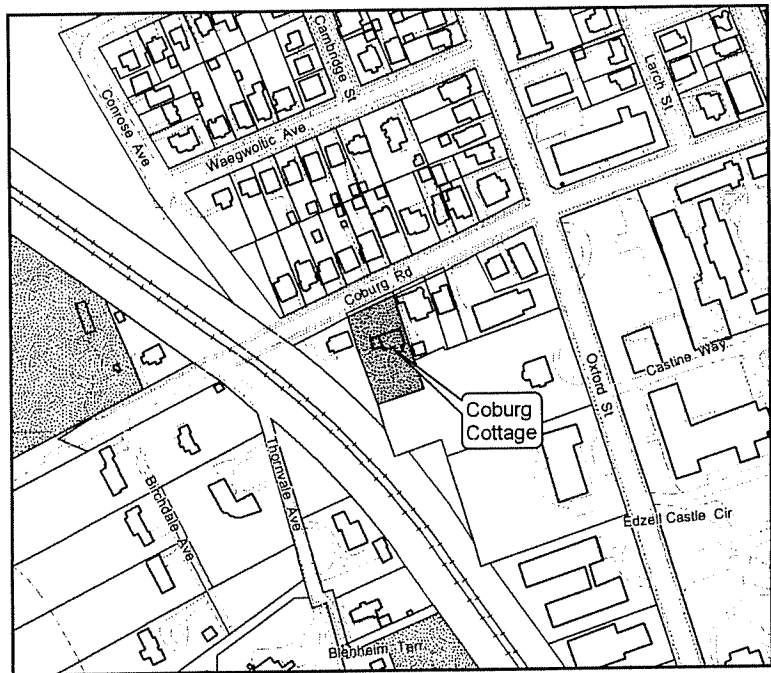
- Peninsula Centre Secondary Planning Strategy
- Designation: LDR (Low Density Residential)
- Zoning: R-1 (Single Family Zone)



- Known as *Coburg Cottage*
- Municipally registered in November 1981
- Provincially registered in July 1991

HERITAGE:

- ▶ A 2 ½ storey, wood framed, gable roof
- ▶ Single storey additions on each side; a two storey rear addition
- ▶ New England Colonial style with Classical Revival, Italianate, and Gothic Revival influences.



PROPERTY DESCRIPTION:

- Use: Residential/vacant
- Size: 20,975 sq feet
- Dimensions: Irregular

For further information, please contact: *Maggie Holm, Heritage Planner, 490-4419 holmm@halifax.ca*