

**HERITAGE ADVISORY COMMITTEE
June 6, 2007
MINUTES**

PRESENT: Mr. Tom Creighton, Chair
Councillor Dawn Sloane
Councillor Bob Harvey
Mr. Michael Cross
Mr. Mark Pothier
Ms. Lisa Miller
Ms. Dianne Marshall
Mr. Elias Metlej
Mr. Paul Shakotko
Mr. Stephen Terauds
Mr. Clarence Butler

REGRETS: Mr. Alain Bourgeois

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

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1. **CALL TO ORDER**

The Chair called the meeting to order at 3:03 p.m. in the Finance Boardroom, 3rd Floor, Duke Tower, 5251 Duke Street, Halifax.

2. **APPROVAL OF MINUTES** - March 28 & April 25, 2007

MOVED by Councillor Harvey, seconded by Clarence Butler, that the minutes of March 28, 2007 and April 25, 2007 be approved, as distributed. **MOTION PUT AND PASSED UNANIMOUSLY.**

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

The agenda was agreed upon as distributed.

4. **BUSINESS ARISING FROM THE MINUTES** - None

5. **DEFERRED ITEMS** - None

6. **CORRESPONDENCE, PETITIONS & DELEGATIONS**

6.1 **Correspondence** - None

6.2 **Petitions** - None

6.3 **Presentation** - None

6.4 **Updates from HAC members - HRM Committees and HAC Sub-Committees** - None

7. **REPORTS**

7.1 **Case H00200: Application to de-register 1991B Prince Arthur Street, Halifax**

C A staff report dated May 7, 2007 on the above noted was before the Committee.

Ms. Maggie Holm, Heritage Planner, advised that this is an application by the property owner to de-register this Municipally registered heritage property. Ms. Holm reviewed the staff report with the Committee, noting the following:

- C This property was recently sold and the new owners discovered it was registered;
- C They brought it to the attention of staff, who researched the property;
- C Staff discovered that the property was subdivided in 1981 and that this portion of the property should have been deregistered at that time;
- C The cottage on the subject property holds no heritage value.

Ms. Holm reviewed the plan of subdivision from 1982 and photos of the property with the Committee.

Mr. Paul Shakotko and Ms. Dianne Marshall arrived at 3:07 p.m.

MOVED by Clarence Butler, seconded by Councillor Harvey, that the Heritage Advisory Committee recommend to Regional Council that:

- 1. Council schedule a public hearing to consider the proposed de-registration;**
- 2. 1991B Prince Arthur Street (Lot B) be de-registered.**

MOTION PUT AND PASSED.

7.2 Case H00205: Substantial alterations to 1877-79 Hollis Street (Morse's Tea Building), Halifax

- C A staff report dated May 11, 2007 on the above noted was before the Committee.
- C An email dated May 30, 2007 from Phil Pacey, President, Heritage Trust of Nova Scotia, on the above noted was before the Committee.

Ms. Holm advised that this is an application by David Garrett Architects, on behalf of the property owner, for substantial alterations to the property to allow for new uses including a restaurant on the ground floor, and office spaces on the floors above. Ms. Holm reviewed the staff report with the Committee, noting the following:

- C The owner bought the property three years ago and maintained the lease with NSCAD University, however NSCAD is currently in the process of relocating;
- C 92-96 windows and former windows will be replaced with black, wood clad, simulated divide windows, along with the replacement of all doors and former doors;
- C All ironstone or granite will be maintained and/or reused within the building;
- C The main entrance will be on Cogswell Street, and the Downtown Halifax Business Commission sign will be moved.

Ms. Holm reviewed the proposed architectural drawings and current photos of the property with the Committee.

Ms. Holm introduced Mr. Rob Landry of Starfish Properties and Mr. David Garrett, Architect, for the property owner.

Responding to questions from the Committee, Mr. Garrett advised the following:

- C That the property owner has not yet discussed the placement of the Morse's Teas sign;
- C All openings will be consistent with the original openings in the building;
- C They are making necessary upgrades to maintain the use of the building for commercial uses;
- C The owner has not yet discussed the materials of the new doors, but they will likely be wood or clad aluminum.

The Committee discussed the Morse's Teas sign, noting that it is a distinctive feature of the building and it would be preferable to maintain the sign as is.

MOVED by Mark Pothier, seconded by Clarence Butler, that the Heritage Advisory Committee approve the alterations as outlined in the May 11, 2007 staff report, and recommend that the Morse's Teas sign band be maintained as a distinctive feature of the building. MOTION PUT AND PASSED.

7.3 Case 01002: Development Agreement - 5896 Spring Garden Road, Halifax

- C A staff report dated May 16, 2007 on the above noted was before the Committee.

Mr. Luc Ouellet, Planner, advised that this is an application by Geoff Keddy Architect and Associates, on behalf of the property owners, to discharge an existing development agreement and to enter into a new development agreement to permit a restaurant/coffee shop within this municipally registered heritage property. Mr. Ouellet reviewed the staff report with the Committee, noting the following:

- C The current development agreement on the property permits office use with a retail component, previously for the UNICEF offices, which have since relocated;
- C The entrance for the proposed coffee shop, which will be operated by Just Us, will be on the corner of Carlton Street and Spring Garden Road;
- C The Committee previously approved the introduction of four windows on the Carlton Street side of the building;
- C Another alteration proposed for the building is the replacement of the second floor window with a door, to be used as an area of refuge in the case of fire, as per building codes;

- C The District 12 Planning Advisory Committee forwarded a positive recommendation to Peninsula Community Council on this proposal.

Responding to questions from the Committee, Mr. Ouellet clarified the following:

- C A public information meeting was held on this matter, with notification sent to surrounding neighbours.
C 10-12 residents attended, and none were opposed to the proposal;
C There was previously a fire escape structure at the back of the building, which has been removed;
C The building will solely be occupied by Just Us, for the coffee shop, retail, and offices.

MOVED by Clarence Butler, seconded by Councillor Sloane, that the Heritage Advisory Committee consider the proposed change of use described in this report in relation to its impact on the registered heritage property located at 5896 Spring Garden road, Halifax, and recommend that Peninsula Community Council approve entering into the proposed development agreement, included as Attachment "A" of the May 16, 2007 staff report. MOTION PUT AND PASSED.

7.4 Review of Heritage Incentive Applications 2007-08

- C A staff report dated April 16, 2007 on the above noted was before the Committee.

Ms. Holm commented that there are 24 recommended applications with a budget of \$150,000. She reviewed the scoring criteria, noting that these applications are under the new criteria and rules recently approved. Ms. Holm noted that this new criteria includes a clause whereas property owners applying for projects resulting in a cumulative grant of \$10,000 or more shall sign an Agreement to Waive Section 18 of the Heritage Property Act regarding demolition, and file the Agreement with the Registry of Deeds.

Ms. Holm reviewed each of the Recommended Heritage Incentive Applications individually with the Committee, with the aid of photos.

Mr. Elias Metledge commented that from a legal perspective, to keep the property registry in good order, it would be best to amend agreements, as opposed to recording new agreements over old ones, clarifying that the agreement maintains with any sale of the property.

Mr. Metlege commented on new machinery available for repairing flat rooves, which is less intrusive and more cost efficient. He will forward the name of the company to staff for their

reference. Councillor Sloane suggested starting a list of heritage friendly maintenance methods, materials and companies.

At the request of the Committee, Ms. Holm clarified that there is a data base of registered heritage properties, which does not include photos, and she has her photo data base of heritage properties for her reference. Mr. Plaskett clarified that Municipally Registered Heritage Properties are being added to the National Registry.

Ms. Holm reviewed each of the Stand-by Heritage Incentive Applications individually with the Committee, noting that these are listed in order of score. She clarified that any surplus funds from the recommended applications will be reallocated to these standby applications in order of score, and the funds would be granted as they came available. Ms. Holm further clarified at the request of the Committee that a maximum of two applications can be granted within a four year period and that staff accept applications from January to March annually.

MOVED by Councillor Sloane, seconded by Clarence Butler, that the Heritage Advisory Committee endorse the approval of the following Heritage Grants:

List of Recommended Heritage Incentive Applications:

- #08-008 - 782 East Chezzetcook Road**
- #08-005 - 2128 Brunswick Street**
- #08-004 - 2698 Gottingen Street**
- #08-001 - 2370 Moran Street**
- #08-002 - 1137 Ketch Harbour Road**
- #08-018 - 2031 Creighton Street**
- #08-036 - 1894 Hollis Street**
- #08-006 - 6549 Coburg Road**
- #08-015 - 287 Portland Street**
- #08-027 - 119 Prince Albert Road**
- #08-028 - 2323 Princess Place**
- #08-033 - 6941 Tupper Grove**
- #08-011 - 5675 North Street**
- #08-017 - 1348 Hollis Street**
- #08-020 - 50 Summit Street**
- #08-029 - 5759 Inglis Street**
- #08-030 - 5675 Inglis Street**
- #08-032 - 5528 Hennessey Place**
- #08-010 - 1226 Hollis Street**
- #08-009 - 5137 Morris Street**

**#08-012 - 34 King Street
#08-022 - 1225 Queen Street
#08-023 - 50 Queen Street
#08-034 - 5 Camden Road**

List of Stand-by Heritage Incentive Applications:

**08-035 - 62 Rockingstone Road
08-013 - 5522 Hennessey Place
08-021 - 47 Pleasant Street
08-003 - 7 Newcastle Street
08-024 - 1731 Rosebank Avenue
08-019 - 1043 Tower Road**

MOTION PUT AND PASSED.

At the request of the Committee, Ms. Holm clarified that they currently do not advertise the heritage incentive grants, due to the limited amount of funding. She further clarified that funds are allocated each year for the program as a part of the budget. The Chair suggested an information report to Council regarding the heritage incentive grants program, to provide some public notice of the program. Ms. Holm advised that recently Deputy Mayor Uteck requested an information report on how to increase funding to commercial heritage properties. The Committee discussed making a presentation to Council or providing a report to Council with a review of the past year, with before and after photos of the six best heritage incentive grant properties, and request increased funding for the program.

Mr. Shakotko indicated that the other target audience the Committee should be aiming to attract are property owners that have not yet registered their heritage properties, noting that a report to Council may not attract the attention of this audience. Ms. Holm noted that once the Heritage Functional Plan is completed, staff will be focussing on efforts to attract this audience, with public information meetings and opportunities for input.

Mr. Clarence Butler left the meeting at 4:10 p.m.

Councillor Sloane indicated that St. Paul's Church is looking for funding for building upgrades. Ms. Holm advised that in the first year of the heritage incentive grant program, the budget was \$50,000 for residential applications, the following year the budget was \$50,000 for residential and \$100,000 for commercial applications. She clarified that it was intended that institutional buildings would be included as the next phase, which has not yet happened, noting that the

information report she is preparing regarding how to increase funding to commercial heritage properties will include discussion on this matter.

8. ADDED ITEMS

Mr. Shakotko noted that the Heritage Property Inventory map prepared by Mr. Plaskett is being used as a very good tool by the Urban Design Task Force, and thanked Mr. Plaskett for his hard work on the project.

The Chair requested for members during Committee meetings held in Halifax Hall to speak loudly as it can be a very noisy space. He also urged members to forward regrets to the Legislative Assistant, noting that the last meeting was cancelled because a quorum could not be reached.

9. DATE OF NEXT MEETING - June 27, 2007

The next meeting of the Heritage Advisory Committee is scheduled for Wednesday, June 27, 2007 at 3:00 p.m. in Halifax Hall, second floor, City Hall.

Mr. Metledge advised of regrets for the June 27, 2007 meeting.

10. ADJOURNMENT

There being no further business, the meeting adjourned at 4:13 p.m.

Jennifer Weagle
Legislative Assistant

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4. **BUSINESS ARISING FROM THE MINUTES** - None

5. **DEFERRED ITEMS** - None

6. **CORRESPONDENCE, PETITIONS & DELEGATIONS**

6.1 **Correspondence** - None

6.2 **Petitions** - None

6.3 **Presentation** - None

6.4 **Updates from HAC members - HRM Committees and HAC Sub-Committees** - None

7. **REPORTS**

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The Committee discussed the Morse's Teas sign, noting that it is a distinctive feature of the building and it would be preferable to maintain the sign as is.

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The Chair requested for members during Committee meetings held in Halifax Hall to speak loudly as it can be a very noisy space. He also urged members to forward regrets to the Legislative Assistant, noting that the last meeting was cancelled because a quorum could not be reached.

9. DATE OF NEXT MEETING - June 27, 2007

The next meeting of the Heritage Advisory Committee is scheduled for Wednesday, June 27, 2007 at 3:00 p.m. in Halifax Hall, second floor, City Hall.

Mr. Metledge advised of regrets for the June 27, 2007 meeting.

10. ADJOURNMENT

There being no further business, the meeting adjourned at 4:13 p.m.

Jennifer Weagle
Legislative Assistant