

HERITAGE ADVISORY COMMITTEE
MINUTES

September 8, 2010

- PRESENT: Mr. Stephen Terauds, Chair
Mr. Mark Archibald
Ms. Susan Carroll
Mr. Adam Conter
Ms. Carly Sorenson
Mr. Arthur Irwin
Councillor Jennifer Watts
- REGRETS: Ms. Catherine Thibeault, Vice Chair
Ms. Lisa Miller
Ms. Tori Jarvis
Mr. Paul Matthews
Councillor Lorelei Nicoll
- STAFF: Ms. Maggie Holm, Heritage Planner/Officer
Mr. Bill Plaskett, Heritage Planner
Ms. MacKenzie Stonehocker, Planner
Ms. Peta Jane Temple, Team Lead, Tax, Grants & Special Projects
Ms. Sheilagh Edmonds, Legislative Assistant

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1. CALL TO ORDER

The Chair called the meeting to order at 3:37 p.m. in the Media Room, City Hall.

2. APPROVAL OF MINUTES - July 28, 2010

Mr. Archibald referred to the discussion on Potential Heritage Conservation Districts and noted that a smaller record copy of the drawing is missing and indicated that it should be included.

The Chair suggested that this was not an amendment to the minutes but perhaps it is something that should be appended to the minutes. He advised that he would speak with Mr. Fillmore about a reduced version of the map.

MOVED by Ms. Carroll, seconded by Mr. Irwin that the minutes of July 28, 2010, including the point raised by Mr. Archibald, be approved. MOTION PUT AND PASSED.

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

There were no additions or deletions to the agenda.

4. BUSINESS ARISING FROM THE MINUTES / STATUS SHEET: None

4.1 Business Arising: None

4.2 Status Sheet: None

5. DEFERRED ITEMS: None

6. CORRESPONDENCE, PETITIONS & DELEGATIONS:

6.1 Correspondence:

The Chair noted that e-mail correspondence dated August 24, 2010 regarding Case 01339: Heritage Development Agreement – 5757 Inglis Street was submitted from Mr. Phil Pacey, Heritage Trust of Nova Scotia.

6.2 Petitions: None

6.3 Presentations: None

6.4 Updates from HAC Members - HRM Committees and HAC Sub-committees:
None

7. REPORTS:

7.1 Staff:

7.1.1 Case H00349: De-registration of 5755 Sackville Street, Halifax, as a Municipally Registered Heritage Property

A staff report dated July 9, 2010 was submitted.

Ms. Maggie Holm, Heritage Planner/Officer provided the staff presentation outlining the reasons for recommending the de-registration of 5755 Sackville Street, Halifax. In her presentation Ms. Holm noted the history of this project and the efforts carried out to try and have the building restored. She advised that the final estimated cost to upgrade the building was \$2 million. This exceeded the budget by an additional \$1.1 million, and the capability of the clubs that were involved in the joint venture to renovate the building. Ms. Holm advised that in order to de-register a property the Nova Scotia Heritage Property Act outlines the process, and that staff believe this situation meets the requirements as outlined under Section 16(1) of the Act. She pointed out that to continue with the registration was not feasible due to the condition of the building and cost estimates for renovation.

The Chair noted that it was due to the interest of members of the public that the building was not demolished previously, and he questioned if there had been any interest by these individuals to come up with funding.

In response, Ms. Holm advised that the public brought forward historical information on the building to staff but did not have any funds to bring forward.

Ms. Peta Jane Temple explained the areas where funding had been obtained , and indicated that, unfortunately, it was not until the later stages of a comprehensive architectural and engineering assessment, that the state of the building was fully understood.

In response to a question by Mr. Archibald regarding the availability of reports on the building's condition, Ms. Temple advised that there are supplementary technical reports that could be made available. She also noted that an environmental contamination report had not been done initially, and this would increase the cost.

A discussion ensued and Ms. Temple and Ms. Holm responded to further questions.

Councillor Watts suggested that in future, if copies of the associated reports regarding matters such as this were linked on a website, then the Committee members would be able to access and review them.

Councillor Watts advised that it was unfortunate that a property which was registered in

2008 was now being considered for de-registration two years later and suggested that consideration should now be given to see what can be learned from this experience.

In response, Ms. Temple advised that a debriefing report from staff to the Committee on the issue could be provided.

MOVED by Mr. Conter, seconded by Ms. Carroll that the Heritage Advisory Committee recommend that Regional Council:

- 1. Set a date for a public hearing to consider the de-registration of 5755 Sackville Street, Halifax and**
- 2. Approve the de-registration of 5755 Sackville Street, Halifax as shown on map 1 of the July 9, 2010 staff report**

MOTION PUT AND PASSED.

7.1.2 Case 01339: Heritage Development Agreement - 5757 Inglis Street

A supplementary staff report dated August 31, 2010 was submitted.

A staff report dated August 4, 2010 was submitted.

Ms. Mackenzie Stonehocker provided the staff presentation on the application by W. M. Fares Group for lands of 3216761 Nova Scotia Limited for a development agreement to construct two additions and convert the existing municipally registered heritage property into a thirteen unit residential building at 5757 Inglis Street in Halifax.

Ms. Stonehocker responded to questions.

Councillor Watts advised that Mr. Pacey (Heirtage Trust) had raised a question about the lack of access to the documents prior to the meeting and she asked the Chair to comment.

The Chair advised that Mr. Pacey had requested the Committee postpone its decision on this matter. He added that it was not something he was prepared to do but if it was the wish of the Committee, then the members could do so. The Chair pointed out that he did not know when the supplementary report had been available to the public, but that he and other committee members had it in time to give it a sufficient review.

Ms. Stonehocker, Ms. Holm, and Mr. Cesar Saleh, representing the applicant, responded to further questions from the Committee.

MOVED by Mr. Conter, seconded by Mr. Archibald that the Heritage Advisory Committee recommend Regional Council consider the development agreement

contained in Attachment A of the staff report dated August 4, 2010 in relation to potential impacts on the registered heritage property and approve the substantial alteration to a heritage property at 5757 Inglis street. MOTION PUT AND PASSED.

The Chair advised that a member had to leave the meeting at this time, which would break quorum, therefore item 7.1.3 would be deferred to the next meeting.

7.1.3 Case 15781 - Irishtown Road MPS Amendment Request, Downtown Dartmouth

Due to time constraints, this item was deferred.

7.2 Committee Members: None

8. ADDED ITEMS: None

9. DATE OF NEXT MEETING:

Ms. Sorenson, Mr. Conter and Mr. Terauds, Chair provided regrets for the September 22, 2010.

Noting that there were already three members who could not attend the September 22, 2010 meeting, the Chair asked the Legislative Assistant to survey the other Committee members to see if a quorum would be attainable.

10. ADJOURNMENT

The meeting adjourned at 4:30 p.m.

Sheilagh Edmonds
Legislative Assistant