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Halifax, Nova Scotia
B3J 3A5 Canada

Heritage Advisory Committee
January 30, 2013

TO: Chair and Members of the Heritage Advisory Committee
Original Signed

SUBMITTED BY: _____
Brad Anguish, Director, Community & Recreation Services

DATE: January 15, 2013

SUBJECT: Case H00367 – Request to Demolish a Municipally Registered
Heritage Property at 120 Ochterloney Street, Dartmouth

ORIGIN

Application by Accord Canadian Realty

LEGISLATIVE AUTHORITY

The Heritage Property Act

RECOMMENDATION

It is recommended that the Heritage Advisory Committee recommend that Halifax Regional Council refuse the request to demolish the municipally registered heritage building at 120 Ochterloney Street, Dartmouth.

EXECUTIVE SUMMARY

The building located at 120 Ochterloney Street in Dartmouth was built by Alexander Hutchinson in 1892 and registered as a municipal heritage property in 1982 on the basis of its heritage value, condition, and location. The building was constructed by an artisan along a central thoroughfare with adornments on its front façade and is an example of the Late Victorian Plain style which is a common style of architecture. Accord Canadian Realty, owners of the property, wish to demolish the building in order to enable the re-development of the property as part of a larger development project.

The Downtown Dartmouth Secondary Planning Strategy recognizes that the community has strong concerns about the physical and aesthetic condition of heritage properties. The Alexander Hutchinson building is in generally good condition but maintenance is required so as not to adversely affect the structure in the future and to conserve the heritage building's character-defining elements.

HRM has policies in place to enable the creative re-use and conservation of municipal heritage properties in downtown Dartmouth through the development agreement process. HRM also operates a grant program where owners of municipal heritage properties may apply for matching grants of up to \$10,000, twice in any four year period, for eligible exterior conservation work including repair of deteriorated windows and doors, cladding, roofing, architectural trim, and other significant features. An HRM Building Official undertook a visual assessment of the Alexander Hutchinson building and found there to be no apparent structural issues.

In view of the building's existing heritage value, based on the condition of its character-defining elements, the structural assessment, and a review of the applicable community plan policy, staff recommend that HAC recommend that Regional Council refuse the demolition application for 120 Ochterloney Street in Dartmouth.

BACKGROUND

On November 16, 1982, the former City of Dartmouth registered 120 Ochterloney Street in Dartmouth, the Alexander Hutchinson building, as a municipal heritage property. The reason for registering the building at the time was based upon its heritage value, the condition of the building, and its location within a developed area where there was concern that it may be demolished. In 1995, Accord Canadian Realty purchased the property and since then used the heritage building as a rental residential property. Accord Canadian Realty now wishes to demolish the building as part of a larger re-development project on Ochterloney Street.

Registration as a Municipal Heritage Property

When HRM registers a property as a heritage property, it acknowledges that the property is significant because of its heritage values. Therefore, when considering a proposal for demolition of a heritage property, HRM seeks to consider three issues: 1) the heritage value of the property; 2) its present structural condition and potential for its repair and continued use; and 3) municipal heritage policy.

Heritage Value:

The *Heritage Property Act* defines "heritage value" as:

"the aesthetic, historic, scientific, cultural, social or spiritual importance or significance for past, present or future generations and embodied in character-defining materials, forms, locations, spatial configurations, uses and cultural associations or meanings."

The building at 120 Ochterloney Street was constructed in 1892 by Alexander Hutchinson and stands as a testament to artisan housing that was quickly being replaced by other forms of industrial housing at that time. The artisan class included skilled handworkers such as coopers, shipwrights, and in the case of 120 Ochterloney Street, a plasterer by the name of Alexander Hutchinson. They built many working class houses in Dartmouth and Halifax during the 19th century. The quality of the construction is a testimony, both to the talent of their builders and to the prosperity of artisans when their skills are in short supply¹. The rise of industrialism around this same period began to change the nature of housing as it displaced artisans from the main body of the working class. The industrial workers were paid far less and had less money to spend on housing.

The Alexander Hutchinson building was originally recommended for registration as part of a heritage streetscape along with 114 and 118 Ochterloney Street.² These two adjacent properties were not registered at the time because the property owners had expressed concerns about the effects of registration on future building and development permits.

Under the *Heritage Property Act*, character-defining elements of a heritage building are defined as *"the materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to heritage value and that must be sustained in order to preserve heritage value."* The following is a list of character-defining elements for the Alexander Hutchinson building:

- i. Location of the building fronting Ochterloney Street in downtown Dartmouth;
- ii. Simple box-shaped form on original stone and brick foundation with rear ell;
- iii. Low-pitched (virtually flat) roof with brick chimney;
- iv. Single hung wooden windows with large bracketed heads and wide decorative hoods;
- v. Large front doorway with large bracketed heads and wide decorative hoods;
- vi. Wooden glazed and paneled door with surround including transom and sidelights both with textured stained glass; and
- vii. Wooden shingles.

¹ Latremouille, J. (1986). *Pride of Home: The working class housing tradition in Nova Scotia 1749-1949*. Hantsport, NS: Lancelot Press

² Former-Dartmouth City Council minutes. November 16, 1982

Structural Condition:

HRM seeks to review the present structural condition of heritage properties when they are at risk of demolition, including the condition of the property's character-defining elements. The character-defining elements are those special tangible features of a property that contribute to its heritage value and that must be sustained in order to preserve its heritage value. Heritage value also considers non-tangible values such as historical associations.

Heritage Policy:

The various community plans within HRM have a mix of heritage policies tailored to the applicable communities. The Downtown Dartmouth Secondary Planning Strategy has provisions relating to heritage that need to be considered when reviewing proposals for demolition.

Application to Demolish a Municipal Heritage Property

On September 12, 2012, Accord Canadian Realty submitted an application to demolish the subject property, purchased by the company in 1995. Since purchasing the property, this heritage building has been used as a residential income property. Accord Canadian Realty states that the reason for the recent demolition application is that the building is now part of an overall Agreement of Purchase and Sale to erect a new building at the corner of Ochterloney Street and Irishtown Road (Attachment B). The details of the future development are unknown at this time. The applicant has indicated that they intend to consolidate the four lots and to demolish the buildings located at 120, 122, and 124 Ochterloney Street as well as the building located at 8 Irishtown Road (Map 1).

Demolition Process

Upon receipt of an application to demolish a registered municipal heritage property, the *Heritage Property Act* requires that HRM refer the application to the Heritage Advisory Committee for its review and recommendation to Regional Council. HRM maintains a procedural policy for applications to demolish a municipal heritage property that was applied in this case as outlined in Attachment C.

The heritage value of this municipal heritage property is embodied entirely within the building. If a demolition permit is granted for this property and its demolition is carried out, staff will recommend that this municipal heritage property be deregistered. Therefore, this application should also be understood as a potential deregistration.

DISCUSSION

When reviewing applications for demolition of municipal heritage properties, HRM seeks to consider the heritage value of the property, its present structural condition and potential for its repair and continued use, and municipal heritage policy. In staff's opinion, the proposed demolition should not be supported by the Heritage Advisory Committee or Regional Council for the reasons outlined below:

Heritage Value

The Alexander Hutchinson building is an example of the Late Victorian Plain style³ with its simple form including a large ell at the rear, low-pitched (virtually flat) roof, and large internal chimney. Constructed by an artisan along a central public thoroughfare with adornments on its front façade, the building is registered as a distinctive example of this architectural tradition. This style of working class urban housing is characteristic of buildings in downtown Dartmouth and its surrounding neighbourhood areas. Only four of these characteristic buildings are registered as municipal heritage properties in downtown Dartmouth (Attachment D).

The Alexander Hutchinson building is located in the centre of a streetscape of similar style buildings. The architectural styles of neighbouring registered heritage properties depict a progression of historic development in downtown Dartmouth alongside other municipal heritage properties (Attachment E). Alongside more extravagant style structures built before, during, and after the Victorian era, the Alexander Hutchinson building provides a fair and accurate picture of the downtown Dartmouth community as it developed over time.

In a 1986 inventory of historic buildings, the Nova Scotia Government prepared the following comments relating to the heritage significance of 120 Ochterloney Street, Dartmouth.

“Architectural Comment:

This 2 story, wood frame dwelling is an example of a common design for turn of the century, artisan housing. The window detailing (eg. hoods) and entrance with side lights and transom are more decorative than usually found in this proto type.

Historical Comment:

This house was built on part of the former site of Greenvale, an estate which boasted gardens, pheasants and other trappings of an era which was fast drawing to a close by the turn of the century.

Contextual Comment:

This house is an integral part of the streetscape.”

1. Structural Condition and Potential for Repair and Continued Use

HRM staff, including a Building Official, conducted an inspection of the building at 120 Ochterloney Street and made several comments based on visual observations of the building's interior and exterior as outlined in Attachment F. Based on this inspection, it is staff's opinion that the building appears to be structurally sound. Some maintenance on the exterior should be completed so as not to adversely affect the structure in the future. Staff did not receive a report from the applicant detailing a formal structural integrity assessment; however, staff did indicate to the applicant that they may choose to submit a structural integrity report as part of their application.

³ Penney, A. (1989). *Houses of Nova Scotia*. Halifax, NS: Formac Publishing Company and the Nova Scotia Museum

The visual inspection by staff found that the character defining elements of the buildings are in generally good condition but some of these elements require attention. The foundation and exterior walls do not appear to be compromised structurally. A large rear ell is original to the building but it is unknown whether the existing ell – or what portion thereof – is original. There are no visible indications of water leaks on the interior of the building or around the windows and door. Most of the windows in the front and sides of the building appear to be original wood, although some may require maintenance or replacement. All front façade mouldings appear to be original to the building and in good condition. The last exterior work on this building that required a building permit was for the installation of the aluminum siding on the front and rear facades in 1980.

2. Policy Review

The Downtown Dartmouth Secondary Planning Strategy, adopted in 2000, maintains that the heritage of Downtown Dartmouth is a key factor in the area's unique character and identity. Heritage is seen to include not just historic buildings but also traditional streetscapes and a small town atmosphere based on small scale development (Attachment G).

One of the defining characteristics of the commercial core, where the Alexander Hutchinson building is located, is the small scale, fine grain, traditional development pattern. For the most part, the original block pattern is intact and most development consists of older two and three level buildings. The Secondary Planning Strategy recognizes that the community has a strong desire to retain this character and pattern, while at the same time promoting revitalization, and business and housing development. It also recognizes that the community has strong concerns about the physical and aesthetic condition of some heritage properties.

Policy H-2 in the Downtown Dartmouth Secondary Planning Strategy states:

“The municipality should use a variety of means to protect historic buildings and sites in the downtown, including tools enabled under the Heritage Property Act, and the use of public/private partnerships and other incentives to encourage the protection and restoration of heritage.”

The Heritage Property Program operates the Heritage Incentives Program on an annual basis. Through this program, owners of municipal heritage properties can apply for a \$10,000 grant twice, in any four year period. Because this is a cost-shared program, a maximum grant of \$20,000 would result in a total public/private partnership investment of \$40,000 in the exterior maintenance and conservation of a heritage property. Many heritage property owners in Dartmouth and throughout the region have taken advantage of this program during its decade of operation. The provincial government also operates grant and rebate programs to support the maintenance and conservation of municipal heritage properties.

In addition to financial incentives, the downtown Dartmouth MPS provides for a measure of flexibility in the re-use and rehabilitation of municipal heritage properties. Policy H-10 encourages the re-use, restoration and retention of registered heritage properties within the downtown by allowing for an increase in development rights for registered heritage properties.

Internal conversions of registered heritage properties to accommodate uses not otherwise permitted may be considered through the development agreement process.

Conclusion

In downtown Dartmouth, there are examples of both extravagant structures and less elaborate structures that are characteristic of the working class during the late Victorian period. The full spectrum of our cultural traditions is worthy of representation in our contemporary built environment. This can be achieved through the continued protection of the Alexander Hutchinson building, a distinctive example of an architectural tradition in a prominent location and streetscape. Although still in generally good condition, the building now requires upkeep so as not to adversely affect the structure in the future. There are opportunities available through grant programs and flexible policies to encourage the preservation and rehabilitation of this heritage property.

For the reasons noted in this report, it is staff's view that the demolition of 120 Ochterloney Street is not warranted. Therefore, staff recommend that HAC recommend that Council refuse the demolition request.

FINANCIAL IMPLICATIONS

The HRM costs associated with processing this application can be accommodated within the approved 2012/13 operating budget for C310 Planning & Applications.

COMMUNITY ENGAGEMENT

The community engagement process is consistent with the intent of the HRM Community Engagement Strategy and procedural policy for applications to demolish a municipal heritage property.

The level of community engagement was consultation, achieved through a public information meeting held on October 24, 2012. Attachment H contains a copy of the minutes from the meeting. Attachment I contains written submission from the public during and after the meeting. Notices of the Public Information Meeting were posted on the HRM website and in a newspaper.

This report will be presented to Heritage Advisory Committee (HAC) for a recommendation to Regional Council. HAC meetings are open to the public. The meeting date for this meeting is posted on the HRM website.

A public hearing must be held by Regional Council before they can consider approval of a deregistration of a municipal heritage property. In accordance with the *Heritage Property Act*, this public hearing shall be held not less than thirty days after a notice of the hearing is served on the registered owner of the municipal heritage property and published in a newspaper.

ENVIRONMENTAL IMPLICATIONS

No implications have been identified.

ALTERNATIVES

1. The Heritage Advisory Committee may recommend that Council refuse the proposed demolition. This is the recommended course of action. If Council refuses the request, the owner may carry out the demolition at any time after three years from the date of the application but not more than four years after the date of the application.
2. The Heritage Advisory Committee may recommend that Council approve the proposed demolition.
3. The Heritage Advisory Committee may recommend that Council approve the proposed demolition with conditions.

ATTACHMENTS

Map 1	Location Map
Attachment A	Images of 120 Ochterloney Street, Dartmouth
Attachment B	Developer's Rationale for Demolition
Attachment C	Overview of Demolition Approval Process for Municipal Heritage Properties
Attachment D	Similar Style Buildings Registered as Municipal Heritage Properties in Downtown Dartmouth
Attachment E	Registered Municipal Heritage Properties within the Same Area
Attachment F	Building Official's Report
Attachment G	Downtown Dartmouth Secondary Planning Strategy, Section 4.5, Heritage
Attachment H	Public Information Meeting Minutes
Attachment I	Written Submissions from the Public

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: Seamus McGreal, Heritage Planner, 490-5113

Original Signed


Report Approved by:

 Kelly Denty, Manager of Development Approvals, 490-4800



Map 1 - Location Map

120 Ochterloney Street (PID 00134247)

 Subject Property

 Heritage Properties

Zoning

DN Downtown Neighbourhood
DB Downtown Business District
PK Park and Open Space

Downtown Dartmouth Plan Area

HALIFAX
REGIONAL MUNICIPALITY
DEVELOPMENT APPROVALS
PLANNING SERVICES

0 30 60 120 180
Feet

This map is an unofficial reproduction
of a portion of the zoning Map for the
Downtown Dartmouth Plan Area.

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

ATTACHMENT A

IMAGES OF 120 OCHTERLONEY STREET, DARTMOUTH



Figure 1: Front façade (2012)



Figure 2: Aerial west view (2009), subject property marked with a dot



Figure 3: South View near Pine St./Ochterloney St.



Figure 4: East View near Victoria Rd/Ochterloney St.

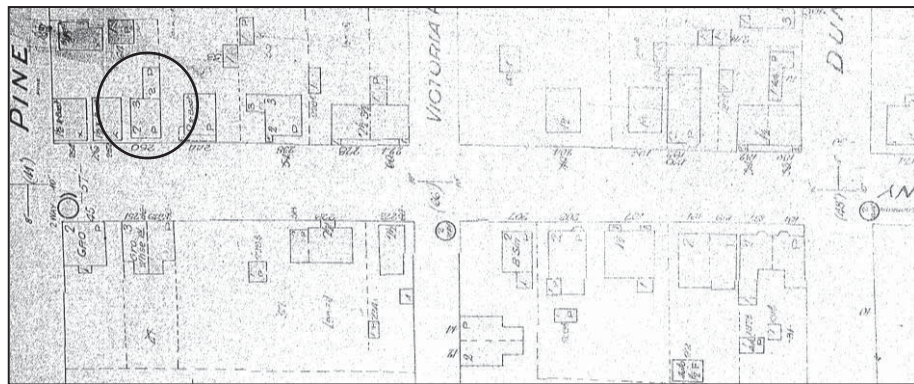


Figure 5: Dartmouth Fire Insurance Plan (1906), subject property circled



ATTACHMENT B

341 Portland Street
Suite #17
Dartmouth
Nova Scotia
B2Y 1K7

DEVELOPER'S RATIONALE FOR DEMOLITION

November 5, 2012

Heritage Advisory Board
Alderney Drive
Dartmouth, N.S.

Attn: Mr. Seamus McGreal
Heritage Planner

Re: Demolition of 120 Ochterloney St.

Further to my presentation at the Public Meeting of October 24, 2012, I would like to provide you with a brief summary of my points of view. I think it must be noted that the reason behind this demolition request is that this building is part of an overall Agreement of Purchase and Sale to erect a new building at the corner of Ochterloney St. and Irishtown Rd., by combining the four properties, being 120, 122 and 124 Ochterloney St., along with 8 Irishtown Rd.

The building itself at 120 Ochterloney St. is described by Seamus McGreal, as "plain" and I would like to mention some of the other points that I presented:

1. The building has no special features and the trim above the windows was installed by my workmen approximately 10 years ago.
2. The windows are ordinary and will actually have to be changed due to severe heat loss conditions during the winter months.
3. The entire rear of the building has been changed. A two storey addition was built about 25 years ago for a printing company that previously occupied the property. Wooden stairs and decks for the middle and top floors were added as well.
4. This building is isolated from other heritage properties and there is no streetscape to preserve.
5. There is no special historic importance to this property. The builder was a tradesman of that era.

There were several speakers who were in favor of the demolition, as they clearly stated they would prefer to see a new building on the corner.

Even the next door neighbor, Ms. Jean Beeler, a lawyer, favored the demolition of the property.

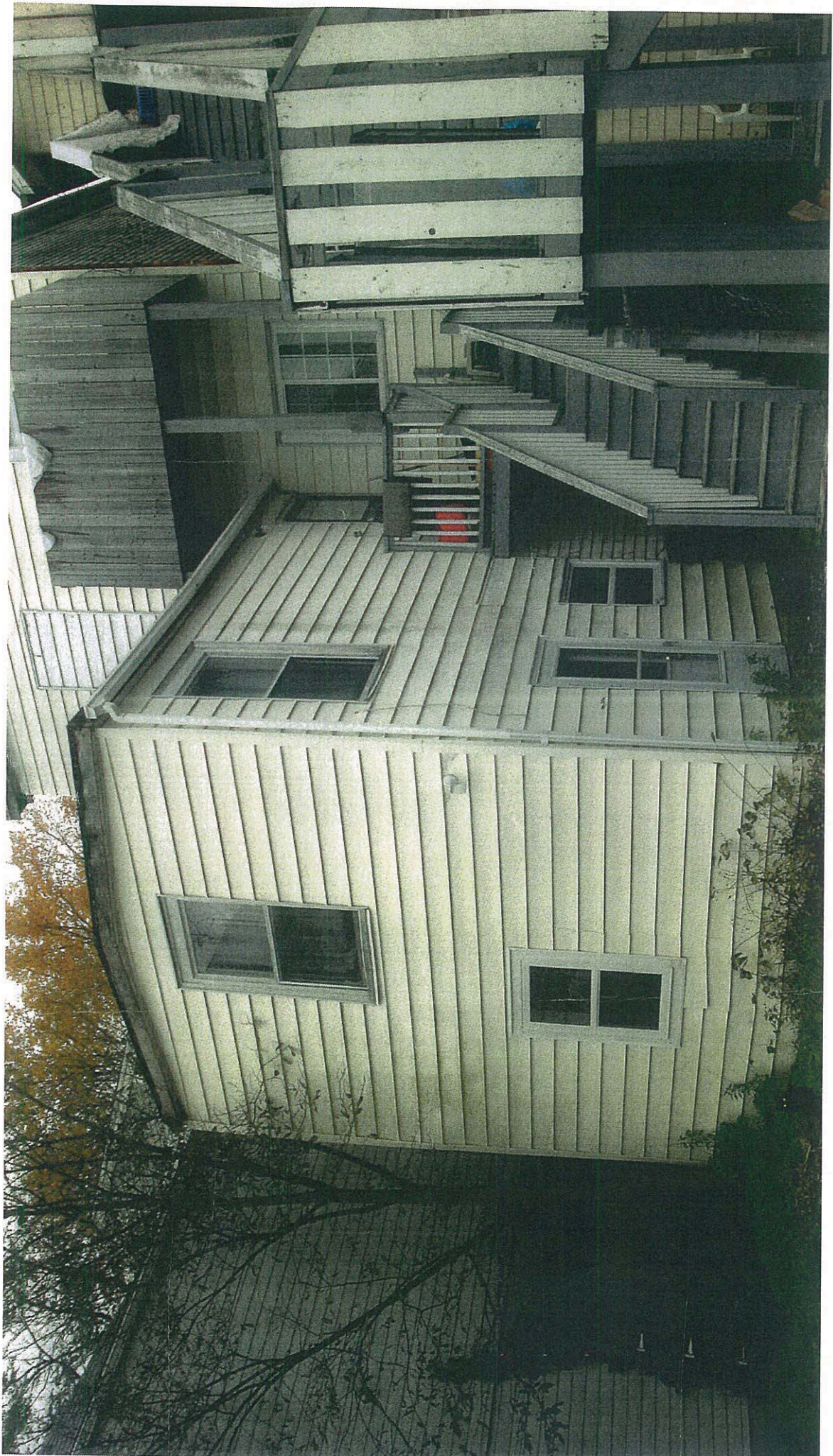
In conclusion, I would request that the Demolition permit be granted as it would be a logical course of action, taking everything into consideration.

Respectfully submitted,

ACCORD CANADIAN REALTY
Original Signed

 Per: Allan J. Silverman LLB, CPM, AMP

Encl. 1 picture of the back of property



ATTACHMENT C

**OVERVIEW OF DEMOLITION APPROVAL PROCESS
FOR MUNICIPAL HERITAGE PROPERTIES**

In 1999, in accordance with a provision of the *Heritage Property Act*, Regional Council adopted a procedural policy for applications to demolish a municipal heritage property. It established requirements for public notification, a structural integrity assessment, and a Public Information Meeting. The following items identify the process:

- i. *Public Notification*
A poster has been installed on the heritage building at 120 Ochterloney Street to identify the proposed demolition. An ad was published in a newspaper on October 6th, 2012, to identify the proposed demolition and the date of the Public Information Meeting.
- ii. *Structural Integrity Assessment*
HRM staff coordinated with the applicant to conduct a site visit of the heritage building's interior and exterior. The Building Official then prepared a report on the structural integrity of the building.
- iii. *Public Information Meeting*
HRM held a Public Information Meeting at the Alderney Gate Library on October 24th, 2012. 17 members of the public were in attendance and provided comments on the proposed demolition.
- iv. *Heritage Advisory Committee*
The application to demolish the registered Municipal Heritage Property will be presented to the Heritage Advisory Committee at a regularly scheduled meeting for recommendation to Regional Council.
- v. *Regional Council*
The application to demolish the registered municipal heritage property will be presented to Regional Council for decision at a regularly scheduled meeting.
- vi. *Three Year Delay/Negotiation Period if Demolition Refused*
The *Heritage Property Act* maintains that if the municipality denies the application, a permit for the demolition shall not be granted until three years has elapsed from the date of the application. Within this three-year period, HRM may negotiate with the owner to attempt to find ways and means to retain and rehabilitate the building. This may involve financial or other incentives from HRM, other levels of government, and other organizations with an interest in heritage preservation.

Under the *Heritage Property Act*, there is no provision to appeal the approval or denial of the application or the imposition of conditions.

ATTACHMENT D

SIMILAR STYLE BUILDINGS REGISTERED AS MUNICIPAL HERITAGE PROPERTIES IN DOWNTOWN DARTMOUTH



Figure 1: Alexander Hutchison (1892), 120 Ochterloney Street



Figure 2: Daniel Fillis (1905), 16 Victoria Road



Figure 3: James Orman (1883), 32-34 King Street



Figure 4: L. M. Leadly (1890), 47 North Street

ATTACHMENT E
REGISTERED MUNICIPAL HERITAGE PROPERTIES
WITHIN THE SAME AREA



1831 Alex Farquharson, *Irish vernacular*



1915 Greenvale School (*Beaux Arts*)



1875 Henry Elliott, *Gothic Revival*



1892 Alexander Hutchinson, *Late Victorian*



1921 First Baptist Church (*Craftsman*)



1794 Thomas Hyde, *Neo-Classical*



ATTACHMENT F

BUILDING OFFICIAL'S REPORT

As requested by Heritage Planning, an inspection of the property located at:

120 Ochterloney Street, Dartmouth, NS

resulted in the following:

Building Feature	Condition Relative to Habitability and Structural Integrity
Structure (wood frame, masonry, steel, etc)	The 3 storey structure consists of wood frame construction and contains 3 residential units. The exterior requires some maintenance in regard to the wood siding, soffit, and fascia. There was no visual indication of any leaks around window or doors. The structural integrity of the exterior walls does not appear to be compromised.
Foundation (concrete, masonry, etc.)	Foundation consists of rock and brick that does not appear to be compromised structurally. Please note, exposed foundation for visual inspection was limited.
Heating Services (wood, oil, electric, etc)	The building is heated with an oil hot water system that has been recently updated.
Chimney (steel, masonry, etc.)	There was a brick chimney that appeared to be structurally sound. Further inspection may be required from a qualified individual.
Roof (asphalt, steel, etc.)	A visual inspection of the roof could not be completed. There were no visible indications of water leaks on the interior of the building.
Services (water, sewer, etc.)	The building is serviced with municipal water and sewer.
Other	

Public Safety Considerations

The building is currently occupied and poses no safety concerns to the public.

Building Official's Overall Recommendation Regarding Demolish Request

It is my opinion that the building appears to be structurally sound. Maintenance on the exterior should be completed so as not to adversely affect the structure in the future.

Henry Black

Building Official (please print)

Building Official's Signature

Supervisor's Initials

DOWNTOWN DARTMOUTH SECONDARY PLANNING STRATEGY

4.5 HERITAGE

Introduction

During the course of preparing this plan, it was made clear by the majority of citizens that the heritage of Downtown Dartmouth is a key factor in the area's unique character and identity. While heritage means different things to people, it is seen to include not just historic buildings, but also traditional streetscapes, a small town atmosphere based on small scale development, important public views of the harbour, community culture, and natural history.

The desire to protect what is important, is balanced against the objective of encouraging new development which blends into the community. A public opinion survey indicated that 93% of respondents supported measures to protect heritage features in the area, however there were varying opinions on the appropriate means of protection. Individual building registration topped the list of protection options at 52%, and the creation of one or more heritage conservation districts was chosen by 45.5 % of respondents. Consistently, Christ Church, Greenvale School, the Shubenacadie Canal system, and Starr Manufacturing were cited as important historic sites. However, strong concerns were also heard about the physical and aesthetic condition of some heritage properties, and the long term financial viability of preservation by the public sector.

Objectives:

- *To foster the recognition, protection and enhancement of historically-significant properties.*
- *To preserve and enhance, buildings, streetscapes, areas and views that are of historical or cultural significance.*

Policies

Heritage Properties and Streetscapes

There are a large number of heritage properties in the community, many significant because of their age, architecture, or because of associations with important people or events. As of late 1998, there are about 60 municipally registered heritage properties and one provincially registered heritage property in the downtown (Nantucket Whaler House) (see Map 8).

The registration of individual properties under the provincial Heritage Property Act remains as an important tool in encouraging the retention and rehabilitation of such properties. In conjunction with registration of individual properties, there is a need to develop financial or other appropriate incentives which increase the feasibility of retaining a higher proportion of significant properties. Providing for increased re-use opportunities is one means by which this can be accomplished, provided that adjacent and nearby properties are protected from inappropriate uses or building additions or site conditions.

In many areas of the downtown, the presence of heritage properties along with other traditional development creates streetscapes which are also significant. This is not just within the commercial area, but also in many of the neighbourhoods in the downtown community. These streetscapes are perceived to be as important as individual properties. The use of heritage conservation districts is an appropriate tool to preserve and enhance these areas.

Policy H-1

The Municipality shall seek the retention, preservation, rehabilitation and restoration of those areas, sites, streetscapes, structures, and conditions such as views which impart a sense of the community's heritage, particularly those which are relevant to important occasions, eras, or personages, which are architecturally significant, or are of a significant age. Where appropriate, in order to assure the continuing viability of such areas, sites, streetscapes, structures, and/or conditions, suitable re-uses shall be encouraged.

Policy H-2

The municipality should use a variety of means to protect historic buildings and sites in the downtown, including tools enabled under the Heritage Property Act, and the use of public/private partnerships and other incentives to encourage the protection and restoration of heritage.

Policy H-3

Appropriate criteria shall be maintained by which the municipality shall continue to identify such areas, sites, structures, streetscapes and/or conditions identified in Policy H-1.

Policy H-4

The Municipality should seek to register those properties which meet the adopted criteria as registered heritage properties and protect them within the terms of the Heritage Property Act.

Policy H-5

The municipality should investigate the use of a heritage conservation district as a means to protect and promote the unique built and visual heritage features of the downtown.

Policy H-6

Urban design guidelines and controls shall be adopted in this plan and Land Use By-law to encourage development that is compatible and complementary to the heritage resources of the Downtown Dartmouth community (refer to Policy D-1).

Policy H-7

All proposals for development agreements involving exterior alterations on properties adjacent to registered heritage properties shall be forwarded to the Heritage Advisory Committee for review and comment on how the proposal impacts on local heritage resources.

Policy H-8

The demolition and exterior alterations of registered heritage properties shall be regulated under the provisions of the Heritage Property Act.

Policy H-9

Prior to selling or otherwise disposing of any surplus municipal property which may have heritage significance, an evaluation of the property shall be carried out to determine the level of significance, if any. Where the surplus property is of significance, measures shall be undertaken to ensure the retention of the building to the greatest reasonable extent through heritage registration, restrictive covenants or other appropriate means.

Policy H-10

Council should encourage the reuse, restoration and retention of registered heritage properties within the downtown. One means through which this will be encouraged is by allowing for an increase in development rights for registered heritage properties, where it can be demonstrated

that the current use is an impediment to its reuse. Internal conversions of registered heritage properties to accommodate uses not otherwise permitted may be considered through the development agreement process. In considering any requests, the following criteria shall be addressed:

- a) the present use is an impediment to the building's retention;*
- b) that the building is suitability for conversion, in terms of building size, the size of proposed individual residential units, and/or the nature of the proposed use;*
- c) that adequate measures are proposed to ensure the continued protection of the building as a registered heritage property, and that renovations and additions to the building are consistent with the intent of HRM's "Heritage Building Conservation Standards" as updated from time to time;*
- d) that no additions of greater than ten percent (10%) of the footprint area of the building are proposed; and that all additions including wheelchair ramps, fire escapes and emergency exits are designed to be as compatible as possible with the exterior of the building;*
- e) that adequate measures are proposed to minimize impacts on abutting properties and the streetscape as a whole as a result of traffic generation, noise, hours of operation, parking requirements and such other land use impacts as may be generated as part of a development;*
- f) that the placement and design of parking areas, lighting and signs, and landscaping is in keeping with the heritage character of the building;*
- g) where applicable, the proposal should include an assessment and strategy to protect significant on-site archeological resources which may be impacted by the proposed development.*

Industrial Heritage

The community has a long association of industrial use, contributing significantly to the development of the region as a whole. Starting with the government sawmill in Dartmouth Cove in 1749, there has been a continuous industrial presence which has generated considerable levels of associated development and employment.

The Shubenacadie Canal system, Starr Manufacturing, and the shipyards in Dartmouth Cove are three remaining examples of the legacy of the community's industrial heritage. Others over time have included the chocolate and soap factories where Hazelhurst Street is now located, Symonds Foundry on the harbour at the foot of Church Street, and a number of other boat and shipyards which have now disappeared. Efforts should be taken to maintain and commemorate the community's industrial past.

Much of the former Canal system is in public ownership, and will remain so. Continued efforts to upgrade the canal corridor as a recreational and heritage link are important, and can be carried out in conjunction with community groups, the Shubenacadie Canal Commission, and other groups and agencies.

The Starr Manufacturing site is a prominent one in the community because of its relationship to the Shubenacadie Canal, the mass production of skates in the 19th century, and its former stature as a major employer. Considerable debate and discussion has been generated due to its importance as a heritage site, and its potential for major commercial or residential redevelopment. Most in the community want to see a mix of development on the Starr and adjacent Greenvale sites, including

ATTACHMENT H
PUBLIC INFORMATION MEETING MINUTES

CASE NO. H00367– Demolition of a Municipally Registered Heritage Building

7:00 p.m.
Wednesday, October 24, 2012
Alderney Gate Library, Helen Creighton Room
90 Alderney Drive, Dartmouth

STAFF IN

ATTENDANCE: Seamus McGreal, Heritage Planner
Holly Kent, Planning Technician
Jennifer Purdy, Planning Controller
Kurt Pyle, Planning Applications and Heritage Supervisor

ALSO IN

ATTENDANCE: Councillor Gloria McCluskey, District 5
Stephen Terauds, Heritage Advisory Committee
Allan Silverman, Applicant

PUBLIC IN

ATTENDANCE: 17

The meeting commenced at approximately 7:01 pm

Opening remarks/Introductions/Purpose of meeting

Mr. Stephen Terauds introduced himself as the Chair of the Heritage Advisory Committee. He stated that he is here on behalf of the Committee. He introduced Seamus McGreal, the heritage planner guiding this application through the process and who will be going into more detail during his presentation. Stephen also introduced Councillor Gloria McCluskey, District 5, and Mr. Allan Silverman, the applicant.

Since, HRM has received an application to demolish a Municipally Registered Heritage Building, the purpose of this Public Information Meeting is to identify to the community early in the process that this application has been received. The Heritage Advisory Committee will review all comments and concerns at a later meeting prior to making a recommendation to Regional Council.

Mr. Seamus McGreal explained that HRM has received an application for demolition of a Municipally Registered Heritage Property located at 120 Ochterloney Street, Dartmouth, on September 12, 2012. This property was registered as a municipal heritage property on November 16, 1982. The building was constructed by Alexander Hutchinson, plasterer, in 1892.

Process and Overview of Application

Mr. McGreal reviewed the application process, noting that the Public Information Meeting is an initial step when HRM reviews and identifies the scope of the application and seeks input from the public. He explained that this process is put in place because the property in question is a registered heritage property. Regional Council maintains a policy that requires a Public Information Meeting when an application to demolish a heritage property is submitted.

He explained that staff had conducted a site visit of the site to consider its structural integrity. They have concluded that the building is currently occupied, it poses no safety concerns to the public, appears to be structurally sound and the exterior appears intact with some wear. Staff does not require the applicant to conduct a structural integrity study.

Mr. McGreal explained that this building is in a historic neighbourhood based on the number of surrounding heritage properties. He reviewed these surrounding properties: Christ Church (1817); Alex Farquharson (1831); Henry Elliott (1875); Greenvale School (1915); Thomas Hyde (1794); George Shiels (1863) and the First Baptist Church (1921).

He reviewed a slide of the Alexander Hutchinson building describing it as a good example of a Late Victorian Plain building style and added that this style was identified in the book *Houses of Nova Scotia* by Allen Penney. The Alexander Hutchinson building is the only registered municipal heritage property in a row of 4 other similar style buildings along Ochterloney Street, between Pine Street and Victoria Road.

Mr. McGreal explained that there is a three year demolition delay from the date of application if the demolition is not approved by Regional Council, as a provision of the Heritage Property Act. Therefore, there is a demolition window from September 13, 2015 to September 12, 2016.

He explained that there is a policy in place that affects registered heritage property such as this particular property within the Downtown Business District. Policy H-10 in the Downtown Dartmouth Secondary Planning Strategy allows for alternate uses and increases in development rights by development agreement provided that the heritage building is conserved. The property can also be put to a new use as-of-right: the applicable Land Use By Law permits Commercial, Residential, Cultural and Institutional uses. The HRM Heritage Incentives Program is also available for a cost-shared grant of up to \$10,000 for the maintenance and conservation of registered municipal heritage properties.

He explained that this public information meeting is to discuss the Structural Integrity of the building which includes the safety, architectural features, exterior appearance etc., and the heritage value which includes the building as part of a narrative of historic development, an architectural tradition of the Late Victorian era and a historic Dartmouth neighbourhood along a well-travelled thoroughfare.

Presentation by the Applicant

Mr. Allan Silverman introduced himself as the owner of Accord Canadian Realty and gave a brief description of his background and experiences. He explained that he did not know that the building was registered as a heritage property when he purchased it. He presented the residents pictures of the subject property explaining that he had these properties up for sale and are current under an agreement of purchase of sale. He added that this is a very basic plain building with windows that are not original and have no historic integrity. He explained that 25 years ago, a large addition was built on to the back not relating to the historic significance of the

building, and it occupies 40% of the existing space. He compared this building with one which he felt is a historic building on Queen Street in Dartmouth. He explained that this is the only building that he is selling that has the heritage designation and is requesting a demolition permit for this property.

Questions and Answers

Ms. Ann-Noreen Norton, Dartmouth, explained that she is new to Downtown Dartmouth but, not new to historic buildings. She explained that this meeting is to consider the demolition of a registered heritage building at 120 Ochterloney Street. This is the Alexander Hutchinson House, built in 1892. She explained that Alexander Hutchinson was an artisan who specialized with decorative plastering. The house has an attractive front door. The window detailing shows “hoods” and with the sidelights and transom indicate more detail than normally found for the skilled trades of the workers at this time. It is a 2 storey wood frame dwelling and an excellent example of a common design for the turn of the century. The house is an initial construction found on the original Greenvale Estate. It is an integral part of the street scape. She added that a local historian had sent her this information: “Originally the property was owned by Thomas Mitchell prior to 1847. Thomas was an Iron Founder. The lot was 371 feet from the corner of East Street (now Victoria Road). It contained houses, buildings, distillery, foundry and finishing shops. David Falconer was a distiller. He added many exotic trees and birds to “Greenvale” estate before he died in 1890. The plot contained flowers, shrubbery, vegetable gardens, fruit trees and plumaged pheasants. The exotic copper-beech trees still remain. The School Board bought the property, an acre and a half, in 1890. The Falconer home was moved to the next lot by A.M. Beck. One condition of the sale was that no trees could be damaged. The first school (Greenvale) was opened in May 1891”. She explained that the Greenvale estate is mentioned in John Martin’s book *The Story of Dartmouth*, as well as *Second to None*, a History of Dartmouth School, by Joan Payzant.

She added that the Heritage Property Act allows for a three-year period in which HRM can negotiate with the new owner to find a way to save the building. The Downtown Dartmouth Planning Strategy has a provision that allows for development agreements to conserve heritage buildings. The Heritage Property Act gives the municipality various powers during this three-year delay period. They can give money to the owner to keep the building, they can negotiate an agreement with the owner, or they can expropriate the property. She explained that that the Downtown of Dartmouth is a dusty overlooked ‘jewel’ in the crown of HRM. This area has lacked positive recognition and heritage preservation incentives. Downtown could be the next Yorkville. Yorkville once was small village of Victorian row and other small houses. Yorkville now is essentially an open air mall with vigorous spending and fashion. She explained that 120 Ochterloney has heritage designation. This doesn’t mean that the other 3 should be demolished. Technical requirements are still necessary for the permit. Mr. Silverman would need to meet certain technical requirements before tearing down these buildings. Downtown Dartmouth could be tomorrow’s village, as seen in New York. Property value-added occurred in Yorkville and the Village because the heritage properties and connecting properties were not destroyed. Many of the Villages neighbourhood’s streets are narrow and some curved at odd angles. Unlike streets of most of that city, streets in the village typically are named rather than numbered streets for example Factory, Herring and Amity Streets. This is similar to old Dartmouth. She explained that she had restored a Victorian home in HRM at a time when the City was experiencing the flight of the middle class of professionals to the suburbs. Her former neighbourhood was battered, lacking repairs and ugly. However, after years past, professional urbanites have long returned and the property values boomed. She added that this could be the story of Downtown Dartmouth but it must be protected one property at a time. She explained that the approved high rises in Downtown Dartmouth were approved for vacant land. This is not vacant land. It is important that Downtown Dartmouth begin to be recognized for its heritage. Amalgamation did not automatically translate into increased attention for preservation as at times the case in downtown Halifax.

Mr. Phil Pacey, Halifax, explained that he is the Chair of the HRM Committee of the Heritage Trust. He explained that a number of years ago there was an application to demolish the Carlton Hotel which was a registered heritage building. The Heritage Trust decided to hold a meeting which resulted in ideas and now the

Carlton Building still stands. He explained that HRM has a standard policy that states that when a building is registered there should be every effort made to try and preserve it. This meeting is the start of that process. He gave an example of the Bloomfield building. He explained that the owner of the Bloomfield building has decided to fix it up after hearing public concerns at a similar meeting. He hopes that a similar outcome will occur with this application. He explained that a development agreement is a good option. It allows for input from the neighborhood which may result in a development that suits the neighbourhood better than the black and white rules that are in the zoning by-law. This will benefit the owners of the building as well. He added that if this building is lost, it can never be recreated. He encouraged all parties to turn this process into a happy outcome for everyone.

Ms. Linda Forbes, Dartmouth, explained that she is the owner of a registered heritage property. She added that when she bought it, it almost had none of its detail left. It was a slightly larger version of this plain style house. She explained that her house was registered because it fit in scale with the rest of the street scape. She explained that she had conducted research on the house next door to this property and found out that originally it was a very plain house. Just because it may be a plain looking house does not mean that it lacks intrinsic interest for people in the community. It does not mean that the building is not attached to the story or history of the community. She added that just because a house is not registered, does not mean it has no heritage value. She related that if this house and the houses around it were on Bowers Street or Creighton Street in Halifax, there would be a bidding war to buy these buildings and restore them. She hopes that people care and show that these buildings have a possible life ahead of them. She asked why anyone would want to demolish a house that is structurally sound. Our forbearers devoted the energy to cut the trees and move them here to build these buildings. Anything that is put up to replace them is going to take much more energy. From an environmental point of view, it is better to save a property and restore it. She explained that Ochterloney Street is a pleasant walking street in downtown Dartmouth. She added that this heritage building could provide housing options for families in a one- or two-unit building. She addressed concern that housing for needs of families is not being constructed in downtown Dartmouth. The pressure is for high rise condos that only suit the needs of young single adults and empty nesters. We need housing options for families with children in the downtown as well as housing options for families without children.

Mr. Eric Estabrooks, Dartmouth, related that he is a former resident of the heritage building and had done some renovation work on it in the past. He asked people to think about the outside of the building. If you take off what was put on the outside in recent times and look at the original building itself, as it stood, there would be a lot more to it.

Mr. Norman Schnerderman explained that he sits on a committee with two previous speakers who are trying to save the Morris building, a very significant historic building in Halifax. Unlike the Morris building, there are many examples of this Victorian era style building in Dartmouth and in Metro Halifax. He explained that this building itself is not significant and Alexander Hutchinson is not a significant person. Its registration came in the 1980s when it was a trendy thing to do. Therefore, he does not see any reason to conserve this building. This building is very run down and has been used as an investment/income property. He suggested making way for the future.

Ms. Martha Pridham, Dartmouth, explained that she has lived across the road from this building for a year. She explained that Ochterloney Street is beautiful. However; she explained that when walking past this particular block, she quickens her pace. She addressed concern with what goes on in this house and would like to see it gone. She added that there is no character to the house and that it is a bit frightening.

Ms. Jean Beeler, Dartmouth, explained that her property is adjacent to the heritage building. She explained that they have refurbished their building and put a large addition on the back. The previous owners were asked in the 1980s to have the property registered as heritage but they were not interested. She agrees with Ms. Pridham and added that Mr. Silverman has been a good neighbor. She does not see anybody coming in and refurbishing this

building. She related that whatever is built there will likely be something a whole lot better than what is there now.

A question was raised: how long until this application goes to Regional Council? Mr. McGreal explained that it would be winter/spring time frame.

Closing Comments

Mr. McGreal thanked everyone for attending. He encouraged anyone with further questions or comments to contact him.

Adjournment

The meeting adjourned at approximately 7:50 pm.

ATTACHMENT I

WRITTEN SUBMISSIONS FROM THE PUBLIC

We meet this evening to consider to demolish a registered heritage building at 120 Ochterloney Street. This is the Alexander Hutchinson House, built in 1892. Alexander Hutchinson was an artisan who specialized with decorative plastering. The house has an attractive front door. The window detailing shows 'hoods' and with the sidelights and transom indicate more detail than normally found for the skilled trades of the workers at this time. It is a 2 story wood frame dwelling and an excellent example of a common design for the turn of the century.

Insert
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The house is an initial construction found on the original Greenvale Estate. It is an integral part of the street scape.

The Heritage Property Act allows for a three-year period in which HRM can negotiate with the new owner to find a way to save the building. The Downtown Dartmouth Planning Strategy has a provision that allows for development agreements to conserve heritage buildings. **The Heritage Property Act gives the municipality various powers during this three-year delay period. They can give money to the owner to keep the building, they can negotiate an agreement with the owner, or they can expropriate the property.**

It is my understanding that the present owner is Accord Canadian Realty with the applicant being Allan Silverman. This developer's intention is to demolish four buildings, 3 properties on Ochterloney and 1 on Irishtown Road. These constitute the corner of Irishtown Road and Ochterloney Street .

The downtown of Dartmouth is a dusty overlooked 'jewel' in the crown of HRM. This area has lacked positive recognition and heritage preservation incentives. Downtown could be the next Yorkville. Yorkville once was small village of Victorian row and other small houses, Yorkville now is essentially an open air mall with vigorous spending and fashion.

120 Ochterloney has heritage designation. This doesn't mean that the other 3 should be demolished. Technical requirements are still necessary for the permit. Mr. Silverman would need to meet certain technical requirements before tearing down these buildings.

Who will take the time to consider sections of the city instead of

individual lots? That's what we need you to do. Advise working with developers and their plans to support development in city blocks, downtown and units.

Downtown Dartmouth could be tomorrow's Village, as seen in New York. Property value-added occurred in Yorkville and The Village because the heritage properties and connecting properties were not destroyed. I lived close to both of these places previous to the preservation of Yorkville and The Village. Many of the Village's neighborhood's streets are narrow and some curve at odd angles. Unlike streets of most of that city, streets in the Village typically are named rather than numbered streets for example Factory, Herring and Amity Streets). This is similar to old Dartmouth.

I restored a Victorian home in HRM at a time when the city was experiencing the flight of the middle class of professionals to the suburbs. My former neighbourhood was battered, lacking repairs and ugly. I was asked often over a period of 10 years, why do you live there? Years passed and now the professional urbanites have long returned and the property values boomed. This could be the story of downtown Dartmouth but it must be protected 1 property at a time.

Ugly highrises that are not conducive to an active life style or a positive experience for children are built in every city. Moscow, Beijing, etc. Better for a child to live in a paintless house where you can run out and play. The approved high rises in Downtown Dartmouth were approved for vacant land. This is not vacant land. It is important that downtown Dartmouth begin to be recognised for its heritage. Amalgamation did not automatically translate into increased attention for preservation as at times the case in downtown Halifax.

The buildings on Ochterloney would be in the end more valuable as an investment if restored. Heritage 'value-added' is not always apparent to owners.

→ I am interested in the staff report addressing the heritage value of 120 Ochterloney Street (Alexander Hutchinson building as it is

named in the Registry) for itself and especially as it relates to Ochterloney streetscape. Many of these heritage homes look suitable for demolition but that is not always the case. It is important that downtown Dartmouth begin to be recognised for what heritage can do to support this enclave. The Downtown Dartmouth Secondary Planning Strategy has good policies about retaining existing housing and neighbourhood character.

DOWNTOWN NEIGHBORHOOD ZONE

9.(1) **PURPOSE:** The goal of the Downtown Neighbourhood Zone is to protect the integrity and character of existing residential neighbourhoods by limiting the type, scale and design of new development, renovations, and home based businesses.

A critical question is the zoning regulations for the land.

If the replacement buildings will be similar in scale to the existing buildings, there is no incentive to demolish.

①

A local historian had also sent me the following information. It doesn't have to do with the house, but the grounds it sits on.

"Originally the property was owned by Thomas Mitchell prior to 1847. Thomas was an Iron Founder. The lot was 371 feet from the corner of East Street(now Victoria Road). It contained houses, buildings, distillery, foundry and finishing shops.

David Falconer was a distiller. He added many exotic tress and birds to the "Greenvale" estate before he died in 1890. The plot contained flowers, shrubbery, vegetable gardens, fruit trees and plumaged pheasants. The exotic copper-beech trees still remain.

The School Board bought the property, an acre and a half, in 1890. The Falconer home was moved to the next lot by A.M.Beck. One condition of the sale was that no trees could be damaged.

The first school (Greenvale) was opened in May 1891."

Greenvale estate is briefly mentioned in John Martin's book "C The Story of Dartmouth, as well as Second to None, a History of Dartmouth Schools, by Joan Payzant.

McGreal, Seamus

From: Pink Ink Realty Ltd. Anna Murphy [REDACTED] >
Sent: October 25, 2012 4:28 PM
To: McGreal, Seamus
Subject: 120 Ochterloney Street

Hi Seamus,

I wanted to provide my input via email to you. I believe the building (120 Ochterloney Street) has no historical significance and the plain structure does not draw positive attention to the neighbourhood and should be removed from heritage designation as there are many other better examples of heritage buildings in the area from that era that would be better examples of heritage.

An idea may be, if anyone has interest in this particular building to offer it to them free of charge as long as they pay to move it, provided the owner is willing to offer it.

I also wanted to take the time to follow up with you to find out when the NEXT meeting of the Heritage Advisory Committee is and ask if this Application be on its agenda.

Thank-you.

--

Anna Murphy, B.A.
Real Estate Broker/ Owner



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McGreal, Seamus

From: Matthew Moir [REDACTED] >
Sent: October 29, 2012 5:39 PM
To: McGreal, Seamus
Subject: Case #H00368, Demolition of 120 Ochterloney Street, Dartmouth

Dear Mr. McGreal:

I am writing to voice my support for this demolition project. I am a resident of District 5 and I work in the district as well. The property in question is designated a heritage site but I nevertheless support its demolition.

This property may be designated a heritage site but it is in reality an eyesore. It has been since at least 1993, when I was a tenant in one of the buildings next door. The property presently detracts from the attractiveness of the downtown and anything that it is likely to be replaced with would be an improvement.

Matthew J.D. Moir

McGreal, Seamus

From: Helen Foote [REDACTED] >
Sent: October 31, 2012 10:59 AM
To: McGreal, Seamus
Subject: Proposal Information Case # H00368 - 120 Ochterloney Street, Dartmouth, Nova Scotia

Mr. McGreal:

I am writing to you regarding the proposal to demolish the above-noted heritage property and understand there was an information session held recently regarding the proposal.

I am a professional practicing law on Ochterloney Street and, more importantly, I reside in downtown Dartmouth and am familiar with the most of what is happening in the downtown and development of it. Quite frankly, this particular house has no redeeming value and I was surprised that it has a heritage designation. There is nothing special about a house built in 1892 by a plasterer of little known repute. I have lived in Dartmouth all my life and could care less about why it got a designation. There are many more houses in Halifax and Dartmouth that would qualify for such designation and have been maintained in much better repair than this property. It is an eyesore and a slum. Only good things can happen in Dartmouth with demolishing this property and allowing development that will generate more taxes for the city and provide housing to many more people thereby making downtown Dartmouth a choice place to live outside the peninsula of Halifax.

Please accept this email as my vote in favor of demolition of 120 Ochterloney Street as soon as possible.

Yours truly,

Helen L. Foote

McGreal, Seamus

From: LouAnn Chiasson [REDACTED] >
Sent: November 2, 2012 10:06 AM
To: McGreal, Seamus
Subject: 120 Ochterloney

Dear Mr. McGreal,

I am one of the owners of 118 Ochterloney Street and am writing this email to urge the planning department to recommend the approval of the application to demolish the neighbouring property at 120 Ochterloney Street. The restoration of older homes has always been a personal passion of mine. My husband and I lived in an older home on Hester Street that we lovingly restored over the 18 years we lived there. We also had the pleasure of owning another older home in the neighbourhood and undertook extensive renovations to that home to restore it to its former beautiful state. I am also very proud of the work that we have done to restore 118 Ochterloney Street and maintain its history and heritage.

With that being said, however, I am writing to strongly urge you to approve of the demolition of 120 Ochterloney Street. Despite the building's designation as a Heritage Property, its current condition and use do not lend itself to any positive impact on the community. The outside is extremely plain and in disrepair. The constant turnover of tenants negates any possibility that the property is being well maintained internally. The property to the rear of the building is often strewn with garbage and there is a significant concern about a rat infestation. The longer this property is allowed to linger in its present state, the more concern there should be about the negative impact on the community.

Although I am in favour of preserving our heritage and am proud to support appropriate restoration and preservation projects, 120 Ochterloney is not such a property. The only contribution to ongoing heritage preservation is the plaque that was affixed to the outside of the property. In the absence of the plaque, an examination of the property (both external and internal) would confirm that the property is an eyesore and should be demolished at the earliest opportunity.

If you have any questions or concerns, please do not hesitate to contact me.

LouAnn Chiasson



McGreal, Seamus

From: David Bortolussi [REDACTED] >
Sent: November 14, 2012 10:50 PM
To: McGreal, Seamus
Subject: Demolition of 120 Ochterloney St

Follow Up Flag: Follow up
Flag Status: Flagged

Mr. McGreal,

I would like to lend my support for approving and fast tracking the demolition of 120 Ochterloney St. I am a frequent visitor of downtown Dartmouth, as my wife works there, and I work nearby in Dartmouth. I believe that the house in question has no real heritage value, other than the fact that it is old. The proposed development is excellent for the site and will continue the very positive trend which has been happening in downtown Dartmouth.

Best regards,

David Bortolussi