

**HALIFAX REGIONAL MUNICIPALITY**

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**HERITAGE ADVISORY COMMITTEE  
MINUTES  
JUNE 23, 2004**

**PRESENT:**

Mr. Allan MacLellan, Chair  
Mr. Tom Creighton, Vice-Chair  
Councillor Bob Harvey  
Mr. Dale Hall  
Mr. Ralston MacDonnell  
Mr. Paul MacKinnon  
Mr. Bill Meagher  
Mr. Elias Metlej  
Mr. Mark Pothier

**REGRETS:**

Councillor Dawn Sloane  
Ms. Andrea Arbic  
Mr. Jim Trites

**STAFF:**

Ms. Maggie Holm, Heritage Planner  
Mr. Dan Norris, Manger, Culture and Heritage  
Mr. Bill Plaskett, Planner, Heritage District  
Ms. Patti Halliday, Legislative Assistant  
Ms. Dorothy Amey, Administrative Support

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Mr. MacLellan, Chair, called the meeting to order at 3:10 p.m.

**1. APPROVAL OF MINUTES - MAY 26, 2004**

**MOVED by Councillor Harvey, seconded by Paul MacKinnon, that the minutes of May 26, 2004 be approved, as circulated. MOTION PUT AND PASSED UNANIMOUSLY.**

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

There were no changes to the agenda.

**3. BUSINESS ARISING OUT OF THE MINUTES**

**4. DEFERRED ITEMS**

**4.1 Evaluation Criteria**

C Proposed revised evaluation criteria for registration of heritage properties was before the Committee for its consideration.

In discussion of the proposed evaluation criteria, it was noted the passing grade should be clearly identified on the scoring sheet.

Mr. MacDonnell expressed concern that the proposed criteria has not been tested. It was noted that the criteria could be further revised, if necessary, after it has been used on a few registration applications.

Concern was expressed regarding the accuracy of the timeline "Boom period following construction of the Shubenacadie Canal."

Mr. Creighton suggested there should also be an HRM wide criteria for registering heritage sites. Ms. Holm suggested another subcommittee could be struck to deal with this issue.

Based on input from the Committee, Ms. Holm agreed to change the heading of the form to "Registration of Heritage Buildings", include a passing grade on the form and to check the descriptions of the timelines for accuracy.

**MOVED by Mark Pothier, seconded by Councillor Harvey, that the Heritage Advisory Committee recommend to Regional Council that the proposed evaluation criteria for registration of heritage buildings be approved, pending the completion of the proposed changes and points of clarification. MOTION PUT AND PASSED UNANIMOUSLY.**

#### **4.2 Discuss New Material for Heritage Plaques**

Ms. Holm provided a verbal update to the Committee with respect to new material for heritage plaques. Ms. Holm noted the porcelain plaques used in the past are no longer available. Samples of a proposed new plaque material were circulated to the Committee for its review. Ms. Holm noted the price of the new plaque would be about one-third the cost of the old one. She stated the most notable difference in the plaques is that the edge of the new one would be black. Ms. Holm also noted that linseed oil needs to be applied to the edges of the plaque to prevent drying and chipping. The plaques also come with a 10 year warranty.

Mr. MacDonnell suggested NSCAD should be approached with respect to supplying the plaques. Mr. Pothier agreed stating he would prefer that the plaques come from a local supplier even if the cost is slightly higher.

With regard to the thickness of the plaque, Councillor Harvey stated he would prefer something thinner than the one-inch sample.

It was agreed that if NSCAD could not respond to the request in a timely manner, the Committee would give Ms. Holm approval to proceed with the proposed new plaque.

#### **5. CONSIDERATION OF NEW BUSINESS**

##### **5.1 H00136 - Application for alterations to 1477-79 Carlton Street**

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

Ms. Holm presented the report to the Committee noting a correction in report, in that the proposed material is vinyl, not aluminum clad. However, she noted it is still a non-traditional material.

**MOVED by Mark Pothier, seconded by Ralston MacDonnell, that the Heritage Advisory Committee recommend approval of the alterations to 1477-79 Carlton Street, as proposed in the staff report dated June 3, 2004. MOTION PUT AND PASSED UNANIMOUSLY.**

##### **5.2 Case 0062 - Amending DA for 5251 South Street**

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

### CONFLICT OF INTEREST

As he represents the developer, Mr. Elias Metlej declared a Conflict of Interest and withdrew himself from the discussion and vote on this issue.

Ms. Randa Wheaton, Planner, presented the report to the Committee, noting the most significant change is the creation of an internal corridor requiring the penthouse floor to be redesigned. Ms. Wheaton noted the density is still within the requirements, and staff believe the design is still sympathetic to the surrounding heritage buildings.

Following a brief discussion, the following motion was put:

**MOVED by Tom Creighton, seconded by Mark Pothier, that the Heritage Advisory Committee advise the Peninsula Community Council that it believes the potential impacts of the proposed development agreement for 5251 South Street on the adjacent registered heritage properties are acceptable. MOTION PUT AND PASSED UNANIMOUSLY.**

### **5.3 Demolition Controls - Application to Amend the Heritage Property Act**

- C A staff report prepared for Jim Donovan, Manager, Planning Applications, regarding the above, was before the Committee for its consideration.
- C A Memorandum from Bill Plaskett, Heritage District Planner, and Maggie Holm, Heritage Planner, regarding the above was circulated to the Committee for its consideration.

Mr. Bill Plaskett, Heritage District Planner, presented the report to the Committee.

With respect to the requirement that the demolition application shall include an independent consultant's report, Mr. Norris suggested the study should be cost-shared by the Municipality. The benefits of this would be it would create an incentive for the owner to do the report and HRM would have access to the information.

A discussion ensued regarding the proposed amendments.

Mr. Creighton noted there should be a more proactive approach to addressing unsightly heritage properties so they do not deteriorate to the point where demolition is requested.

Councillor Harvey stated there needs to be real incentives provided so there is a benefit to having a property registered. He noted an education component for the public and Council is also necessary to increase awareness that once a property is registered there is a public

interest in that private building.

**MOVED by Tom Creighton, seconded by Ralston MacDonnell, that the Heritage Advisory Committee recommend that Regional Council, through the Union of Nova Scotia Municipalities (UNSM), request the Province of Nova Scotia to:**

- 1. Amend the Heritage Property Act by repealing Section 18 (the one-year delay) and replacing it with a provision which will enable municipalities to establish their own regulations and guidelines for the alteration or demolition of a municipal heritage property or a property within a heritage conservation district; and**
- 2. Amend the Heritage Property Act to clarify that “agreements” provided for under Section 20 include “cultural heritage property conservation easements”; and,**
- 3. Amend the Heritage Property Act to clarify that “financial assistance” provided for under Section 22 includes grants and property tax relief.**
- 4. Amend the Heritage property Act by adding a new section 17 (6) as follows:  
Appeal re subsection 17 (5)  
17 (6) the refusal of permission or the imposition of conditions pursuant to Subsection 17(5) may be appealed to the Nova Scotia Utility and Review Board by the applicant**

**Further, that Regional Council, through the UNSM, request Revenue Canada to include conservation easements for built heritage in a program for the issuance of tax receipts as a charitable donation for income tax purposes.**

Mr. Metlej agreed that the heritage incentives need to be increased. Mr. MacDonnell stated providing property tax incentives would be very beneficial to heritage property owners.

Mr. Meagher inquired if the study cost-sharing mentioned by Mr. Norris should be included in the wording. Mr. Plaskett responded that it could be addressed by a localized policy.

Mr. Pothier expressed some concern with the motion, stating he was hesitant to choke off evolution of the city. However since the supplementary report provides for an appeal process, he would support it.

Following a further discussion, the vote was taken.

**MOTION PUT AND PASSED.**

**5.4 Heritage Incentive Grant Applications**

C A staff report prepared for Lew Rogers, Director, Recreation, Tourism and Culture, regarding the above, was before the Committee for its consideration.

Mr. Dan Norris presented the report to the Committee and responded to questions of the Committee.

**MOVED by Councillor Harvey, seconded by Mark Pothier, that the Heritage Advisory Committee:**

- 1. Recommend the approval of heritage incentives shown in Table 1 of the staff report dated June 16, 2004. MOTION PUT AND PASSED UNANIMOUSLY.**

With regards the conditional approvals, Ms. Holm advised that staff have now reviewed and approved the designs.

**MOVED by Paul MacKinnon, seconded by Mark Pothier, that the Heritage Advisory Committee:**

- 2. Recommend the approval, with conditions, of the heritage incentives shown in Table 2 of the staff report dated June 16, 2004. MOTION PUT AND PASSED UNANIMOUSLY.**

With respect to the application in Table 3: Recommend Refusal, it was agreed that to defer a decision on this item to allow Ms. Holm and Mr. Norris an opportunity to further discuss it.

**6. INFORMATION ITEMS**

**6.1 Approval Letters - Various Letters 6.1A - 6.1J**

**6.2 Extracts from Regional/Community Council Minutes**

**6.2.1 Chebucto Community Council - June 7/04 - 00376 Urban Farm Museum**

**6.3 Regional Planning Information**

**7. Update: Application for Demolition of 1790 Granville Street**

Ms. Holm advised the Committee that the study has been completed but it has not yet been received.

**8. DATE OF NEXT MEETING**

The date of the next meeting will be August 25, 2004.

9. ADJOURNMENT

There being no further business the meeting adjourned at 5:40 p.m.

Patti Halliday  
Legislative Assistant