

HALIFAX REGIONAL MUNICIPALITY

HERITAGE ADVISORY COMMITTEE

MINUTES

March 3, 2004

PRESENT: Mr. Allan MacLellan, Chair
Mr. Tom Creighton, Vice-Chair
Councillor Bob Harvey
Councillor Dawn Sloane
Mr. Elias Metlej
Ms. Andrea Arbic
Mr. Bill Meagher
Mr. Mark Pothier
Mr. Jim Trites
Mr. Paul MacKinnon
Mr. Ralston MacDonnell

REGRETS: Mr. Dale Hall

STAFF: Ms. Maggie Holm, Heritage Planner
Mr. Jim Donovan, Manager, Planning Applications
Ms. Lorena Rincon, Heritage Property Co-ordinator
Mr. Bill Plaskett, Heritage Conservation Planner
Ms. Mitch Dickey, Planner
Ms. Patti Halliday, Legislative Assistant
Ms. Dorothy Amey, Administrative Support

REGRETS: Mr. Dan Norris, Manager, Culture and Heritage

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Mr. MacLellan, Chair, called the meeting to order at 3:00 p.m.

1. APPROVAL OF MINUTES - JANUARY 28, 2004

MOVED by Councillor Sloane, seconded by Mr. Bill Meagher, that the minutes of January 28, 2004, be approved, as circulated. MOTION PUT AND PASSED UNANIMOUSLY.

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

The following item was added to the agenda on approval of the Committee:

8.1 Demolition Controls

The following items were circulated to members of the Committee:

- C A staff report re: Item 6.1 Case H00124 - 1137 Ketch Harbour Road
- C Correspondence from Mr. Alan Ruffman and Mr. Mark Stewart, Heritage Trust of Nova Scotia, and an article from the March 3, 2004 edition of *The Mail Star* re: Item 5.4 Case H00108 - Application to Demolish 1790 Granville Street

3. BUSINESS ARISING OUT OF THE MINUTES

4. DEFERRED ITEMS

4.1 Barrington Street Conservation District - Steering Committee

Mr. Bill Plaskett, Heritage Conservation Planner, and Mr. Jim Donovan, Manager, Planning Applications, provided the Committee with an update regarding the Barrington Street Conservation District. Mr. Donovan noted the Steering Committee has positions for two representatives from the Heritage Advisory Committee and inquired if there were any volunteers. Mr. Plaskett noted the only nomination put forth to date is Ms. Elizabeth Pacey, Heritage Trust of Nova Scotia. Mr. Donovan noted an Expression of Interest to serve on the Steering Committee will be advertised in the newspaper this weekend or next. He stated staff are anticipating a fair amount of interest in this Committee. Once the applications are received, staff will come back to the HAC with a recommendation for appointments. Mr. Donovan noted the Steering Committee would probably have some evening meetings. A possible location for the meetings is the Downtown Business Commission office. There will probably be a couple of initial meetings held in a short period of time to get organized and perhaps monthly meetings after that.

Following a brief discussion, Mr. Metlej and Mr. Pothier volunteered to serve on the Steering Committee, and Councillor Sloane offered her assistance, if required. Mr. Donovan noted staff will continue to do some work (ie. research and gathering background information) in the meantime until the appointments to the Steering Committee are made. It is anticipated that a list of interested persons will be before the HAC for consideration at its next meeting.

4.2 Heritage Incentive Program for Institutional Buildings - Sub Committee

As Mr. Norris was unable to attend this meeting, it was agreed to defer this item to the March 24, 2004 meeting.

5. CONSIDERATION OF NEW BUSINESS

5.1 H00109 - Withdrawal of Registration Request for St. James Cemetery at 1274 Hammonds Plains Road

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

Ms. Maggie Holm, Heritage Planner, presented the report to the Committee.

MOVED by Councillor Dawn Sloane, seconded by Mr. Jim Trites, that the Heritage Advisory Committee withdraw its motion made on August 27, 2003 recommending that Regional Council hold a Heritage Hearing for the property known as St. James Cemetery, 1274 Hammonds Plains Road, and register it under the Heritage Property Program (Attachment 1 of the staff report dated February 5, 2004). MOTION PUT AND PASSED UNANIMOUSLY.

5.2 Case 00453 - Starr Manufacturing Site

C A memorandum to the Chair and Members of the HAC from Mitch Dickey, Planner, Real Property Planning, regarding the above, was before the Committee for its information.

Mr. Mitch Dickey, Planner, presented the report to the Committee, providing an update regarding the revised Provident Development Inc. proposal for the Starr Manufacturing Site.

(Mr. MacDonnell and Councillor Harvey took their places at the meeting at this time.)

Mr. Dickey noted that under this new proposal, the majority of the Starr site, and all historic

components, will remain in HRM ownership for public use and heritage interpretation purposes.

Mr. MacLellan thanked Mr. Dickey for his presentation.

5.3 Case H00130 - Proposed Alterations to 6247-49 Jubilee Road

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

Ms. Lorena Rincon, Heritage Property Co-ordinator, presented the report to the Committee, and responded to questions of the Committee.

With respect to the wheelchair accessible door, questions were raised regarding the need for a ramp leading to this door. Mr. Donovan noted the Committee could give direction how the ramp is to be constructed and staff could convey this information to the applicant. Ms. Holm noted a development agreement for this property may be coming back to the HAC.

MOVED by Mr. Paul MacKinnon, seconded by Mr. Mark Pothier, that the Heritage Advisory Committee recommend that staff approve the door replacements to 6247-49 Jubilee Road, as proposed in the staff report dated February 25, 2004. MOTION PUT AND PASSED UNANIMOUSLY.

5.4 Case H00108 - Application to Demolish 1790 Granville Street, Halifax, NS

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

C Correspondence from Mr. Alan Ruffman and Mr. Mark Stewart, Heritage Trust of Nova Scotia, and an article from the March 3, 2004 edition of *The Mail Star*, regarding the above, was circulated to the Committee for its consideration.

Ms. Holm presented the report to the Committee.

Mr. Donovan explained to the Committee there was a breakdown in communication which resulted in the delay of the application being brought forward to the Committee. He apologized for what took place, but assured the Committee that it does not reflect on staff's sincerity to do everything they can to explore options to preserve the building. Mr. Donovan noted a meeting with the Director of Planning and Development Services is scheduled to discuss what took place. He advised the Committee that the owner has been more than cooperative and appears to be open-minded to exploring options, recognizing that the building is in poor condition. Due to the limited time left in the waiting period, Mr. Donovan

stated there is a need to work quickly to look at any options. He noted that under the MPS for Halifax there are significant development opportunities that come with a redevelopment of a site with a heritage feature.

During the discussion of the application, concern was expressed by various Committee members that the heritage building was allowed to deteriorate to its current condition and no options to save it have been explored by the property owners nor the municipality. In response, Mr. Donovan stated staff are prepared to make a more concentrated effort to explore opportunities, in the short period of time remaining, than what was done in the past.

MOVED by Mr. Tom Creighton, seconded by Councillor Dawn Sloane, that the Heritage Advisory Committee recommend that Regional Council refuse the demolition permit for the registered heritage property at 1790 Granville Street (Map 1 of the staff report dated February 17, 2004), known as the Kelly Building.

Mr. Donovan noted staff would like to meet with the owner of the property at least once before the public information meeting scheduled for March 25, 2004.

Mr. Metlej inquired if the option of the owner selling the property to someone who wants to restore has been or will be explored. Mr. Donovan stated this could be explored at the upcoming meeting with the owner. He noted the owner has indicated there are no plans for redevelopment of the site at this time. Ms. Holm noted the property owner has indicated he would be willing to meet with staff next week.

Discussion took place regarding the Committee's previous suggestion that a property owner should be required to obtain approval from the Municipality for what will replace a demolished heritage building before the demolition takes place.

Mr. Bob Pasquet, representing the owners, TDB Halifax Holding Limited, addressed the Committee stating they now recognize there are some opportunities that might be available to them and they are more than willing to work with HRM and staff to see what might be done. He stated the owners do not have any intention for rebuilding at this time, it is just a matter of ensuring the building is secure and safe. In response to a question of the Chair inquiring if the owners were willing to withdraw the demolition application at this time, Mr. Pasquet stated they would prefer to leave it in place as something needs to be done with the building as quickly as possible.

Mr. Trites suggested there should be more onus on the part of the property owner to come forth to the Committee or HRM with ideas for the property rather than the reverse, noting the current owners were aware it was a heritage property when they purchased it. He questioned the reasoning for the demolition application. Mr. Pasquet responded that Fire Services had condemned the building, and the owner is simply saying something needs to be done with it

and the demolition application was their first approach. When they were recently approached by staff to explore other options, they stated they would be willing to do so. Although the owner was not willing to withdraw the demolition application, Mr. Pasquet stated they were open to an extension of it to provide time to explore alternatives.

Mr. Trites suggested the Committee should be kept up to date on the progress of meetings between staff and the property owner. Mr. Donovan responded that any members of the Committee who would like to sit in on these meetings are more than welcome. With the agreement of the Mover and Seconder, the motion was amended to read as follows:

MOVED by Mr. Tom Creighton, seconded by Councillor Dawn Sloane, that the Heritage Advisory Committee recommend that Regional Council refuse the demolition permit for the registered heritage property at 1790 Granville Street (Map 1 of the staff report dated February 17, 2004), known as the Kelly Building, and that the Heritage Advisory Committee be kept apprised of the progress of any meetings held between staff and the property owner regarding options to preserve the building. MOTION PUT AND PASSED UNANIMOUSLY.

6. UPDATES

6.1 Case H00124 - 1137 Ketch Harbour Road

C A staff report prepared for Jim Donovan, Manager, Planning Applications, regarding the above, was circulated to the Committee.

Ms. Holm presented the report to the Committee which recommended the following:

That the Heritage Advisory Committee:

1. *Take no position on the alterations to 1137 Ketch Harbour Road which have been found to be inconsistent with heritage elements; and,*
2. *Recommend to Regional Council that the building addition to 1137 Ketch Harbour Road be approved.*

Following a brief discussion, the following motion was put on the floor:

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

1. **Take no position on the alterations to 1137 Ketch Harbour Road which have**

been found to be inconsistent with heritage elements; and,

2. Recommend to Regional Council that the building addition to 1137 Ketch Harbour Road be approved. MOTION PUT AND PASSED.

6.2 Extracts from Regional/Community Council Minutes - None

6.3 Culture & Heritage Unit: February 2004 Update

6.3.1 Heritage House Program Update

6.3.2 Heritage Day Event, held on February 16th

6.3.3 Heritage Research Updates

6.3.4 Heritage Information Sessions

6.3.4.1 Feb 18th - Info Meeting - Historical Research on the Starr Site

6.3.4.2 Feb 19th - Info Meeting - Cultural & Heritage Spaces Workshop

As Mr. Norris was unable to attend this meeting, the above items were deferred.

7. INFORMATION ITEMS

7.1 Approval Letters

Approval letters for various Level 1 reviews were provided to the Committee for its information.

8. ADDED ITEMS

8.1 Demolition Controls

Mr. Alan Ruffman addressed the Committee noting the Minister and the Advisory Council on Heritage Property will be meeting in April and suggested if the Committee has recommendations for updates/review of the Heritage Property Act they should be submitted for consideration as soon as possible. He noted that demolition controls are another aspect of this. Ms. Holm suggested a letter from the Chair outlining some of the Committee's concerns to the Minister may be a good approach to this issue. It was agreed that staff and the Chair would undertake this initiative.

Mr. MacDonnell reported to the Committee on the progress of the sub-committee with respect to demolition controls. He noted the sub-committee would like to request some assistance from staff in obtaining background information for a recommendation to Council regarding changes to the provincial Heritage Property Act with respect to demolition controls and possibly a draft by-law.

After a lengthy discussion regarding the best way to proceed with this issue, it was agreed that Ms. Holm, Mr. Plaskett, Mr. Jim Donovan, Mr. MacDonnell and Mr. Creighton would meet to discuss the issue further to decide how to proceed with this and bring a recommendation back to the next Committee meeting.

9. DATE OF NEXT MEETING

The date of the next Heritage Advisory Committee meeting will be Wednesday, March 24, 2004.

There being no further business, the meeting adjourned.

Patti Halliday
Legislative Assistant