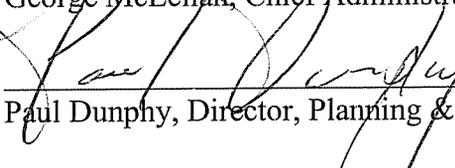

Halifax Regional Council
April 2, 2002

TO: Mayor Kelly and Members of Regional Council

SUBMITTED BY:


George McLellan, Chief Administrative Officer


Paul Dunphy, Director, Planning & Development Services

DATE: March 22, 2002

SUBJECT: **Heritage Case H00070 - Review of proposed addition to 5133 Morris Street, Halifax, NS.**

ORIGIN:

A permit application by Victor Syperek requesting an addition to a registered heritage property at 5133 Morris Street (known as the Almon-Black House).

RECOMMENDATION:

It is recommended Halifax Regional Council approve the

- (a) addition to 5133 Morris Street, as proposed in the report dated October 16, 2001; and**
- (b) the encroachment for the proposed addition to 5133 Morris Street, as proposed in the report dated October 16, 2001, as per Section 4 of Bylaw E-200.**

DISCUSSION:

Heritage Alteration

On October 24, 2001, the Heritage Advisory Committee (HAC) reviewed the staff report dated October 16, 2001 for a proposed addition to 5133 Morris Street, a registered heritage property. The purpose of this addition is to re-instate an exterior stairwell to the basement level of this historic home. While staff support the proposal, the HAC felt more information would be required before they would comment on the proposal.

On November 28, 2001, additional material was supplied to the HAC as per a memorandum dated November 20, 2001. Based on this information, the HAC recommended that it **not** be approved as the "Committee does not find that there is substantial proof to warrant it based on the facts presented to the HAC at its meeting of November 28, 2001 (as per the HAC report to Regional Council dated March 26, 2002), and based on Guideline #6 of the Heritage Building Conservation Standards".

As per the Level Three Design Review provided under the Heritage Property Program, where the HAC does not recommend approval, the application may be forwarded to Regional Council for review (see Attachment 1).

Encroachment

Please note that this proposed addition involves an encroachment into the street right of way. This application has been reviewed by staff for compliance with Building Code and Municipal Standards and is therefore recommended to Regional Council. This encroachment should only be granted subsequent to approval of the heritage alteration.

BUDGET IMPLICATIONS:

None.

FINANCIAL MANAGEMENT POLICIES/BUSINESS PLAN:

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating reserves, as well as any relevant legislation.

ALTERNATIVES:

Council may choose not to approve the addition to 5133 Morris Street as defined in the October 16, 2001 staff report.

ATTACHMENTS:

1. Excerpt, Alteration Guidelines - Heritage Property Program.

Additional copies of this report and information on its status can be obtained by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report prepared by: Kevin Barrett, Planner tel: 490-4419

Report approved by: Paul Dunphy, Director of Planning and Development Services

ALTERATION GUIDELINES

For Municipal Registered Heritage Properties Within Halifax Regional Municipality

ATTACHMENT # 1

(As Revised and Approved by Heritage Advisory Committee - August, 2001)

The Nova Scotia Heritage Property Act allows the Province and Municipalities to identify and protect structures of heritage significance. Within the Halifax Regional Municipality (HRM), By-Law H-200 permits the establishment of a Heritage Advisory Committee, a registry of heritage properties and a process to review any alteration to a registered building or site. The process is administered by the Heritage Property Program under HRM's Planning & Development Services Department.

All applications to alter a registered heritage property are made to Development Services. Staff will review each application and determine the level of review required based on the nature of the alteration. This process is explained in detail below. Since the review may require input from either the Heritage Advisory Committee or Regional Council, the time line to process such applications must reflect their respective schedules.

The design review process developed under the Heritage Property Program defines the specific level of review for alterations. The three levels of review are as follows;

Level One - Heritage Staff Review

All exterior alterations to a municipal registered heritage property (ranging from, but not limited to, paint color, window replacements, re-roofing, and signage) must be reviewed by the Heritage Office. Staff will review the proposed alteration considering the period of construction and style¹ of the building. Where Council-approved guidelines exist (such as the Building Conservation Standards and the Signage on Heritage Properties: Six Basic Principles)², these will also be consulted. Alterations that comply with the date of construction and style (or meet Council guidelines) will be reviewed for approval (or rejection) by heritage staff typically within 14 days.³ Where an application does not meet these criteria, it will be forwarded to the Heritage Advisory Committee for review.

Level Two - Heritage Advisory Committee Review

An application for an alteration that changes the massing of the building, or uses non-traditional material, or does not meet the Council-approved guidelines will be forwarded to the Heritage Advisory Committee for review and recommendation to staff. A decision by staff will usually be made within 30 days of receipt of a completed application.

Where the committee does not recommend approval, the application may be forwarded to Regional Council for review.

¹ For style identification, see **Houses of Nova Scotia** by Allen Penney.

² Both guidelines are available upon request.

³ The approval letter for each review will be copied to HAC .

Level Three - Regional Council Review

Where an application is made for the following substantial alterations, the application will be reviewed by staff and the Heritage Advisory Committee and forwarded to Regional Council:

- Demolition Applications
- Subdivision Applications
- Construction of New Detached Buildings
- Construction of Additions

Signage Reviews

When a signage application is made for a heritage property, the application will be reviewed by staff based on the *Signage on Heritage Properties: Six Basic Principles*. The proposal will be reviewed and approved (or rejected) by heritage staff, typically within 14 days.¹ Where an application does not meet these *Six Basic Principles*, it will be forwarded to the Heritage Advisory Committee for review, and should be reviewed within 30 days of the completed application.

If you have any questions, please contact the Heritage Property Program Staff directly or write to us at the following address:

Office Address:

Heritage Property Program
Halifax Regional Municipality
Planning and Development Services
6960 Mumford Road, Suite R19
Halifax, NS B3L 4P1

Phone: (902) 490-4436
Fax: (902) 490-4406

Mailing Address:

Heritage Property Program
Halifax Regional Municipality
Planning and Development Services
6960 Mumford Road, Suite R19
PO Box 1749
Halifax, NS B3J 3A5

¹ The approval letter for each review will be copied to HAC.