



**HERITAGE ADVISORY COMMITTEE
PUBLIC INFORMATION MEETING
MINUTES
November 13, 2019**

PRESENT: Jenny Lugar, Chair
Councillor Sam Austin
William Breckenridge
Patrick Connor
Marisha Caswell
Jennifer Clarke-Hines
Jim Ballinger

REGRETS: Lois Yorke, Vice-Chair
Councillor David Hendsbee
Derek Bellemore
Stephen Smith
Paul Cole

STAFF: Seamus McGreal, Heritage Planner, Planning and Development
Sharon Chase, Legislative Support, Office of the Municipal Clerk

*The following does not represent a verbatim record of the proceedings of this meeting.
The agenda, reports, supporting documents, and information items circulated are online at halifax.ca.*

The meeting was called to order at 6:06 p.m. and adjourned at 6:49 p.m.

1. CALL TO ORDER

Jenny Lugar, Chair called the meeting to order at 6:06 p.m. in the Helen Creighton Room 60 Alderney Drive, Dartmouth.

The Chair welcomed members of the public and reviewed the process for the Public Information Meeting.

The Chair acknowledged members of the Committee in attendance, and introduced Seamus McGreal, Heritage Planner, HRM Planning and Development.

2. Case H00477 – Application for the demolition of a Municipal Registered Heritage Property known as the John Misenor House at 64 Wentworth Street, Dartmouth, NS

The following documentation was before the Committee:

- A staff presentation dated November 13, 2019
- An applicant presentation dated November 13, 2019

Seamus McGreal, Heritage Planner, provided a presentation on Case H00477 – Application for the demolition of a Municipal Registered Heritage Property known as the John Misenor House at 64 Wentworth Street, Dartmouth, NS.

McGreal's presentation included the following points of reference:

- Review of the Nova Scotia Heritage Property Act, sections 17 and 18
- Maps and photos of the subject property and other heritage properties in the neighbourhood
- Reviewed the characteristics of Cape Cod Architecture
- Highlighted the subject property's architectural features
- Reviewed the current Land Use By-law, Downtown Neighbourhood Zone (DN) and its provisions
- Noted that zoning will be updated in the fall of 2020 under Package B of the Centre Plan covering established neighbourhoods
- Noted the location of potential Heritage Districts in downtown Dartmouth
- Reviewed Policy 5.9 in the Draft Centre Plan
- Explained the option of Substantial Alteration
- Reviewed HRM's Heritage Incentives Program
- Noted that HRM is adopting environmental impact as a new consideration to support sustainable development.

McGreal concluded his presentation by reviewing the application process for a demolition and highlighting key dates.

The Chair invited the Applicant or the Applicant's representative to address the meeting at this time.

Peter Coulthard spoke on behalf of the Applicant, Ekaterine Keramaris.

Coulthard highlighted the following for consideration:

- The property is a part of the applicant's husband's estate
- It is in a significant state of disrepair and has been vacant for the last year and a half
- It had previously been a rental property
- An inspection company has completed a report, highlights of which were shared
- The applicant would welcome an HRM inspector to view the property
- The applicant plans to build a new home centred on the lot which is consistent with the existing streetscape.

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The Chair opened the floor for members of the public to speak regarding the application.

Linda Forbes, Five Corners Dartmouth, noted that the subject property is located in a proposed Heritage District. Forbes highlighted the funding opportunities available to owners of heritage properties.

Frances Howard, neighbour Dartmouth, renovates old homes and considered this property in 1991. Howard shared her observations of the poor condition of the property at that time.

Gloria McCluskey, Dartmouth, endorses the preservation of the community's heritage but acknowledged that in some instances the property's condition can be beyond restoration which places a burden on the property owner.

There being no further speakers, the Chair thanked all that attended.

McGreal summarized the process and the next steps and also thanked those in attendance.

3. ADJOURNMENT

The meeting adjourned at 6:49 p.m.

Sharon Chase
Legislative Support