



**HERITAGE ADVISORY COMMITTEE
PUBLIC INFORMATION MEETING
MINUTES
January 15, 2020**

PRESENT: Lois Yorke, Vice Chair
Jim Ballinger
Patrick Connor
Kent Noseworthy, Solicitor for the Applicant

REGRETS: Jenny Lugar, Chair
Derek Bellemore
Marisha Caswell
Paul Cole
Jennifer Clarke-Hines
Councillor Sam Austin
Councillor David Hendsbee
Stephen Smith
William Breckenridge

STAFF: Seamus McGreal, Heritage Planner
Aaron Murnaghan, Principal Planner
Alicia Wall, Legislative Support

*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 6:00 p.m. the Committee adjourned at 7:00 p.m.

1. CALL TO ORDER

Lois Yorke, Vice Chair, called the meeting to order at 6:00 p.m. at Halifax Hall, City Hall, 1841 Argyle Street, Halifax.

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

The Vice Chair acknowledged members of the Committee and introduced Seamus McGreal, Heritage Planner and Aaron Murnaghan, Principal Planner, with HRM Planning and Development.

2. Case H00448 – An Application has been submitted by the property owner, Stefan Frent, for the demolition of this Municipal Registered Heritage Property known as Victorian Streetscape at 1029 Tower Road, Halifax NS

The following was before the Committee:

- Staff Presentation

Seamus McGreal, Heritage Planner, gave a presentation regarding Case H00448.

McGreal's presentation included the following points of reference:

- The Municipality operates under the provincial *Heritage Property Act* to preserve heritage properties, the *Act* allows applications for demolition
- Section 18 of the *Heritage Property Act* allows owners to demolish a building three years after the date of the application regardless of the decision made
- This building was registered in 1992 and is one of the older buildings in its Victorian streetscape
- This building differs a bit from other heritage buildings along the street
- It is a mid-Victorian building with a Georgian form
- The building sits awkwardly on its lot and is not on a foundation
- The property is located in an R2A zone, meaning General Residential Conversion Zone
- Highest and best use for this property is a 4-unit building with 40% lot coverage
- Currently the lot has 90 feet of lot frontage with only 16% lot coverage
- The Planner would like to see the lot subdivided and a Development Agreement put in place to allow other uses that are not permitted under the Zone
- The Planner pointed out the adaptive re-use clause under Halifax MPS
- Planning is encouraging substantial alteration rather than demolition
- Heritage incentives are available and offer a \$15,000 cost-share grant annually to help with the heritage conservation of heritage buildings
- As of January 25, 2020, the Applicant will have the legal right to demolish the building
- The Applicant has a one-year period to complete the demolishing of the building

McGreal provided some history of the property with respect to ownership and uses.

McGreal concluded their presentation by reviewing the application process/key dates for demolition and provided their contact information.

The Vice Chair invited the Kent Noseworthy to take the floor.

Kent Noseworthy, Solicitor for the Applicant, indicated they advised HRM on October 14, 2016 that they wanted to demolish the building even though the application was not submitted until 2017. The Applicant and their Solicitor have been in discussions with the City but Noseworthy is unable to make any commitments on behalf of the property owner at this point. They stated the house doesn't have a proper

**Heritage Advisory Committee Public Information Meeting Minutes
January 15, 2020**

foundation and that it is wood sitting on the ground with some rot. The property has an encroachment at the rear which is covered by easement, therefore no addition could be added to the rear.

The Vice Chair opened up the floor to members of the public to speak.

Elizabeth Cushing, of Dartmouth, Heritage Consultant, conducts assessments on heritage buildings. They feel the proposed demolition would be a big loss and would like the Applicant to consider other options aside from demolition. If the building cannot be saved they would like to see it documented.

Heather Ludlow, of Halifax, feels the focus should be on the cultural significance and the association to L.M. Montgomery, a literary icon. They feel the acquisition of a heritage property comes with responsibility and would like to see the owner take responsibility.

Margaret Horne, of Halifax, believes it is important to have pocket living spaces in the City. They questioned why we are destroying something that cannot be replaced, as new buildings can be built anywhere. We need to value heritage properties as we have a need for the old and the new.

Becky Jamieson, of Halifax, walks by the building frequently. They like the uniqueness and quirkiness of the building, it is part of its charm. The building dates back to the 1800s and they feel we should value and preserve these types of buildings. They feel this is urgent as heritage buildings are being lost at an alarming rate. They questioned if effort was made by Applicant to renovate the building rather than demolish and asked if the streetscape is taken into consideration when the decision is made. They would encourage the applicant to utilize the suggestions provided by staff.

Andrew Murphy, of Halifax believes that the heritage aspect attracts people to the City and that culture is important to any society. They believe heritage property owners will be at an advantage when Centre Plan comes into effect as they will get more development rights with heritage buildings than you would otherwise.

Janet Morris, of Halifax, heritage property owner, feels it would be a big loss to the City to lose this building. They came to this City for their education and chose to stay because of the culture and heritage aspect.

Tristen Mills, of Halifax, owns a heritage property and would like to see better economic incentives from government to help preserve these buildings. The City needs to lead by example with respect to the preservation of heritage properties.

Seamus McGreal provided the definition of streetscape as defined under the *Heritage Property Act* and reiterated the options available to renovate instead of demolishing the building as provided in his presentation. They further spoke to the options of placing the building on a new foundation.

Noseworthy spoke to the difficulties of relocating the building off the lot, including the expense and the fact that it would require power lines to be lifted along the route of travel.

3. ADJOURNMENT

The Vice Chair thanked people for coming and providing feedback.

The meeting adjourned at 7:00 p.m.

Alicia Wall
Legislative Support