



**DISTRICTS 7 & 8 PLANNING ADVISORY COMMITTEE  
MINUTES  
November 28, 2016**

PRESENT: Ms. Sunday Miller, Chair  
Mr. Ashley Morton, Vice Chair  
Mr. Michael Bradfield  
Mr. Grant Cooke  
Ms. Katherine Kitching  
Ms. Sarah MacDonald  
Ms. Amy Siciliano  
Mr. Joe Metlege  
Councillor Wayne Mason  
Councillor Lindell Smith

STAFF: Mr. Miles Agar, Principal Planner  
Ms. Leah Perrin, Planner II  
Ms. Krista Vining, Legislative Support

*The following does not represent a verbatim record of the proceedings of this meeting.*

*The agenda, supporting documents, and information items circulated to Districts 7 & 8 Planning Advisory Committee are available online: <http://www.halifax.ca/boardscom/D78PAC/161128d78pac-agenda.php>*

*The meeting was called to order at 4:02 p.m., and adjourned at 5:36 p.m.*

**1. CALL TO ORDER**

The Chair called the meeting to order at 4:02 p.m., at Halifax City Hall, 1841 Argyle Street.

- **Community Announcements**

Councillor Mason spoke to Councillor Shawn Cleary's Notice of Motion given at Halifax & West Community Council's November 15, 2016 meeting to request a staff report regarding the possible expansion of the Districts 7 and 8 Planning Advisory Committee to include the entire Halifax Peninsula.

Ms. Kitching noted the Centre Plan walk tomorrow evening being led by Councillor Mason.

Mr. Morton spoke to the Integrated Mobility Plan sessions taking place December 7, 2016. Mr. Myles Agar, Principal Planner explained that there are two (2) open houses from 12-2 p.m. and 6-8 p.m. for the developers and planners to share information on the 19 applications. He noted that staff would be proceeding to Council in the spring 2017 on how to proceed under an engagement lens for these applications.

**2. TABLING OF 2016 ANNUAL REPORT**

The following was before Advisory Committee:

- District 7&8 Planning Advisory Committee – 2016 Annual Report

MOVED by Mr. Bradfield, seconded by Councillor Mason

**THAT the Districts 7 & 8 Planning Advisory Committee approve the 2016 Annual Report and forward it to the Halifax and West Community Council for their information.**

Ms. Kitching suggested the Clerk's Office or Committee review the 2016 Annual Report to look for redundancies in the Committee's recommendations and summarize in a cover report to the Community Council with the annual report.

MOVED by Councillor Mason, seconded by Mr. Morton

**THAT the tabling of the 2016 Annual Report be deferred to the next meeting to allow the Clerk's Office to determine how to proceed with forwarding the annual report to the Community Council.**

**MOTION PUT AND PASSED.**

**3. APPROVAL OF MINUTES – October 24, 2016**

Members asked that the acronym for the South End Area Plan (SEAP) be spelt out in the minutes and that acronyms are spelt out for all future minutes.

MOVED by Councillor Mason, seconded by Ms. MacDonald

**THAT the minutes of October 24, 2016 be approved as presented.**

**MOTION PUT AND PASSED.**

**4. APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS**

MOVED by Ms. MacDonald, seconded by Councillor Mason

**THAT the agenda be approved as presented.**

Two-third majority vote required.

**MOTION PUT AND PASSED.**

**5. BUSINESS ARISING OUT OF THE MINUTES – NONE**

**6. CALL FOR DECLARATION OF CONFLICT OF INTERESTS**

Ms. Sarah MacDonald declared a conflict of interest for Item 10.1.1 Case 20854, explaining that she is the Executive Director for the Halifax Council for Women who own a building on Young Street.

Ms. MacDonald recused herself from the discussion at this time.

**7. CONSIDERATION OF DEFERRED BUSINESS – NONE**

**8. CORRESPONDENCE, PETITIONS & DELEGATIONS**

**8.1 Correspondence – None**

**8.2 Petitions – None**

**9. INFORMATION ITEMS BROUGHT FORWARD – NONE**

**10. REPORTS**

**10.1 STAFF**

**10.1.1 Case 20854: HRM-initiated application to consider amendments to the Halifax Peninsula Land Use By-law to protect the character and form of Young Avenue, Halifax**

The following was before Advisory Committee:

- A staff memorandum dated November 21, 2016

Ms. Leah Perrin, Planner II gave a presentation on Case 20854, the HRM-initiated application to consider amendments to the Halifax Peninsula Land Use By-law to protect the character and form of Young Avenue, Halifax. Ms. Perrin explained that as a result of recent development activity on the street, which has included the demolition of several notable houses of historic significance, there is concern that the well-established character of Young Avenue will be lost as more longstanding homes are demolished, lots are subdivided, and new dwellings constructed.

Mr. Metlege entered the meeting during this time.

Ms. Perrin responded to questions, with the following points being noted:

- the HRM-initiated application is targeted amendments to the specific to the Halifax Peninsula Land Use By-law in order to protect the character and form of Young Avenue; the Centre Plan does not address this level of detail at this time
- the proposed changes to the By-law would increase the minimum required lot frontage, lot area, lot width and lot depth required for new lots and would limit subdivision opportunities
- the process for protecting Young Avenue through heritage legislation (i.e a heritage conservation district or heritage streetscape) is a lengthier process and could be done after the amendments are in place

The Committee discussed whether or not to protect the character and form of Young Avenue.

MOVED by Mr. Morton, seconded by Mr. Metlege

**THAT Districts 7 & 8 Planning Advisory Committee recommends that the Halifax & West Community Council approve amendments to the Halifax Peninsula Land Use by-law as presented in Case 20854.**

The Committee discussed the motion with points being made to pursue the use of methods enabled by the Heritage Property Act to preserve and enhance the character of Young Avenue.

The Committee also considered the additional changes to the Halifax Peninsula Land Use By-law requested by members of the public in response to concerns regarding the current as-of-right development:

- Increasing the minimum side yard setback from six (6) feet to ten (10) feet;
- Increasing the proposed minimum lot size to 12,000 square feet; and
- Increasing the proposed lot depth to a minimum of 150 feet.

Committee members supported increasing the minimum side yard setback but there was no appetite for increasing the proposed minimum lot size or lot depth.

MOVED by Mr. Morton, seconded by Mr. Bradfield

**THAT the motion be amended to include that the Committee:**

- **supports the inclusion of an increase in the minimum side yard setback from six (6) feet to ten (10) feet; and**
- **recommends that Halifax & West Community Council pursue the use of methods enabled by the Heritage Properties Act to preserve and enhance the character of Young Avenue.**

**MOTION TO AMEND PUT AND PASSED.**

The motion before the Committee now reads:

**THAT the Districts 7 & 8 Planning Advisory Committee recommends that Halifax & West Community Council approve amendments to the Halifax Peninsula Land Use By-law as presented in Case 20854. In addition, the Committee:**

- **supports the inclusion of an increase in the minimum side yard setback from six (6) feet to ten (10) feet; and**
- **recommends that Halifax & West Community Council pursue the use of methods enabled by the Heritage Properties Act to preserve and enhance the character of Young Avenue.**

**MOTION PUT AND PASSED.**

Ms. MacDonald rejoined the meeting at this time.

Mr. Bradfield exited the meeting at this time.

#### **10.1.2 Proposed 2017 Meeting Schedule**

The following was before Advisory Committee:

- Proposed Meeting Schedule 2017 – Districts 7 & 8 Planning Advisory Committee

MOVED by Councillor Mason, seconded by Ms. Siciliano

**THAT the Proposed Meeting Schedule 2017 – District 7 & 8 Planning Advisory Committee  
be accepted as presented.**

**MOTION PUT AND PASSED.**

**11. ADDED ITEMS – NONE**

**12. DATE OF NEXT MEETING** – January 9, 2017 Orientation  
January 23, 2017 Regular Meeting

**13. ADJOURNMENT**

The meeting adjourned at 5:36 p.m.

Krista Vining  
Legislative Assistant