

HALIFAX REGIONAL MUNICIPALITY

DISTRICT 12 PLANNING ADVISORY COMMITTEE MAY 30, 2005 MINUTES

PRESENT: Heather Ternoway, Chair
Clary Kempton (7:30 p.m.)
Mia Rankin
Lucy Trull
Councillor Dawn Sloane

REGRETS: Beverly Miller

STAFF: Angus Schaffenburg, Planner
Gail Harnish, Admin/PAC Coordinator
Sherryl Murphy, Legislative Assistant

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1. CALL TO ORDER

The meeting was called to order at 7:05 p.m.

2. APPROVAL OF ORDER OF BUSINESS

MOVED by Councillor Sloane, seconded by Ms. Rankin that the agenda, as distributed, be approved. MOTION PUT AND PASSED UNANIMOUSLY.

3. BUSINESS ARISING OUT OF THE MINUTES

3.1 Update - Gerrard Lodge

No information received. Ms. Harnish advised that the Development Officer is preparing a report.

3.2 Clary Kempton - Consideration of Outdoor Rinks in HRM

This matter was dealt with later in the meeting.

4. PUBLIC PARTICIPATION - GENERAL PLANNING ISSUES

There were no requests to present received.

5. DISCUSSION - COMMITTEE'S MANDATE/ROLE

The Chair advised that this matter arose from concerns expressed following the last meeting of the Committee that there appears to be limited opportunity for real input. The desire has been expressed that the Committee have proactive discussion relative to applications that come before the Committee.

Ms. Trull noted that because of time constraints, she felt the discussion was limited at the last meeting. She noted that she would like an opportunity to have discussion on the details of the development (i.e materials, architecture, other features, etc). Ms. Trull went on to request clarification of exactly what is the Committee's mandate, how can the Committee have more impact, and how does the Committee interpret MPS.

Councillor Sloane, referring to the Ms. Trull's concerns re discussion on the details of the development, noted that Capital District staff is working on urban design standards and suggested that the Committee should receive a presentation in this regard.

Ms. Rankin suggested that the Committee should develop a worksheet for analysing developments which come before them. She noted that this would standardize the Committee's analysis and help to ensure that all projects are dealt with in the same manner.

A discussion ensued with the following points being made:

- Concern was expressed about the lack of specifics in Development Agreements regarding such things as building materials.
- Note was made that there is a bigger discussion which needs to be held in terms of exactly what we want to see in our city.
- The larger issues are matters for Regional Planning and this input should be heard at the Regional Planning meetings.
- There is a need to better articulate the development criteria that are important to HRM.

Mr. Schaffenburg, referring to the role of the Committee, indicated that the Committee can and should comment on planner's viewpoint as set out in the report and comment on policies in the plan it believes should have been given weight or more weight.

In response to a question from Ms. Ternoway regarding whether or not this Committee can take a more proactive, upfront approach on larger developments as is suggested by the Terms of Reference, Mr. Schaffenburg noted that the Committee would host public meetings relating to MPS amendments. He went on to agree that Committee members were able to meet proactively with developers to discuss an application. Mr. Schaffenburg suggested that staff may need to identify those larger developments for the Committee.

A further discussion ensued with members making the following comments:

- Members believe the Committee should be looking at the broad policies of the Regional Plan in terms of impact.
- Concern that the settlement areas identified are not sufficient to handle the increase in population projected.

The following action was agreed to:

- The Committee will seek a meeting with Regional Planning staff to present specific questions on the details of the Regional Plan. Questions will include the timing of the Secondary Planning Strategies, how this process is to move forward and the role of the Committee in that process
- Members will be provided a copy of the Regional Plan
- Members will be provided a copy of the HAC checklist for discussion and modification at the next meeting

- Following the meeting with Regional Planning staff, the Committee will meet with Peninsula Community Council and Regional Council
- During the status sheet review the Committee will identify whether or not they wish to meet with the applicant on a development

The Chair sought clarification of whether the Committee should present their reports to Regional Council and Peninsula Community Council noting that on a previous occasion there was some confusion at Peninsula Community Council when she had presented a report.

Mr. Schaffenburg confirmed that it was appropriate for the Chair to present the Committee's report.

Councillor Sloane suggested that such presentations be limited to those developments about which the Committee has a number of concerns. She went on to suggest that a report with follow up with individual Councillors would be appropriate for developments of less concern.

In response to concerns regarding a lack of time in which to make a decision on a particular development, the following options were proposed:

- a special meeting can be called if the Committee requires additional time to consider the matter
- the committee will consider applications first
- follow the 10 minute protocol for presentations by the applicant/developer
- defer a decision on the matter if necessary

3.2 Clary Kempton - Consideration of Outdoor Rinks in HRM

Mr. Kempton indicated that he prepared a draft letter for review by the Chair. The letter will be reviewed by the Committee at the next meeting.

Referring to item 3.1 Mr. Kempton expressed concern that this matter has been on the agenda since December 2004 with no response. He went on to ask what recourse there is if the building is not in keeping with the requirements of the Development Agreement that the Committee. Specifically, can HRM require that the balconies be removed.

Mr. Schaffenburg noted that there were penalties for not complying with the Development Agreement. The Committee requested they be provided with these penalties.

6. STATUS UPDATES

6.1 Monthly Status Sheet

The Committee reviewed the monthly status sheet as follows:

Case 484 - Mr. Schaffenburg noted that is of particular concern in District 17. However there are some incidents in the Peninsula. In some areas of the Peninsula there are regulations which restrict apartment development on through lots.

Case 745-746 - Staff advised that there has been some discussion regarding the splitting of this application. Councillor Sloane requested an update in this regard.

Case 787 - The Public Information meeting was quite well attended with no significant issues being raised.

6.2 Decisions of Council

Decisions of Regional Council meetings of May 10, 2005 and May 17, 2005 were before the Committee. No discussion was held.

7. ADDED ITEMS - None

8. NEXT REGULAR MEETING DATE - June 27, 2005

9. ADJOURNMENT

There being no further business, the meeting adjourned at 8:50 p.m.

Sherryll Murphy
Legislative Assistant