

# HALIFAX REGIONAL MUNICIPALITY

---

## **DISTRICT 12 PLANNING ADVISORY COMMITTEE** **September 24, 2007** **MINUTES**

**PRESENT:** Ms. Heather Ternoway, Chair  
Ms. Beverly Miller, Vice-Chair  
Councillor Dawn Sloane  
Mr. Clary Kempton  
Ms. Katherine Perrott

**REGRETS:** Mr. Graeme Gunn

**STAFF:** Mr. Andrew Faulkner, Development Officer, Community Development  
Mr. Miles Agar, Development Technician, Community Development  
Mr. Paul Sampson, Planner, Community Development  
Ms. Gail Harnish, PAC/Admin Coordinator  
Ms. Jennifer Weagle, Legislative Assistant

**TABLE OF CONTENTS**

- 1. CALL TO ORDER ..... 3
- 2. APPROVAL OF ORDER OF BUSINESS, ADDITIONS AND DELETIONS ..... 3
- 3. APPROVAL OF MINUTES - April 23 & June 25, 2007 ..... 3
- 4. BUSINESS ARISING OUT OF THE MINUTES ..... 3
- 5. PUBLIC PARTICIPATION - GENERAL PLANNING ISSUES - None ..... 3
- 6. CASE 01068: Discharge of Development Agreement - Gottingen Street, Halifax 3
- 7. Case 00870: MPS/LUB Amendment and Development Agreement for 5784 Charles Street, Halifax ..... 4
- 8. STATUS UPDATES ..... 6
  - 8.1 Monthly Status Updates - Planning Applications ..... 6
  - 8.2 Decisions of Community Council ..... 6
  - 8.3 Review of District 12 PAC Status Sheet ..... 6
  - 8.4 Demolition Permit Applications ..... 7
- 9. ADDED ITEMS - None ..... 7
- 10. NEXT REGULAR MEETING DATE - October 22, 2007 ..... 7
- 11. ADJOURNMENT ..... 7

1. **CALL TO ORDER**

Ms. Beverly Miller, Vice-Chair, called the meeting to order at 7:05 p.m. in the Trophy Room, 2<sup>nd</sup> Floor, City Hall.

2. **APPROVAL OF ORDER OF BUSINESS**

**MOVED by Katherine Perrot, seconded by Councillor Sloane, that the agenda be approved as presented. MOTION PUT AND PASSED.**

3. **APPROVAL OF MINUTES** - April 23 and June 25, 2007

**MOVED by Councillor Sloane, seconded by Clary Kempton, that the minutes of April 23, 2007 be approved as distributed. MOTION PUT AND PASSED UNANIMOUSLY.**

**MOVED by Clary Kempton, seconded by Councillor Sloane, that the minutes of June 25, 2007 be approved as distributed. MOTION PUT AND PASSED UNANIMOUSLY.**

4. **BUSINESS ARISING OUT OF THE MINUTES** - None

5. **PUBLIC PARTICIPATION - GENERAL PLANNING ISSUES**

There were no requests to present relative to general planning issues.

Ms. Heather Ternoway arrived at 7:07 p.m. and assumed the Chair.

6. **Case 01068: Discharge of Development Agreement - Gottingen Street**

C A staff report dated February 04, 2008 on the above noted was before the Committee.

Ms. Randa Wheaton, Senior Planner, Community Development, advised that **this is an application by Mr. John Doucet, on behalf of the Province of Nova Scotia to discharge the existing development agreement at 2448-2452 Gottingen Street, Halifax, to permit redevelopment of the property. Mr. Sampson reviewed the staff report with the Committee, noting the following:**

- C The property was formerly the site of three public housing units, but has been boarded up for the past three years after a fire destroyed most of the interior;
- C The Province intends to construct four public housing units with a townhouse design;
- C Parking is located in front because it is a land locked lot.

Ms. Miller commented that many municipalities are now requiring permeable paving to keep rainwater out of sewers, and suggested that staff keep this in mind.

Mr. Andrew Faulkner, Development Officer, and Mr. Miles Agar, Development Technician, responded to questions from the Committee, noting the following:

- C Heritage staff and Development staff have met with the Province to discuss construction materials sympathetic to the registered heritage property adjacent to the subject property;
- C A variance of the front yard set back was granted by staff on this property, with no issues or appeals raised by surrounding neighbours during the variance process.

**MOVED by Beverly Miller, seconded by Councillor Sloane, that the District 12 Planning Advisory Committee recommend that Peninsula Community Council:**

- 1. By resolution, approve the discharging agreement, presented as Attachment "A" of the staff report dated August 24, 2007, for lands identified as PID 00148783, located at 2448-2452 Gottingen Street, Halifax; and**
- 2. Require that the discharging agreement be signed within 120 days, or any extension thereof granted by Community Council on request of the applicant, from the date of final approval by Community Council and any other bodies as necessary, whichever is later, otherwise this approval will be void and obligations arising hereunder shall be at an end.**

**MOTION PUT AND PASSED.**

**7. Case 00870 - MPS/LUB Amendment and Development Agreement for 5784 Charles Street, Halifax**

- C A staff report dated September 6, 2007 on the above noted was before the Committee.
- C Renderings of the proposed development were distributed to members from the architect.
- C Ms. Miller distributed a decision guideline checklist for the use of the Committee.

Mr. Paul Sampson, Planner, Community Development, advised that this is an application by Studioworks International Inc, on behalf of Dave's Bottle Exchange Ltd., to amend the Halifax Municipal Planning Strategy and Land Use By-law to permit a multiple-unit residential building with commercial space at 5784 Charles Street, by development

agreement. Mr. Sampson reviewed the staff report with the Committee, noting the following:

- C The population density will be well below the maximum permitted;
- C Landscaping requirements are included in the proposed development agreement for benches and garbage receptacles;
- C Exterior construction materials will be hardy board and stone cladding;
- C Architectural details will include corner boards, frieze and water table boards;

Ms. Miller suggested providing enlarged, detailed drawings of the architectural details, as these details are not included in the elevation drawings.

Mr. Sampson introduced Mr. Ron Smith, Architect with Studioworks International Inc., on behalf of applicant. Mr. Sampson addressed the Committee, noting the following:

- C Exterior colours shall be of or similar to a historical palette, using at least four different colours, and a separate colour trim, as requested by residents of the neighbourhood;
- C The building height drops down to three floors in close proximity to John Street, to reflect the scale of the adjacent residential neighbourhood;
- C The original proposal has been decreased from sixteen units to fifteen;
- C There will be ten parking spaces.

Responding to questions from Committee members, Mr. Sampson and Mr. Smith clarified the following:

- C The railing of balconies will be metal, and a “trux” material resembling wood may be used for the construction of the balconies;
- C There will be an elevator in the building;
- C The foundation will either be stone or precast concrete resembling stone;
- C There will be no landscaped open space at ground level;
- C The common rooftop deck is intended as the landscaped open space, and people living in the units will have a say in what is planted in the space;
- C There is currently no green space in the strip between the sidewalk and the curb;
- C This space will be damaged during construction and will have to be replaced, and green strips will likely be installed;
- C The units will either be marketed as apartments or condos, depending on the rental market at the time of construction;
- C The commercial area will be two levels with basement storage.

Ms. Miller noted concern that the number or size of units is not set out in the development agreement. Mr. Sampson clarified that this is to allow flexibility for internal changes.

Mr. Smith advised that the developer intends to build seven one bedroom units, seven two bedroom units, and one bachelor unit, for a maximum of 39 residents. Mr. Smith also advised that no concerns were raised at the public meeting regarding the size or type of units.

The Chair suggested that the balconies should be constructed using high quality materials and enclosed on the undersides.

**MOVED by Clary Kempton, seconded by Councillor Sloane, recommend that Peninsula Community Council:**

- 1. Move Notice of Motion to consider approval of the proposed development agreement to allow for a multiple-unit residential building with commercial space as contained in Attachment B of the staff report dated September 6, 2007, with an amendment to require that balcony construction be clearly defined in the development agreement and that the underside of the balconies be enclosed, and schedule a joint public hearing with Regional Council;**
- 2. Recommend that Regional Council give First Reading to the proposed amendments to the Halifax Municipal Planning Strategy and Peninsula Land Use By-law as contained in Attachment A of the staff report dated September 6, 2007 and schedule a joint public hearing with Peninsula Community Council;**
- 3. Recommend that Regional Council adopt the amendments to the Halifax Municipal Planning Strategy and Peninsula Land Use By-law as contained in Attachment A of the staff report dated September 6, 2007.**

**MOTION PUT AND PASSED.**

**8. STATUS UPDATES**

**8.1 Monthly Status Updates - Planning Applications**

The monthly status sheet of planning applications was reviewed and discussed by the Committee. No action required.

**8.2 Decisions of Community Council**

The Peninsula Community Council action summary was reviewed by the Committee.

**8.3 Review of District 12 PAC Status Sheet**

The status sheet was reviewed by the Committee.

The Chair requested an update on the Regional Parking Strategy. Staff will follow up.

Councillor Sloane provided a brief update on the 4<sup>th</sup> forum of HRM By Design held recently.

**8.4 Demolition Permit Applications**

The Committee reviewed the Demolition Permit Application spread sheet, with no action required.

**8. ADDED ITEMS** - None

**9. NEXT REGULAR MEETING DATE**

The next regular meeting of the District 12 PAC is scheduled for October 22, 2007 at 7:00 p.m. in the Trophy Room, City Hall.

**10. ADJOURNMENT**

There being no further business, the meeting adjourned at 9:06 p.m.

Jennifer Weagle  
Legislative Assistant