

DISTRICT 12 PLANNING ADVISORY COMMITTEE
January 28, 2008
MINUTES

PRESENT: Ms. Heather Ternoway, Chair
Ms. Beverly Miller, Vice Chair
Mr. Clary Kempton

REGRETS: Ms. Katherine Perrot
Councillor Dawn Sloane
Mr. Graeme Gunn

STAFF: Mr. Luc Ouellet, Planner
Ms. Barbara Coleman, Legislative Assistant

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1. CALL TO ORDER

The Chair called the meeting to order at 7:12 p.m. at the Trophy Room, City Hall, 1497 Argyle Street, Halifax, NS.

2. ELECTION OF THE CHAIR AND VICE CHAIR

At this time a nomination was received for the position of Chair.

MOVED by Ms. Beverley Miller, seconded by Mr. Clary Kempton, that Ms. Heather Ternoway be appointed as Chair of the District 12 PAC Public Meeting. MOTION PUT AND PASSED.

At this time a nomination was received for the position of Vice-Chair. .

MOVED by Ms. Heather Ternoway, seconded by Mr. Clary Kempton, that Ms. Beverley Miller be appointed Vice-Chair of the District 12 PAC Public Meeting. MOTION PUT AND PASSED.

3. APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS

Additions:

9.4.1 Demolitions

4. APPROVAL OF THE MINUTES OF SEPTEMBER 24, 2007, SEPTEMBER 5, 2007 (PUBLIC MEETING), AND DECEMBER 5, 2007 (PUBLIC MEETING)

SEPTEMBER 24, 2007

Moved by Heather Ternoway and seconded by Clary Kempton that the minutes of September 24, 2007 be approved as distributed. MOTION PUT AND PASSED

SEPTEMBER 5, 2007 (PUBLIC MEETING)

Moved by Ms. Beverley Miller, seconded by Mr. Clary Kempton, that the minutes of September 5, 2007 be approved as distributed. MOTION PUT AND PASSED

December 5, 2007 (PUBLIC MEETING)

Page 4 - should be 1300 not 13000 square feet - should read, “. . . , with the average unit area being 1300 square feet.

Page 8 - second set of bullets - should be Janet Morris not Janet Morrison.

Page 10 - Mr. Kontak's name has been changed to Mr. Contact. Kontak is the correct spelling.

Moved by Ms. Beverley Miller, seconded by Mr. Clary Kempton, that the minutes of December 5, 2007 be approved as amended. MOTION PUT AND PASSED

5. BUSINESS ARISING OUT OF THE MINUTES

September 5, 2007 - The information given for this Public Meeting was not the most up-to-date material. There was also not enough time to discuss all information that the developer brought to the meeting. It was felt by all that a second meeting is necessary to discuss further issues brought forth by the developer.

December 5, 2007 is the second meeting in a row that there was additional material that was not available for the public's perusal before the meeting. Advertising was not clear as to what they were going to discuss that night.

Chair to send letter to Paul Dunphy, Community Development, about the feedback from the last two meetings (September 5, 2007 and December 5, 2007) - Conveying to staff the reasons for the clearly outlined and the most up-to-date information being made available to the public before the Public Meeting. Further, advertising was not clear enough - Another public information re: September 5, 2007 - Case 00971 was clearly asked for.

Discussion followed on wind study. What is acceptable and what is not. What scale is used and what is not. It is documented in December's meeting that the Beaufort scale is used to measure wind. Because there is some issues outstanding to be clarified, we will put *Wind Study* on a future agenda staff to clarify wind issues. Ms. Miller will send the letter she sent to Richard Harvey re wind study to Gail Harnish to circulate to committee members.

6. PUBLIC PARTICIPATION - GENERAL PLANNING ISSUES - NO REQUESTS RECEIVED - none**7. APPROVAL OF 2008 MEETING SCHEDULE**

MOVED by Ms. Beverley Miller, seconded by Mr. Clary Kempton, that the 2008 Meeting Schedule be approved as presented . **MOTION PUT AND PASSED.**

8. CASE 00897 - HERITAGE DEVELOPMENT AGREEMENT - GERRARD LODGE, 1234 BARRINGTON STREET, HALIFAX {RANDA WHEATON}

The staff report of Case 000897 was before the Committee. Mr. Luc Ouellet, Staff, reponded to the questions and concerns of the Committee members.

This report dealt with a request for a development agreement to permit the conversion of an existing rooming house to 4 condominium units and the construction of a 3 unit condominium townhouse building at the rear of a registered Heritage property at 1234 Barrington Street , Halifax.

One of the major concerns of the Committee was that Sections 2.4.2, 2.4.3, 2.4.4, and 2.6.7 may not be done to specifications. This was a problem that this Committee has seen in previous Heritage buildings. The Committee wants to make sure that the work is completed to specifications and in a timely manner. Discussion ensued on this matter.

Moved by Mr. Clary Kempton and seconded by Beverley Miller that the District 12 Planning Advisory Committee recommend that Peninsula Community Council:

1. Move Notice of Motion to consider an application by Geoff Keddy and Associates Limited on behalf of the owner, 3146051 Nova Scotia Limited, for a development agreement to permit 4 condominium units and the construction of a 3 unit detached townhouse building at the rear of a registered heritage property at 1234 Barrington Street, and schedule a Public Hearing.
2. Approve the proposed development agreement, presented as Attachment A of this report, to permit the conversion of an existing rooming house to 4 condominium units and the construction of a 3 unit detached townhouse building at the rear of a registered heritage property at 1234 Barrington Street (PID# 00093104), Halifax, with an amendment to require that the development agreement be implemented in two phases; Phase 1 would be the improvements to the facade of the heritage building which would include clauses 2.4.2, 2.4.3, 2.4.4, and 2.6.7 of the proposed development agreement. These improvements should be carried out to the satisfaction of the Heritage Planner before Phase 2 (townhouse development) can proceed.
3. Require the development agreement be signed within 120 days, or any extension thereof granted by Council on request of the applicant, from the date of final approval by 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.

9. STATUS UPDATES

9.1 Monthly Status Updates - Planning Applications

The monthly status sheet of planning applications was reviewed and discussed by the committee, noting the following;

- Parking Strategy (September 04, 2007) - Follow up to see when the actual report will be made public
- Harvey Street Parking Lot - townhouses (November 28, 2005) - Ms. Miller to draft a letter to Sharon Bond and cc Urban Design Taskforce Chair, for the Chair's signature requesting an update noting that the report that the Committee received did not address the concerns of Advisory Committee.
- Outdoor Skating Rink (July 25, 2005) - remove from Status Sheet

9.2 Decisions of Community Council/Regional Council

9.2.1 Case 01095 - Halifax MPS and LUB Amendments re: Pet Care Facilities in Residential Zones

Council has agreed to pursue this endeavour even though Staff have recommended against it.

9.3 Review of District 12 PAC Status Sheet

The monthly status sheet of planning applications was reviewed and discussed by the committee noting the following:

Item 00897 - 1234 Barrington Street (July 17, 2006) - Item 897 was dealt with earlier in the meeting.

Item 01046 - (June 20, 2007) Chair to draft a letter putting forth a proposal to save the three buildings and move them to the corner of university and South park St. to re-create a Victorian Streetscape

Item 01062 - August 17, 2007 - Report will be completed in February

9.4 **Demolition Permit Applications** - add column to Demolition sheet to acknowledge that a demolition has taken place. Demolished (yes or no) No other action is required.

Mr. Kempton wanted to introduce, (but acknowledge that this would need to come back for discussion at a later date) that if a heritage property or a property that was once designated as a heritage property but no longer carries that designation applies for a demolition permit one would have a 4-6 month window to start construction. Once that window has closed, the property would revert to the original assessment and the property owner would need to pay property taxes on the assessed value, unless the property owner specifically applied for a development agreement to tear down a heritage building to build a parking lot.

Discussion followed. Please add Conditions that apply to Demolition permits in District 12 to the Status Sheet.

10. ADDED ITEMS -

None

11. NEXT REGULAR MEETING DATE - FEBRUARY 25, 2008

The next regular meeting of the District 12 Planning Advisory Committee is scheduled for February 25, 2008 from 7 pm to 9 pm, in the Trophy Room, City Hall.

12. ADJOURNMENT

There being no further business, the meeting adjourned at 9:26 p.m.

Barbara Coleman
Legislative Assistant