

HALIFAX REGIONAL MUNICIPALITY

DISTRICT 12 PLANNING ADVISORY COMMITTEE NOVEMBER 22, 2004 MINUTES

PRESENT: Heather Ternoway, Chair
Beverly Miller
Clary Kempton
Mia Rankin
Councillor Dawn Sloane

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

TABLE OF CONTENTS

- 1. CALL TO ORDER 3
- 2. APPROVAL OF THE AGENDA 3
- 3. APPROVAL OF THE MINUTES OF SEPTEMBER 27, 2004 3
- 4. BUSINESS ARISING FROM THE MINUTES 3
 - 4.1 Monthly Status Sheet - Case 0644 - R-2A Zoning Review - Church/Harvey Street 3
- 5. PUBLIC PARTICIPATION - GENERAL PLANNING ISSUES 4
- 6. CASE 00732: AMENDMENT TO C-2A (MINOR COMMERCIAL) ZONE - PENINSULA NORTH 4
- 7. DISCUSSION 4
 - 7.1 MPS Polices re Height Precincts Peninsula North and Peninsula Centre . 4
 - 7.2 Methods of Determining Height 5
 - 7.3 Development Potential of O'Regan's Site, Robie Street 6
- 8. STATUS UPDATES 6
 - 8.1 Monthly Status Sheet 6
- 9. NEW BUSINESS 6
 - 9.1 Community Council 6
 - 9.2 Membership of the Committee 6
 - 9.3 Regional Planning Reports 6
 - 9.4 Halifax Common 6
- 10. NEXT REGULAR MEETING DATE 7
- 11. ADJOURNMENT 7

1. CALL TO ORDER

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

2. APPROVAL OF THE AGENDA

Additions:

- 9.1 Membership of the Committee.
- 9.2 Community Council
- 9.3 Regional Planning Reports
- 9.4 Halifax Common

MOVED by Ms. Miller, seconded by Ms. Rankin that the agenda, as amended, be approved. MOTION PUT AND PASSED UNANIMOUSLY.

3. APPROVAL OF THE MINUTES OF SEPTEMBER 27, 2004

MOVED by Ms. Miller, seconded by Councillor Sloane that the minutes of September 27, 2004, as distributed, be approved. MOTION PUT AND PASSED UNANIMOUSLY.

4. BUSINESS ARISING FROM THE MINUTES

4.1 Monthly Status Sheet - Case 0644 - R-2A Zoning Review - Church/Harvey Street

Ms. Miller expressed concern that the status sheet item regarding the R-2A zoning review for Church and Harvey Street has been dropped or shelved.

Ms. Harnish advised that an Information report is to be provided to Community Council at its next meeting.

Ms. Miller asked that if there was a move toward discontinuing the zoning review process for this area, this Committee at least have input to the issue of permitting townhouses by development agreement.

MOVED by Ms. Miller, seconded by Councillor Sloane that when the report is released to Community Council a copy be forwarded to each of the members of the District 12 PAC and should the report not recommend proceeding with this matter, the Chair or her designate correspond with the Community Council urging they continue with the process of rezoning or at least support the community's overwhelming support of townhouses. MOTION PUT AND PASSED UNANIMOUSLY.

5. PUBLIC PARTICIPATION - GENERAL PLANNING ISSUES

No requests to make a presentation were received.

6. CASE 00732: AMENDMENT TO C-2A (MINOR COMMERCIAL) ZONE - PENINSULA NORTH

- A staff report dated November 18, 2004 was before the Committee for consideration.

Angus Schaffenburg, Planner, briefly reviewed the report, noting that it applies to Peninsula North only. He went on to respond to various questions from members of the Committee.

MOVED by Councillor Sloane, seconded by Ms. Miller the District 12 PAC recommend that Peninsula Community Council:

- 1. Give First Reading to the proposed amendment to the C-2A Zone for Peninsula North, as contained in Attachment B of the staff report dated November 18, 2004, and schedule a public hearing for January 10, 2004.**
- 2. Approve the proposed amendment to the C-2A Zone for Peninsula North by adding clause (5) to Section 59FA, as outlined in Attachment B of the November 18, 2004 staff report**

MOTION PUT AND PASSED UNANIMOUSLY.

7. DISCUSSION

7.1 MPS Polices re Height Precincts Peninsula North and Peninsula Centre

- A document dated October 25, 2004 entitled "Peninsula North: Polices Related to Height and a second document of the same date entitled " Peninsula Centre: Policies Related to Height", were before the Committee for consideration.

Mr. Schaffenburg briefly reviewed the information with members of the Committee including the following highlights:

- In Peninsula North some height precincts have numeric value while others have no numeric height limit
- There is some flexibility to have a slightly different height in Peninsula North

- Staff do not believe it allows for significant height differences (no ability to build twice as high)
- Policy 1.4.6 of the Peninsula North Plan is in place to maintain medium rise
- In the Peninsula North Plan the height measurement is taken from the finished grade to the top of the roof
- Peninsula Centre height precincts are not numeric in nature
- Generally requests to change height are in the R-3 or C-2 zones
- A significant amount of Peninsula Centre is 35 feet in height with some exceptions around the University and Institutional uses. There does not appear to be any desire to change heights in this area

Following a brief discussion regarding how the Regional Plan would impact height precincts, Ms. Miller noted that Ms. Macomber, Project Manager, Regional Planning, has indicated that once the documents have been reviewed by the Regional Planning Steering Committee, the reports will come to this Committee.

7.2 Methods of Determining Height

- A table entitled Measurement of Height in South End and Peninsula Center Plan Areas was before the Committee for consideration. Also provided to the Committee were maps outlining the viewplanes and height controls in downtown Halifax.

Mr. Schaffenburg advised that the table show how height is calculated in the different zones.

In response to a question from Mr. Kempton as to whether there is a standard size for a storey, Mr. Schaffenburg indicated that was no standard size.

In response to a concern regarding the size of the top storey, Mr. Schaffenburg indicated that there were some small variances in the size of the last storey. He went on to note that this has not been an issue to date.

Mr. Schaffenburg then reviewed with the Committee the controls in place relative to height in the downtown as set out in the distributed maps.

7.3 Development Potential of O'Regan's Site, Robie Street

- A memo from Angus E. Schaffenburg, Planner II, dated October 25, 2004 was before the Committee for consideration.

Mr. Schaffenburg briefly reviewed with the Committee the memo. No further action was taken.

8. STATUS UPDATES

8.1 Monthly Status Sheet

The Committee reviewed the status sheet in detail. No further action was taken.

9. NEW BUSINESS

9.1 Community Council

Concern was expressed that changes to the Community Councils will impact this Committee.

Mr. Schaffenburg noted that no change to the District will occur. The change proposes that major developments in the downtown will now be considered by Regional Council rather than Peninsula Community Council. He went on to note that whether or not Advisory bodies exist is the decision of Community Council and/or Regional Council.

9.2 Membership of the Committee

Concern was expressed that a replacement had not been appointed for the member who recently resigned.

Ms. Murphy advised that a report would be going to the next meeting of the Peninsula Community Council regarding an appointment to this Committee.

Concern was expressed regarding when members receive their package and the fact that they do not have an opportunity to discuss agenda items with members of the community prior to considering the matter at the Committee.

9.3 Regional Planning Reports

Ms. Miller noted it was her understanding that draft Regional Planning reports have been made available some community groups. Regional Planning has advised that this Committee will have an opportunity for input, however, there is concern that only certain groups have had access to the reports.

Mr. Schaffenburg noted that there is an approved process relative to the preferred alternative. This Committee will have an opportunity to participate relative to the alternative before it goes to Regional Council for final approval.

9.4 Halifax Common

Ms. Miller noted that the Queen Elizabeth High School site is on common land. She expressed concern that the parking lot which was recently sold to the IWK for a very low price was also on common land. She indicated that this property had been sold in violation of the Halifax Common Plan policy. Ms. Miller advised that a group of interested citizens has met with the Mayor and have requested that a task force be established to oversee the Halifax Common. Concluding her remarks, Ms. Miller indicated that the hospital is very keen to obtain the Queen Elizabeth High School site.

MOVED by Ms. Miller, seconded by Councillor Sloane the Peninsula Community Council forward a letter to the Mayor and Council requesting that consideration be given to the establishment of a Task Force to oversee the Halifax Common. MOTION PUT AND PASSED.

In response to a concern regarding the Gerard Lodge development and the possibility that the construction is not in accordance with the Development Agreement, Councillor Sloane indicated that she has spoken with Mr. Stephen Higgins, Development Officer with regard to this matter. Mr. Higgins will be reporting back to Councillor Sloane following an investigation of the situation.

10. NEXT REGULAR MEETING DATE

The next regular meeting of the District 12 PAC is scheduled for Monday, January 24, 2005 beginning at 7:00 p.m.

11. ADJOURNMENT

The meeting adjourned at 9:00 p.m.