

# HALIFAX REGIONAL MUNICIPALITY

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## HALIFAX REGIONAL COUNCIL PUBLIC HEARING MINUTES January 13, 1997

PRESENT:

Deputy Mayor Jack Greenough  
Councillors: Bill Dooks  
Gordon R. Snow  
David Hendsbee  
Ron Cooper  
Harry McInroy  
Bruce Hetherington  
Clint Schofield  
John Cunningham  
Jerry Blumenthal  
Graham L. Downey  
Howard Epstein  
Bill Stone  
Barry Barnet  
Bob Harvey  
Reg Rankin  
Jack Mitchell

ABSENT:

Mayor Walter Fitzgerald  
Councillors: Condo Sarto  
Larry Uteck  
Russell Walker  
Ron Hanson (Regrets)  
Stephen Adams  
Peter Kelly

STAFF MEMBERS:

Mr. Barry Allen, Municipal Solicitor  
Mr. Marcus Garnet, Planner  
Ms. Vi Carmichael, Municipal Clerk  
Ms. Patti Halliday, Assistant Municipal Clerk

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**1.1 Case 7414: 1521-31 Grafton Street (Former St. Mary's Boys' and  
Girls' Schools) ..... 3**

Deputy Mayor Greenough called the meeting to order at 6:00 p.m.

**1.1 Case 7414: 1521-31 Grafton Street (Former St. Mary's Boys' and Girls' Schools)**

- ! A staff report prepared for Dan English, Commissioner of Community Services, regarding Case 7414: 1521-31 Grafton Street (Former St. Mary's Boys' and Girls' Schools), was before Council for discussion.

With the use of overheads, Mr. Marcus Garnet, Planner, presented the staff report which recommended that the property at 1521-1531 Grafton Street (Block RC-2 on Survey Plan P200/21028) be rezoned from P (Park and Institutional) to C-2 (General Business).

Councillor Blumenthal asked if this zoning change is approved, will this property be taxed the commercial rate. Mr. Allen replied taxation is governed by the use of the property and not the zoning.

Councillor Epstein asked if the change in zoning will interact with Policy 6.8 that deals with development agreements for designated heritage properties. He inquired if it makes any difference if the property is zoned C-2 or P. Mr. Garnet replied staff looked at this Policy as an alternative way of dealing with this, but found the Policy is intended to be used when there would be substantial external alterations necessary to accommodate the new use. Staff felt the change was too minor to utilize this Policy. The heritage provisions of the by-law, which require review by the Heritage Advisory Committee, provide safeguards for such things as signage and any kind of substantial alteration that might be triggered by a new use.

In response to a question from Council Epstein regarding the lot, Mr. Garnet replied the lot contains a fairly large parking area. Councillor Epstein stated changing the zoning of the parking lot as well creates the opportunity for a substantial proposal to come forward. Mr. Garnet noted the parking lot is difficult to access which would be a constraining factor for new development.

Councillor Mitchell inquired about Ordinance 166 regarding billboards which would prohibit billboards within 250 feet of a public park if any part of the advertising surface of the billboard is visible from the park, and its relationship to this lot and the Library on Spring Garden Road. Mr. Garnet replied he performed some measurements to see how far 250 feet would extend, and he is satisfied nothing could go up on the proposed site that would spoil the view from the Library.

Responding to a question from Councillor Cooper regarding the extent of commercial use that can be applied to this property, Mr. Garnet stated heritage designation restrictions apply to the entire lot and not just the current structure. If the use required an external alteration to the building, it would require approval of the Heritage Advisory

Committee.

**SPEAKERS IN FAVOUR**

Deputy Mayor Greenough called for members of the public wishing to speak in favour of the recommendation.

Mr. Peter McDonough, acting on behalf of the applicant, stated the application complies to the Municipal Planning Strategy, and it also has the added advantage of making the heritage building commercially viable. Councillor Epstein asked Mr. McDonough if there were any plans to develop the back lot to which Mr. McDonough replied not at this time.

Deputy Mayor Greenough called three times for further speakers in favour of the application. No one came forward.

**SPEAKERS IN OPPOSITION**

Deputy Mayor Greenough called three times for speakers in opposition of the application. No one came forward.

**MOVED by Councillors Hetherington and Schofield that the public hearing be closed. MOTION PUT AND PASSED UNANIMOUSLY.**

**DECISION OF COUNCIL**

**MOVED by Councillors Downey and Hetherington that the property at 1521-1531 Grafton Street (Block RC-2 on Survey Plan No. P200/21028) be rezoned from P (Park and Institutional) to C-2 (General Business). MOTION PUT AND PASSED UNANIMOUSLY.**

Councillor Blumenthal stated he was in attendance at this public hearing in protest as he believed this it should have been heard by the Halifax Peninsula Community Council rather than Regional Council. As these extra Regional Council meetings create more costs for the taxpayers, Councillor Blumenthal stated he hopes Councillor Downey will reconsider becoming a member of the Halifax Peninsula Community Council.

**MOVED by Councillors Hetherington and Schofield that the meeting adjourn at 6:25 p.m. MOTION PUT AND PASSED UNANIMOUSLY.**

