

HALIFAX REGIONAL MUNICIPALITY

DISTRICT 12 PLANNING ADVISORY COMMITTEE October 23, 2006 MINUTES

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

REGRETS: Lucy Trull
Graeme Gunn

STAFF: Richard Harvey, Senior Planner
Gail Harnish, PAC / Admin Coordinator
Jennifer Weagle, Legislative Assistant

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1. **CALL TO ORDER**

The Chair called the meeting to order at 7:03 p.m. in the Trophy Room, second floor, City Hall.

2. **APPROVAL OF ORDER OF BUSINESS**

Additions:

- 7.1 Schmidtville property purchase
- 7.2 Corner of Brenton & South Park Streets
- 7.3 Regional Plan

MOVED by Councillor Sloane, seconded by Mr. Clary Kempton, that the agenda be approved as amended. MOTION PUT AND PASSED UNANIMOUSLY.

3. **APPROVAL OF MINUTES** - September 25, 2006, October 11, 2006 (Case 00895), and October 11, 2006 (Case 00870)

Mr. Clary Kempton requested that the Legislative Assistant correct the date in the header of the September 25, 2006 minutes.

MOVED by Councillor Sloane, seconded by Mr. Clary Kempton, that the minutes of September 25, 2006, be approved as amended. MOTION PUT AND PASSED UNANIMOUSLY.

The Committee requested several changes to the minutes of October 11, 2006 (Case 00895), and October 11, 2006 (Case 00870), as follows:

- C change "Lanell" to "Lavelle",
- C remove "to resolve this issue a roof top garden was incorporated",
- C change "Trite" to "Trites",
- C change "none social service clients" to "non-social service clients".

Ms. Harnish requested that the Legislative Assistant provide her with the sign up sheets from the October 11th public information meetings.

MOVED by Councillor Sloane, seconded by Mr. Clary Kempton, that the minutes of the October 11, 2006, Public Meeting, Case 00895 - 2594 Agricola Street, Halifax, be approved as amended. MOTION PUT AND PASSED UNANIMOUSLY.

MOVED by Councillor Sloane, seconded by Mr. Clary Kempton, that the minutes of the October 11, 2006 Public Meeting, Case 00870 - 5784 Charles Street, be approved as amended. MOTION PUT AND PASSED UNANIMOUSLY.

4. BUSINESS ARISING OUT OF THE MINUTES

4.1 October 11, 2006 Public Meeting, Case 00895 - 2594 Agricola Street, Halifax

Ms. Beverly Miller suggested that the Committee recommend to staff to hold another public meeting before this matter goes to a public hearing. She indicated that there are many questions outstanding regarding such issues as the rooftop garden, the commitment from the Department of Community Services regarding funding and the time frame associated with that funding, confirmation of the number of units, and the distinction between whether the units will be affordable housing or low cost housing. She also suggested that the answers to these questions be written in a report, for the information to be accessible to the public.

Councillor Sloane clarified that the development will be affordable housing for people with disabilities.

Ms. Ternoway inquired, in terms of planning legislation, whether the make up of the units or who will be paying for the units should influence the decision to approve the development. She commented that the minutes indicate that the HRM Planner stated at the public meeting that staff are still negotiating with the Developer and that further details will be provided with the draft Development Agreement that will come before the Committee at a later date. Ms. Ternoway further inquired whether the Committee can legislatively request a second public meeting.

Councillor Sloane advised that she wishes to hold a community meeting in her area, to outline the development process and development in District 12, including the topics of development agreements, variances, and as-of-right developments.

Ms. Gail Harnish, Admin/PAC Coordinator, clarified that the only instance when a second public meeting would be held would be if there was a substantial change to the development, or if a long length of time had lapsed between the first public meeting and the approval of the development agreement.

MOVED by Ms. Beverly Miller, seconded by Mr. Clary Kempton, that Councillor Sloane hold community meetings to educate residents on the HRM development process and development in District 12, including the topics of development agreements, variances, and as-of-right developments. MOTION PUT AND PASSED.

MOVED by Mr. Clary Kempton, seconded by Ms. Beverly Miller, that staff provide further detail in the forthcoming staff report for 2594 Agricola Street (case 00895) with regard to the Department of Community Services funding for the development, in particular, what are the requirements for the funding associated with this development. MOTION PUT AND PASSED.

Ms. Ternoway indicated that the September 25, 2006 minutes indicate that this matter will be coming before the District 12 PAC for recommendation to Peninsula Community Council at the October meeting, however, this matter will likely be on the agenda for the November meeting.

MOVED by Ms. Beverly Miller, seconded by Mr. Clary Kempton, that staff provide clarification in the forthcoming staff report for 2594 Agricola Street (Case 00895) on the following:

1. Further detail with regard to how the landscaping component will be addressed;
2. Clarification with regard to a statement on page 2 of the September 1, 2006 staff report, which reads “there is merit in considering a larger building than what is currently permitted on the basis that it is on a prominent street corner and next to the large Aliant building”, and how that statement relates to the Peninsula North Area 6 Plan.

MOTION PUT AND PASSED.

Ms. Miller advised that, as per a motion made at the September 25, 2006 meeting, a letter had been sent to the Director of Community Development indicating District 12 PAC’s support of the Chebucto Community Council motion to increase the notification area to residents regarding variance applications from 30 metres to 50 metres.

5. PUBLIC PARTICIPATION - GENERAL PLANNING ISSUES

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

6. STATUS UPDATES

6.1 Decisions of Community Council

There were no related decisions of Peninsula Community Council to be reviewed by the Committee.

6.2 Review of District 12 PAC Status Sheet

The status sheet was reviewed by the Committee, with the following action requested:

6.2.1 HAC Definitions

The Committee requested that action requested regarding Urban Design Study and the Heritage Advisory Committee be separated into two items on the status sheet.

Councillor Sloane indicated that at the next meeting of the Heritage Advisory Committee, she will raise the matter of the District 12 PAC's request to form a joint working group with the Heritage Advisory Committee regarding the proposed heritage related definitions, and to discuss demolition controls. This matter to remain on the status sheet.

Ms. Ternoway indicated that she had sent a letter of support to Andy Fillmore, supporting the Urban Design Study, and requesting that a position for a representative of the District 12 PAC be included in the composition of the Urban Design Task Force. She has not yet had a response from Mr. Fillmore. This matter to remain on the status sheet.

6.2.2 Terms of Reference

This item to remain on the status sheet.

6.2.3 Harvey Street Parking Lot - Townhouses

Staff advised that an information report will be brought forward to Peninsula Community Council on November 6, 2006 on this matter, and a recommendation report will follow. This item to remain on the status sheet.

6.2.4 Outdoor Skating Rinks

The Committee asked Councillor Sloane to pursue this matter, and suggested that another area for an outdoor skating rink could be the children's wading pool on the Halifax Common, or also the paved basketball court on the Commons could be converted to a rink in the winter. This item to remain on the status sheet.

6.2.5 Checklist

Ms. Miller indicated that the checklist is underway. This item to remain on the status sheet.

6.3 Update - Grand Parade/Province House/Birks Site Public Lands Planning Advisory Committee

Mr. Gunn is not in attendance to provide an update. Councillor Sloane indicated that a meeting with Councillors and staff will be held this week regarding this matter. She will update the Committee at the next meeting.

6.4 Update - Spring Garden/Queen Street Area Public Lands Planning Advisory Committee

Ms. Ternoway noted that this Committee has not met for some time, and the final report has not been released. She noted that issues have arisen surrounding a lease for parking on the corner property belonging to Dalhousie.

Ms. Ternoway indicated after extensive public consultation, the public need assurance that action will be taken on this site.

MOVED by Ms. Beverly Miller, seconded by Councillor Sloane, that the Chair write letters to the Grand Parade/Province House/Birks Site Public Lands Planning Advisory Committee and the Spring Garden/Queen Street Area Public Lands Planning Advisory Committee requesting updates on these sites and indicating that residents are expecting decisions to be made on these sites. MOTION PUT AND PASSED.

The Committee requested that the letters be circulated to members for their review prior to forwarding them to the Committees. It was suggested that the letters be copied to Andy Fillmore, members of Council, the Province, Dalhousie, and Paul Dunphy.

6.5 Monthly Status Updates - Planning Applications

The monthly status sheet of planning applications was reviewed and discussed by the Committee, which the following changes noted:

Case 00745 - clarify that a public information meeting was held in October 2005.

Case 00895 - change the date of the public meeting from October 10, 2006 to October 11, 2006.

7. ADDED ITEMS

7.1 Schmidville Property Purchase

Councillor Sloane indicated that some residents in the Schmidville area are concerned that older homes in the area have been purchased for redevelopment. She noted that some residents wish for the area to be designated as a heritage district. Councillor Sloane asked members to keep her informed of any details members may hear regarding development in this area.

7.2 Corner of Brenton and South Park Streets

The Committee briefly discussed this matter during the review of the monthly planning applications.

7.3 Regional Plan

Ms. Harnish advised that the implementation of the Regional Plan will begin with several Community Visioning areas as a pilot project. Ms. Ternoway clarified that no parts of District 12 are part of the pilot project, and that the Capital District, including downtown Halifax, is being reviewed with the Urban Design Task Force. The Committee requested that the Regional Plan be added to the status sheet, to have regular updates.

Ms. Miller noted that she has seen no action on the Committee's letter to the Mayor requesting a Commons Task Force be created.

Mr. Kempton suggested creating a status sheet to track demolition permits issued, which would include the address of the property, who the permit is issued to, the date it was issued and the date it expires. Ms. Miller indicated that some municipalities will not issue a demolition permit until plans for a replacement building are submitted, in order to avoid vacant lots. She also noted that some municipalities require that if the construction does not commence on a vacant lot within six months, then the lot must be landscaped.

MOVED by Mr. Kempton, seconded by Ms. Miller, that staff from Community Development provide information to the Committee regarding current demolition permits within District 12, in the form of a status sheet, including the date the demolition permit was issued and expired, the applicant and the civic address of the property, to be monitored by the Committee. MOTION PUT AND PASSED.

MOVED by Ms. Miller, seconded by Mr. Kempton, that Councillor Sloane request a to hold a joint meeting with the Heritage Advisory Committee to discuss to look at recommendations to demolition permit procedures. MOTION PUT AND PASSED.

Ms. Harnish noted that there are privacy issues surrounding the release of personal information, and that she will discuss this matter with the appropriate staff and advise the Committee at the next meeting.

8. NEXT REGULAR MEETING DATE

The next regular meeting of the District 12 PAC is scheduled for November 27, 2006 at 7:00 p.m. in the Trophy Room, City Hall.

9. ADJOURNMENT

There being no further business, the meeting adjourned at 8:31 p.m.

Jennifer Weagle
Legislative Assistant