

HALIFAX REGIONAL MUNICIPALITY

DISTRICT 12 PLANNING ADVISORY COMMITTEE May 28, 2007 MINUTES

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

STAFF: Mr. Luc Ouellet, Planner
Ms. Gail Harnish, PAC/Admin Coordinator
Ms. Jennifer Weagle, Legislative Assistant

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1. CALL TO ORDER

The Chair called the meeting to order at 7:00 p.m. in the Media Room, 1st Floor, City Hall.

2. APPROVAL OF ORDER OF BUSINESS

The agenda was agreed upon as presented.

The Chair congratulated Committee member Katherine Perrott, who was awarded a Fellowship to Dalhousie University.

3. PUBLIC PARTICIPATION - GENERAL PLANNING ISSUES

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

4. CASE 01002: Development Agreement - 5896 Spring Garden Road, Halifax

C A staff report on the above noted dated May 16, 2007 was before the Committee.

Mr. Luc Ouellet, Planner, advised that this is an application to discharge an existing development agreement and to enter into a new development agreement to permit a restaurant/coffee shop within a municipally registered heritage property located at 5896 Spring Garden Road, Halifax. Mr. Ouellet presented the staff report to the Committee.

MOVED by Councillor Sloane, seconded by Ms Lucy Trull, that District 12 Planning Advisory Committee recommend that Peninsula Community Council:

- 1. Give Notice of Motion to consider the proposed development agreement, as described in Attachment "A", to permit a restaurant/coffee shop within the registered heritage property located at 5896 Spring Garden Road, Halifax, and schedule a public hearing;**
- 2. Approve the development agreement, included as Attachment "A" of the May 16, 2007 staff report;**
- 3. Require that the development agreement be signed within 120 days, or any extension thereof granted by Peninsula Community Council on request of the applicant, from the date of final approval by Peninsula 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; and**

4. **Discharge the existing development agreement that applies to the site, to take effect upon the registration of the new development agreement.**

Mr. Ouellet responded to questions from the Committee, noting the following:

- C No outdoor storage will be permitted on the property;
- C No propane tanks are proposed for the property, although the development agreement allows for propane tanks if the need arises in the future;
- C The purpose of the replacement of the second storey window with a door is to allow for an “area of refuge” in the case of a fire, as per Building Code requirements;
- C The Municipal Planning Strategy does not allow for distinction between a restaurant and a coffee shop.

MOTION PUT AND PASSED.

5. STATUS UPDATES

5.1 Monthly Status Updates - Planning Applications

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

5.2 Decisions of Community Council

The Committee reviewed recent decisions of Peninsula Community Council, in relation to District 12 PAC matters. No action required.

5.3 Review of District 12 PAC Status Sheet

The status sheet was reviewed by the Committee.

The Committee discussed the heritage designation process, and the demolition process for heritage properties. The Committee requested that staff obtain a copy of the heritage inventory list being prepared by the Urban Design Task Force when it is completed, for their review.

With regard to the Public Participation item on the status sheet, staff advised that a report will be going to Council in the fall.

With regard to the HAC Definitions item on the status sheet, Councillor Sloane advised that she will raise this issue with the Heritage Advisory Committee again.

With regard to the Harvey Street Parking Lot Townhouses item on the status sheet, staff advised that the staff report is not yet ready.

With regard to the Checklist item on the status sheet, Ms. Miller advised that the checklist is almost complete and will include questions that should be considered of planning applications.

5.4 Demolition Permit Applications

The demolition permit applications were reviewed by the Committee, with no action required.

6. ADDED ITEMS - None

7. NEXT REGULAR MEETING DATE

The next regular meeting of the District 12 PAC is scheduled for June 25, 2007 at 7:00 p.m. in the Trophy Room, City Hall.

Ms. Perrott advised of regrets for next meeting.

8. ADJOURNMENT

There being no further business, the meeting adjourned at 8:03 p.m.

Jennifer Weagle
Legislative Assistant

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MOVED by Councillor Sloane, seconded by Ms Lucy Trull, that District 12 Planning Advisory Committee recommend that Peninsula Community Council:

- 1. Give Notice of Motion to consider the proposed development agreement, as described in Attachment "A", to permit a restaurant/coffee shop within the registered heritage property located at 5896 Spring Garden Road, Halifax, and schedule a public hearing;**
- 2. Approve the development agreement, included as Attachment "A" of the May 16, 2007 staff report;**
- 3. Require that the development agreement be signed within 120 days, or any extension thereof granted by Peninsula Community Council on request of the applicant, from the date of final approval by Peninsula 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; and**

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