

**HALIFAX REGIONAL MUNICIPALITY**

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**DISTRICT 12 PLANNING ADVISORY COMMITTEE  
March 10, 2008  
MINUTES**

**PRESENT:**           **Ms. Beverly Miller, Vice-Chair  
Mr. Clary Kempton  
Mr. Graeme Gunn  
Ms. Katherine Perrott**

**REGRETS:**           **Councillor Dawn Sloane  
Ms. Heather Ternoway, Chair**

**SPECIAL  
PRESENTER:**       **Ms. Randa Wheaton, Senior Planner, Community Development -  
Planning Applications**

**STAFF:**             **Ms. Gail Harnish, PAC/Administrative Coordinator  
Ms. Sandra T. Riley, Legislative Assistant**

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1. **CALL TO ORDER**

Ms. Beverly Miller, acting as the Chair, called the meeting to order at 7:06 pm

2. **APPROVAL OF ORDER OF BUSINESS**

**Additions:**

- 5.1 GEOMARINE Associates Ltd. - Alan Ruffman - correspondence
- 5.2 Correspondence - Heather Ternoway re: Public Information Meetings
- 5.3 Letter to Luc Ouellet re: Case 01046: South Park & Brenton Place Development Agreement application.

**MOVED BY Ms. Perrott, seconded by Mr. Kempton that the order of business, as amended, be approved. MOTION PUT AND PASSED.**

3. **Case 01062: Halifax Peninsula LUB Amendments - Landscaped Open Space in the R-3 Zone (Randa Wheaton)**

A staff report dated February 04, 2008 on the above noted was before the Committee. Ms. Randa Wheaton, Senior Planner, Community Development - Planning Applications, advised the Committee that Case 01062 is an application by HRM to amend the Halifax Peninsula Land Use By-law R-3 Zone requirements for landscaped open space. She explained that a 'problem statement' was developed because there were issues that needed to be addressed. Ms. Wheaton reviewed the staff report and gave a presentation with the following points outlined:

- Problem Statement
- What is Landscaped Open Space?
- Landscaped Open Space By-Law Requirements
- Proposed Land Use By-Law Amendments
- Guiding Principles for Proposed Amendments
- Impact on Ground Level LOS
- New LUB Definitions
- Proposed Land Use By-Law Amendment 3304
- Map - Selected Residential Zones Halifax Peninsula
- Halifax Peninsula LUB
- Explanation of R-3 Zone Controls (circa 1965)
- R-3 Zone OPEN SPACE

Ms. Miller expressed concerns with the proposed amendments to the Halifax Peninsula Land Use By-Law. She advised that enforcement of rooftop requirements will be difficult. She stated that the proposed amendments are in direct opposition to the HRMbyDesign 10

Big Moves, as passing these amendments would decrease landscape open space on the ground.

Ms. Wheaton responded to questions of clarification from the Committee, after which the Committee discussed putting forward a motion to Peninsula Community Council.

**MOVED by Mr. Gunn, seconded by Ms. Perrott, that the District 12 Planning Advisory Committee recommend that Peninsula Community Council:**

- 1. Give First Reading to the proposed amendments to the Halifax Peninsula Land Use By-Law as provided in Attachment "A" of this report, and schedule a public hearing.**
- 2. Approve the proposed amendments to the Halifax Peninsula Land Use By-Law as described in Attachment "A" of this report.**

**MOTION PUT AND PASSED.**

**4. STATUS UPDATES**

**4.1 Monthly Status Updates - Planning Applications**

The monthly status sheet of planning applications was reviewed with Ms. Harnish updating the Committee on items on the status sheet.

**4.2 Decisions of Community Council**

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

**4.3 Review of District 12 PAC Status Sheet**

The status sheet was reviewed by the Committee.

The Committee came to the decision that Ms. Miller will submit a letter to Mr. Andy Fillmore, Project Manager, HRMbyDesign requesting inclusion in the review of the HRMbyDesign Downtown Plan.

Regarding the Harvey Street parking lot, Ms. Ternoway submitted a letter to Mr. Austin French, dated March 07, 2008, that has been circulated at today's meeting.

Ms. Harnish clarified to the Committee that there will be a report going out to Regional Council on March 25, 2008 regarding Public Participation.

**4.4 Demolition Permit Applications**

The Committee reviewed the Demolition Permit Application spread sheet. The spreadsheet indicated there is action pending on TNH Metals Inc.

**5. ADDED ITEMS**

The Committee discussed and made decisions on courses of action regarding the following pieces of correspondence:

- 5.1 GEOMARINE Associates Ltd. - Alan Ruffman - correspondence
- 5.2 Correspondence - Heather Ternoway re: Public Information Meetings
- 5.3 Letter to Luc Ouellet re: Case 01046: South Park & Brenton Place Development Agreement application.

These items will be reviewed further and discussed by the Committee in the next meeting of March 31, 2008.

**6. NEXT REGULAR MEETING DATE**

The next regular meeting of the District 12 PAC is scheduled for March 31, 2008 at 7:00 p.m. in the Trophy Room, City Hall.

**7. ADJOURNMENT**

There being no further business, the meeting adjourned at 9:17 p.m.

Sandra T. Riley  
Legislative Assistant