

# HALIFAX REGIONAL MUNICIPALITY

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DISTRICT 12 PLANNING ADVISORY COMMITTEE  
May 26, 2008  
MINUTES

PRESENT: Ms. Beverly Miller, Vice-Chair  
Mr. Clary Kempton  
Ms. Katherine Perrott  
Mr. Logan McDaid  
Councillor Dawn Sloane

REGRETS: Ms. Heather Ternoway, Chair

SPECIAL

PRESENTER(S): 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 7:04 pm

2. **APPROVAL OF ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS:**

**Added Items Agenda:**

1. Letter to the Mayor from Ms. Beverly Miller, Vice - chair, dated April 30, 2008. (Oral update from Councillor Sloane).

**Additions:**

- 8.1 Councillor Sloane - update on Halkirk Properties Limited

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

3. **APPROVAL OF MINUTES** - April 21 and April 28, 2008

**MOVED by Councillor Sloane, seconded by Mr. Kempton, that the minutes of April 21 be approved as circulated. MOTION PUT AND PASSED**

**MOVED by Ms. Perrot, seconded by Councillor Sloane, that the minutes of April 28 be approved as circulated. MOTION PUT AND PASSED**

Ms. Miller commented that the minutes should be lengthier than have been submitted, and that not enough detail was put forth of the discussion. She was advised that committee/board minutes are not verbatim and that if there are any issues she would like to see more fully presented, committee members are to make amendments through additions and deletions in the minutes during the approval of the minutes process. It was also noted that these meetings are open to the public and they are welcome to attend to hear full discussions.

The format presently used is the format employed by the Municipal Clerk's office for minutes of boards and committees. Only information pertinent to and not all discussion around the application is recorded. If a member states, 'for the record' that information is included in the official minutes.

4. **BUSINESS ARISING OUT OF THE MINUTES** - None

5. **PUBLIC PARTICIPATION - GENERAL PLANNING ISSUES** - no requests received
6. **CASE 01161: Non-substantive Amendment to Development Agreement for 5839 Cunard Street, Halifax (PID 41158304) - Randa Wheaton**

A Staff Report dated May 14, 2008 on the above noted was before the Committee. Ms. Randa Wheaton, Senior Planner, Community Development - Planning Applications advised the Committee that Case 01161 is an application by Cunard Street Developments Incorporated for a non-substantive amendment to an existing Development Agreement for 5839 Cunard Street. Ms. Wheaton gave an overview of the Staff Report and a discussion ensued with clarification for the Committee including the following topics:

- Councillor Sloane advised that she had been contacted by residents in regards to the letter submitted (Attachment C)
- The height of the wall (6'6" ; 89 inches to the tops of the caps)
- Councillor Sloane received a phone call from the Chief Engineer on the project
- Property owners are responsible to pay for maintenance.

**MOVED by Councillor Sloane, seconded by Mr. Kempton, that the District 12 Planning Advisory Committee recommend that Peninsula Community Council:**

1. **by resolution, approve the non-substantive second amendment to the Development Agreement formerly known as 5837 Cunard Street and 2372 June Street and now known as 2303, 2307, 2311, 2315 and 2319 Princess Place, 2368 June Street and 5839 Cunard Street as required for the approval of a revised landscape plan as detailed in the Amending Agreement appended as Attachment A of the report dated May 14, 2008; and**
2. **require that the Amending Agreement be signed and returned within 120 days, or any extension thereof granted by Community Council on request of the applicant, from the date of final approval by 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.**

**MOTION PUT AND PASSED**

7. **STATUS UPDATES**

7.1 **Monthly Status Updates - Planning Applications**

The monthly status sheet of planning applications was reviewed with Ms. Gail Harnish, PAC/Administrative Coordinator updating the Committee on items on the status sheet.

## **7.2 Decisions of Community Council**

This item was not addressed in this meeting.

## **7.3 Review of District 12 PAC Status Sheet**

The status sheet was reviewed by the Committee, with the following actions required:

Ms. Miller referenced Item # 4.1 in the April 21, 2008 minutes where she had suggested the Committee request something in writing for clarification on zoning. Ms. Harnish advised that Ms. Ternoway had submitted a letter to Mr. Austin French and received a response. She advised further that her understanding is that Staff will request that Canada Land's put it in writing. Ms. Harnish stated that she will send Ms. Kelly Denty an email reminder that Staff will ask Canada Land's to put their intentions in writing.

The acting Chair enquired as to whether there would be any response from Ms. Dale Godsoe (Chair, Urban Design Task Force) or Mr. Paul Dunphy (HRM Director, Community Development). Ms. Harnish advised that a response will be coming from Legal, as Community Development requested a legal response, however, Karen Brown (Senior Solicitor, Legal Services) is away until June 04, 2008.

Councillor Sloane advised that the Urban Design Task Force needs to clarify with the District 12 Planning Advisory Committee of what their role is. She was advised that UDTF would get back to D12 PAC on this issue.

## **7.4 Demolition Permit Applications**

Councillor Sloane pointed out Permit # 91594 on the Demolition Permit Applications sheet and gave the Committee comments on meeting with Mr. Louis Reznick.

Ms. Miller's suggestion that D12 PAC should have a sub-committee to identify buildings for heritage consideration brought clarification from Councillor Sloane that there is already such a committee headed by Mr. Bill Plaskett, Heritage Planner, Community Development. Mr. Kempton offered to contact Mr. Plaskett to see whether the location of Permit #91594 is on the list of identified buildings that could be considered as a heritage building.

## **8. ADDED ITEMS**

### **Added Items Agenda:**

1. **Letter to the Mayor from Ms. Beverly Miller, Vice - chair, dated April 30, 2008.**  
**(Oral update from Councillor Sloane)**

Ms. Miller advised the Committee that she wrote back to the Mayor on April 30, 2008 stating the mandate for the D12 PAC and reiterating a previous letter stating that the PAC had made the request to have representation on the UDTF, which was rejected by Staff. A copy of the correspondence has been circulated as an 'information item' to the members.

**Additions:**

**8.1 Councillor Sloane - update on Halkirk Properties Limited**

Councillor Sloane informed the Committee that she had met with the developers/planners after they were turned down by the HAC and the PAC, regarding the flat side of the proposed building and was assured by Mr. Greenwood that there had been changes made to change the western facade and it would be presented in the upcoming Public Hearing of June 17, 2008. She advised that she was satisfied with the changes spoken of, and thanked them for listening to the concerns and suggestions.

**9. NEXT REGULAR MEETING DATE**

The next regular meeting of the District 12 PAC is scheduled for June 23, 2008 at 6:30 p.m. in the Trophy Room, City Hall.

**10. ADJOURNMENT**

The meeting adjourned at 8:23 p.m.

Sandra T. Riley  
Legislative Assistant