

HALIFAX REGIONAL MUNICIPALITY

DISTRICT 12 PLANNING ADVISORY COMMITTEE

July 28, 2008

MINUTES

PRESENT: Mr. Clary Kempton
Ms. Beverly Miller, Vice-Chair
Ms. Heather Ternoway, Chair

REGRETS: Mr. Logan McDaid
Ms. Katherine Perrott
Councillor Dawn Sloane

SPECIAL

PRESENTER(S): Mr. John Dalton, Canada Lands Company (CLC) Limited
Mr. Richard Harvey, Senior Planner, Planning Applications
Mr. Jim Donovan, Manager of Permits & Inspections

STAFF: Ms. Gail Harnish, PAC/Administrative Coordinator
Ms. Julia Horncastle, acting Municipal Clerk
Ms. Sandra T. Riley, Legislative Assistant

TABLE OF CONTENTS

- 1. CALL TO ORDER 3
- 2. APPROVAL OF ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS 3
- 3. STATUS SHEET ITEMS:
 - 3.1 Harvey Street Parking Lot {John Dalton, Canada Lands} 3
 - 3.2 Blank Walls (Jim Donovan, Manager of Permits & Inspections) 3
 - 3.3 Follow-up Inspections for Demolition Permits {Jim Donovan, Manager of Permits & Inspections} 3
 - 3.4 HRMbyDesign Stakeholder Workshop - Appointment of two PAC representatives for August 6th workshop 3
- 4. PUBLIC PARTICIPATION - General Planning Issues - no requests received . 3
- 5. STATUS UPDATES
 - 5.1 Monthly Status Updates - Planning Applications 6
 - 5.2 Decisions of Community Council 6
 - 5.3 Demolition Permit Applications 6
- 6. ADDED ITEMS 6
- 7. NEXT REGULAR MEETING DATE - August 25, 2008 6
- 8. ADJOURNMENT 6

1. **CALL TO ORDER**

Ms. Heather Ternoway, the Chair, called the meeting to order at 7:04 pm.

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

Additions:

6.1 Letter from the Mayor to Ms. Miller. Re: HRMbyDesign

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

3. **STATUS SHEET ITEMS**

3.1 **Harvey Street Parking Lot {John Dalton, Canada Lands}**

Mr. Richard Harvey, Senior Planner, introduced Mr. John Dalton, of Canada Lands Company CLC Limited (CLC), who updated the Planning Advisory Committee regarding the Harvey Street parking lot. He circulated two pieces of company literature, stating that the Canada Lands Company's mandate is to purchase properties from the Government of Canada, improve and revitalize them, and then manage or sell the properties in order to produce the best possible benefit for all Canadians.

Mr. Dalton then gave a presentation to the D12 PAC on the Harvey Street parking lot and took questions from the Committee, addressing the following concerns/issues:

- The current zone of permitted use of this property includes townhouses [height wise for the highest density] Six to eight townhouses could fit unto this property
- Could have commercial use for the building
- Demolition is approximately \$12-\$13 per sq. ft (70,000 sq. ft. area total)
- Community involvement is needed to strengthen the neighbourhood
- If a zoning change is applied for with this property, it will come back to D12 PAC
- A concept Plan for that space should have been presented to the Committee
- Neighbourhood should be consulted for suggestions of a list of possibilities for the property; acceptable to the immediate community.

As this item has not changed, it will remain on the D12 PAC Status Sheet. After further discussion, the following motion was passed:

MOVED by Ms. Miller, seconded by Mr. Kempton that District 12 Planning Advisory Committee recommends that townhouses are the highest and best use for the residential portion of the Harvey Street Lot. Furthermore, D12 PAC recommends that there be maximum neighbourhood/community involvement, and that any development is compatible with and integrates into the neighbourhood/streetscape. MOTION PUT AND PASSED

3.2 Blank Walls (Jim Donovan, Manager of Permits & Inspections)

Mr. Jim Donovan, Manager, Permits and Inspections, was before the Committee to clarify on options for blank walls of buildings. He explained the rationale for the blank walls as:

- To limit unprotected openings
- To protect other openings
- To eliminate openings altogether

He stated that there is a new category of design opportunity - the Objective Based Code - which is a parallel code that can look at alternatives to compliance; looks at reasonable scenarios. He advised that in September of 2005 (since the adoption of the Building Code, provincially) that Halifax became the first jurisdiction in the country with respect to the Objective Based Building Code.

A discussion ensued and Mr. Donovan and Mr. Harvey took further questions of clarification from the District 12 Planning Advisory Committee.

Ms. Miller suggested that D12 PAC express their concerns to the developers/planners, for future developments, and that the PAC would like to see an Objective Based Code applied to blank walls, from an aesthetic and pedestrian point of view.

MOVED BY Ms. Miller, seconded by Mr. Clary, that D12 PAC submit a memo to the Manager of Planning Services indicating that the Committee has concerns about blank walls from an aesthetical point of view, and would ask that Staff consider alternatives to the Objective Based Code when considering future planning applications, particularly for zero setbacks. MOTION PUT AND PASSED

3.3 Follow-up Inspections for Demolition Permits {Jim Donovan, Manager of Permits & Inspections}

13325

Ms. Harnish gave Mr. Donovan a brief overview of this status sheet item regarding demolition permits being permissive rather than mandatory, and that the Committee felt that follow up inspections should be mandatory. Mr. Donovan informed the PAC of the following regarding demolition permits and inspections:

- Followup inspections are done for demolition
- Every demolition permit has a 'completion certificate'.
- The form of the report the Committee reviewed - dated July 22, 2008 - did not reflect the followup as the report did not request that information. A request must be made for a completion date; permit issued and expiry dates
- They limit the validity of a demolition permit as a function of practical nature
- Most demolitions take place under contract
- There are several inspection properties under demolition
- The main concern is demolition debris control.

MOVED BY Ms. Miller, seconded by Mr. Kempton that District 12 Planning Advisory Committee send a letter to the Provincial Assessor expressing concern that the reduction of assessment after demolition creates an incentive to demolish, which is not the best practice in an urban area or from the financial point of view. MOTION PUT AND PASSED

3.4 HRMbyDesign Stakeholder Workshop - Appointment of two PAC representatives for August 6th workshop

HRMbyDesign issued an invitation dated July 11, 2008, for two members of the District 12 PAC to attend a stakeholder workshop on the development approval process and implementation of the HRMbyDesign Downtown Plan, being held Wednesday, August 6, 2008 from 5-8pm at the Gallery of Nova Scotia, Seminar Room, 2nd Floor.

The D12 PAC appointed Ms. Ternoway and Ms. Miller to attend the workshop.

4. PUBLIC PARTICIPATION - GENERAL PLANNING ISSUES - No Requests Received

• **STATUS UPDATES**

5.1 Monthly Status Updates - Planning Applications

The Chair updated the Committee on the following planning applications:

- Case 00971: MPS amendments approved on June 17, 2008; amendments forwarded to the Province for review
- Case 01114: Recommendations from HAC & D12 PAC & Supplementary Report to RC - Aug. 05/08
- Case 01137: Solar Panels
- Case 01162: Hollis/Morris street
- Case 01172: The Roy Building

5.2 Decisions of Community Council - None

5.3 Demolition Permit Applications - None

6. ADDED ITEMS

Additions:

6.1 Letter from the Mayor to Ms. Miller. Re: HRMbyDesign

Ms. Miller addressed the letter from the Mayor responding to the D12 PAC's original request to review (in an advisory capacity) the HRMbyDesign Downtown Halifax Plan before it goes to Council. Mayor Kelly's response was that the Committee could attend the public hearings held by the Urban Design Task Force (UDTF). In a letter of response to the Mayor, Ms. Miller (acting for the D12 PAC), informed Mayor Kelly that D12 PAC did not find this acceptable.

Ms. Harnish clarified that the original letter was submitted to Mr. Paul Dunphy, HRM Director, Community Development, which was cc'd to the Mayor. The Mayor acknowledged receipt of the letter. She further clarified that Staff of HRMbyDesign are aware of the Committee's concerns and, as a result, issued the invitation letter, referenced in item 3.4, for attendance of two D12 PAC members at the stakeholder's workshop of August 06, 2008.

Ms. Miller reiterated that the Terms of Reference of the PAC state that they should have participation in the decision making process of HRMbyDesign. She suggested that D12 PAC submit another letter to UDTF suggesting having a representative from D12 sit on the Task Force. Ms. Ternoway advised that the letter should be an RSVP to the invitation and a reminder that D12 PAC still feels they should have ongoing representation of the committee on the Task Force. It was agreed that Ms. Harnish will craft the letter and submit it for D12 PAC.

7. NEXT REGULAR MEETING DATE

The next regular meeting of the District 12 PAC is scheduled for August 25, 2008 at 7:00 p.m. in the Trophy Room, City Hall. This meeting is tentative, pending reports for consideration.

8. ADJOURNMENT

The meeting adjourned at 9:02 p.m.

Sandra T. Riley
Legislative Assistant