

DISTRICT 12 PLANNING ADVISORY COMMITTEE  
MINUTES

October 26, 2009

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

REGRETS: Ms. Heather Ternoway, Chair

STAFF: Ms. Gail Harnish, Admin/PAC Coordinator  
Ms. Sheilagh Edmonds, Legislative Assistant  
Ms. Julie Vandervoort, Legislative Support

TABLE OF CONTENTS

1.	CALL TO ORDER .....	3
2.	APPROVAL OF MINUTES - AUGUST 31, 2009 .....	3
3.	APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS .....	3
4.	BUSINESS ARISING OUT OF THE MINUTES .....	3
5.	CONSIDERATION OF DEFERRED BUSINESS .....	3
6.	PUBLIC PARTICIPATION - GENERAL PLANNING ISSUES .....	3
7.	REPORTS .....	3
7.1	Case 01309: Rezoning - 5247 Morris Street, Halifax .....	3
8.	STATUS UPDATES .....	4
8.1	Monthly status updates - Planning applications .....	4
8.2	Review of status sheet .....	4
8.3	Decisions of Council .....	5
8.4	Demolition Permit Applications .....	5
9.	ADDED ITEMS .....	5
10.	NEXT MEETING .....	5
11.	ADJOURNMENT .....	5

**1. CALL TO ORDER**

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

**2. APPROVAL OF MINUTES - AUGUST 31, 2009**

Councillor Sloane arrived at 7:07 p.m.

Ms. Perrott advised that Mr. Wanzel's name was spelled incorrectly in the minutes. Ms. Perrott stated that on page four of the minutes, the phrase "wall of windows" was not appropriate or descriptive. Councillor Sloane suggested that the correct phrase was "curtain wall" and that when the item came before Council, the correct phrasing had been used. Ms. Harnish advised that she would seek clarification from Mr. Ouellet.

**MOVED by Councillor Sloane, seconded by Mr. Kempton, that the revised minutes of August 31, 2009 be approved. MOTION PUT AND PASSED.**

**3. APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS**

There were no additions or deletions to the agenda.

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

**5. CONSIDERATION OF DEFERRED BUSINESS - NONE**

**6. PUBLIC PARTICIPATION - GENERAL PLANNING ISSUES (NO REQUESTS RECEIVED)**

**7. REPORTS:**

**7.1 Case 01309: Rezoning - 5247 Morris Street, Halifax**

Ms. Patricia Hughes, Planner, presented the staff report on the proposed rezoning of 5247 Morris Street, Halifax from R-3 (Multiple Dwelling) Zone to the U-2 (High Density University Zone). Ms. Hughes stated that Mr. Nathan Rogers was attending on behalf of Terrain Group Inc. Ms. Hughes circulated an updated zoning map to committee members (a copy of the map can be found in the official record of this meeting).

Councillor Sloane stated that she attended the public information meeting on this application, and that no one at the meeting was opposed to the rezoning and no issues, except for graffiti, were raised.

Ms. Miller advised that it appeared to her that the R-3 zoning provided no more protection than what is provided by U-2 zoning. Ms. Hughes confirmed this point.

Mr. Kempton asked if the R-3 height approvals are exactly the same as U-2. Ms. Hughes stated they are and that the height approval is 52 feet on Morris Street and 70 feet further back on the property.

Mr. Kempton asked if any buildings involved in the application were designated heritage buildings. Ms. Hughes stated that there were no heritage buildings nearby and that staff had also verified that the parcel in question was not abutting a heritage property.

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

- 1. Give First Reading of the proposed rezoning as set out in Attachment A and schedule a public hearing.**
- 2. Approve the rezoning of 5247 Morris Street, Halifax, as shown on Schedule A, from the R-3 (Multiple Dwelling) Zone to the U-2 (High Density University) Zone.**

**MOTION PUT AND PASSED.**

## **8. STATUS UPDATES**

### **8.1 Monthly status updates - Planning applications**

The Committee reviewed the monthly status updates for District 12. Ms. Miller noted that no one from District 12 PAC had attended the Public Information Meeting on Case 01214, the Application by HRM to amend By-law Regulations concerning Accessory Buildings. Ms. Miller requested minutes from the meeting and Ms. Harnish advised she would send the minutes to Ms. Miller.

### **8.2 Review of status sheet**

The Committee reviewed its status sheet. The Committee members agreed that the January 28/08 item on Heritage Demolitions and the January 22/07 item on Heritage Designation Suggestion Subcommittee should be deleted from the status sheet.

Regarding the August 31/09 item on Mitchell's Enviro Depot, Councillor Sloane advised sending an e-mail to Martin Ward requesting an update.

Ms. Miller requested clarification on the June 22/09 item, Policy 3.1 of the HWDA

Secondary Plan. Ms. Harnish stated that Legal Services had reviewed the material and the response was that 'it was a planning opinion and that it was provided in the staff report'. Ms. Miller requested that Ms. Harnish's statement on this item be recorded in the minutes.

With regard to the role of District 12 PAC and HRM by Design, Ms. Miller noted that she would follow-up with the Chair and request that the Chair arrange an informal discussion.

### **8.3 Decisions of Council**

Information submitted pertaining to Peninsula Community Council's October 5, 2009 Public Hearing on Case 01246 - Development Agreement, 5280-82 South Street and 5279 Tobin Street.

Information submitted pertaining to Halifax Regional Council's September 15, 2009 decision on Case 01162 - Development Agreement Hollis and Morris Streets.

### **8.4 Demolition Permit Applications**

The list of applications was circulated for the information of the Committee.

## **9. ADDED ITEMS**

There were no added items.

## **10. NEXT MEETING**

The next meeting is scheduled for Monday, November 23, 2009.

## **11. ADJOURNMENT**

The meeting adjourned at 8:10 p.m.

Julie Vandervoort  
Legislative Support