

# HALIFAX REGIONAL MUNICIPALITY

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## DISTRICT 12 PLANNING ADVISORY COMMITTEE JUNE 27, 2005 MINUTES

**PRESENT:** Beverly Miller, Acting Chair  
Clary Kempton  
Lucy Trull  
Councillor Dawn Sloane

**REGRETS:** Heather Ternoway  
Mia Rankin

**STAFF:** Richard Harvey, Planner  
Gail Harnish, Admin/PAC Coordinator  
Sherrill Murphy, Legislative Assistant

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**1. CALL TO ORDER**

The meeting was called to order at 7:05 p.m.

**2. APPROVAL OF ORDER OF BUSINESS**

**Additions**

8.1 Grand Parade Plan (Councillor Sloane)

8.2 Regional Planning (Beverly Miller)

It was agreed that Item 6, Case 00787 - Halifax Port Authority Development Agreement be moved up to be dealt with immediately following the approval of the minutes.

**MOVED by Councillor Sloane, seconded by Ms. Miller that the agenda, as amended be approved. MOTION PUT AND PASSED UNANIMOUSLY.**

**3. APPROVAL OF MINUTES**

**MOVED by Councillor Sloane, seconded by Lucy Trull that the minutes of the May 2, 2005 meeting of the District 12 PAC, as distributed, be approved. MOTION PUT AND PASSED UNANIMOUSLY.**

**MOVED by Ms. Trull, seconded by Mr. Kempton that the minutes of the May 30, 2005 meeting of the District 12 PAC, as distributed, be approved. MOTION PUT AND PASSED UNANIMOUSLY.**

Ms. Miller requested an update relative to the Halifax Common Task Force.

**MOVED by Councillor Sloane, seconded by Ms. Trull that a request be made that the Urban Design Planner make a presentation to the District 12 PAC regarding practices and codes. MOTION PUT AND PASSED UNANIMOUSLY.**

**6. CASE 00787 - HALIFAX PORT AUTHORITY DEVELOPMENT AGREEMENT**

- A staff report dated June 16, 2005 was before the Committee for consideration.

Mr. Harvey presented the proposal for a Development Agreement application as outlined in the presentation entitled Halifax Port Authority for Non-harbour Related Industrial Uses and the June 16, 2005 staff report. Mr. Harvey using a photograph and a sketch located the uses in the Immigration Annex and Pier Shed 21.

In response to Councillor Sloane, a representative of the Halifax Port Authority confirmed that the walkway would be restored as it is one of the most historically significant portions of the complex being the route over which immigrants would have walked.

Mr. Harvey went on to review the planning considerations relative to this matter and confirmed for Ms. Trull that the harbour related uses at this pier are cruise ships. Ms. Trull noted that the outcome of this Development Agreement must then be in keeping with this use.

Referring to planning considerations, Mr. Harvey noted although the proposed uses might be detrimental in an area of more hard harbour related uses, the primary use being cruise ship they are not seen as detrimental. Mr. Harvey went on to indicate that these uses would be akin to a modern day airport. Mr. Harvey advised that staff have undertaken a traffic study and have indicated the proposal would not create problematic vehicle trips. Concluding his remarks, Mr. Harvey noted that none of the changes proposed could be converted if necessary. Concluding his remarks, Mr. Harvey indicated that staff is recommending approval of the proposal.

A brief discussion ensued with Mr. Ron Taylor, Halifax Port Authority noting that the area in question is presently underutilized. He went on to indicate that the Port Authority had sought input from a broad section of employees, other users, the public, and Council holding two public meetings in this regard.

Mr. Taylor indicated that the aim was to develop a state of the art port and to grow the cruise industry. Growing the cruise industry requires amenities, however, the intent is not to have strictly a tourist district.

**MOVED by Councillor Sloane, seconded by Mr. Kempton that Peninsula Community Council:**

- 1. Give Notice of Motion to consider the proposed development agreement as found in Attachment B of the June 16, 2005 staff report and schedule a public hearing.**
- 2. Approve entering into the proposed development agreement to allow for the establishment of the non-harbour related industrial uses described within the proposed agreement.**
- 3. Require that the agreement be signed within 120 days, or any extension thereof granted by Council on the request of the applicant from the date of final approval by Council and any other bodies as necessary, whichever approval**

is later, including applicable appeal periods; otherwise, this approval will be void and obligations arising hereunder.

**MOTION PUT AND PASSED UNANIMOUSLY.**

**4. BUSINESS ARISING OUT OF THE MINUTES**

**4.1 Update - Gerrard Lodge**

- A memorandum from Steven Higgins, Development Officer, was before the Committee for consideration.

The Committee reviewed the memorandum and requested a response to the following questions:

- Has a measurement been taken of the distance from the rear building line to the property line and if so, what is that distance? Committee members believe that it is significantly less than the 4.4 feet provided for in the Development Agreement .
- If the measurement is less than 4.4 feet, what remedy/measures will be taken?
- What is the definition of/process involved in a more detailed survey?
- What was the discrepancy in the lot size?
- How was it determined that a 20% reduction in lot size was substantially in conformance with the Development Agreement ?
- Does the metal trim above the door on the Barrington Street facade comply with the Development Agreement and where does it state that this is an appropriate material?
- Was there a formal survey of the lot?

These questions will be forwarded to staff.

**4.2 Clary Kempton - Consideration of Outdoor Rinks in HRM**

Consideration of this matter was deferred to the next meeting of the Committee.

**5. PUBLIC PARTICIPATION - GENERAL PLANNING ISSUES**

There were no requests to present received.

**6. CASE 00787 - HALIFAX PORT AUTHORITY DEVELOPMENT AGREEMENT**

This matter was dealt with earlier in the meeting.

**7. STATUS UPDATES**

**7.1 Monthly Status Sheet**

The Committee reviewed the status sheet.

**8. ADDED ITEMS**

**8.1 Grand Parade Update**

Councillor Sloane gave an update of the urban design Grand Parade study. She noted that the study included a skating rink and two water features. She went on to express concern that the matter had not come to this Committee, but was submitted directly to Regional Council.

**8.2 Regional Planning**

The Committee agreed to seek a joint working group meeting with HAC to review the Regional Plan and to compile a list of questions to be submitted to Regional Planning staff. Councillor Sloane is to raise this at an upcoming meeting of HAC.

**9. NEXT REGULAR MEETING DATE**

The next regular meeting of the Committee is scheduled for Monday, July 25, 2005.

**10. ADJOURNMENT**

There being no further business, the meeting adjourned at 8:50 p.m.

Sherrill Murphy  
Legislative Assistant