

HALIFAX REGIONAL MUNICIPALITY

DISTRICT 12 PLANNING ADVISORY COMMITTEE May 29, 2006 MINUTES

PRESENT: Clary Kempton
Lucy Trull
Graeme Gunn

ABSENT: Heather Ternoway, Chair
Beverly Miller
Councillor Dawn Sloane
Mia Rankin

STAFF: Richard Harvey, Planner II
Gail Harnish, PAC / Admin Coordinator
Jennifer Weagle, Legislative Assistant

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1. **CALL TO ORDER**

Mr. Clary Kempton, Acting Chair, called the meeting to order at 7:02 p.m. in the Trophy Room, Second Floor, City Hall.

2. **APPROVAL OF ORDER OF BUSINESS**

It was agreed that Item 8 - Request from HAC to Review Heritage Related Definitions - be deferred until all District 12 PAC members are present for a full discussion.

MOVED by Lucy Trull, seconded by Graeme Gunn, that the agenda, as amended, be approved. MOTION PUT AND PASSED UNANIMOUSLY.

3. **APPROVAL OF MINUTES** - May 8, 2006

MOVED by Lucy Trull, seconded by Graeme Gunn, that the minutes of the May 8, 2006 public meeting be approved as distributed. MOTION PUT AND PASSED UNANIMOUSLY.

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

5. **REPORTS**

5.1 **Case 00891 - MPS Amendment for the South-East Corner of Creighton and Gerrish Streets (PID 40877929)**

C A report dated May 18, 2006 on the above noted was before the Committee.

Mr. Richard Harvey, HRM Planner, introduced Mr. Grant J. Wanzell, President of the Creighton and Gerrish Development Association ("the Association").

Mr. Harvey, with the aid of slides, reviewed the staff report with the Committee, providing a brief history of the site and an overview of the proposed development.

Responding to questions from the Committee, Mr. Harvey advised that :

- C the project design is the same as the design proposed for renovation,
- C the massing and relationship to the street of the proposed design are the same as the pre-existing structure,
- C there are several adjacent buildings to the site that are dilapidated, uninhabited, and boarded up,

- C there are Orders to Remedy for these dilapidated buildings through HRM's Dangerous and Unightly Committee and some will potentially be demolished.

Responding to questions from the Committee, Mr. Wanzell advised the following:

- C there were many Notices to Remedy against the property for various violations, however, once the Order to Demolish was issued, the building was demolished within four months,
- C the Association has a vision to provide decent and affordable housing and home ownership to long-standing residents of the neighbourhood,
- C the Association next plans to construct 40-60 affordable condominium units on an adjacent site,
- C the Association first considered single family homes on the site, however they wanted to keep the non-profit housing status by renovating the building, and only four single family homes would have fit on the site,
- C the building design will keep characteristics of typical buildings in the neighbourhood, with a contemporary design,
- C the exterior will be clad in hardy plank sheets.

MOVED by Lucy Trull, seconded by Graeme Gunn, that District 12 Planning Advisory Committee recommend that Peninsula Community Council recommend that Regional Council:

1. **Give First Reading to the proposed amendments to the Halifax Municipal Planning Strategy and the Halifax Peninsula Land Use Bylaw as contained in Attachments "A" and "B" and to schedule a public hearing.**
2. **Approve the proposed amendments to the Halifax Municipal Planning Strategy and Halifax Peninsula Land Use Bylaw as contained in Attachments "A" and "B".**

MOTION PUT AND PASSED UNANIMOUSLY.

It was clarified that this matter would be brought before the Peninsula Community Council meeting on June 12, 2006.

6. PRESENTATION - CASE 00745 SALTER STREET DEVELOPMENT

- C Copies of the waterfront development site proposal dated May 24, 2006 were distributed to the Committee.

Mr. Franklyn D. Medjuck addressed the Committee, introducing his colleagues, Mr. David Nunn and Mr. Ralph Medjuck. The developers, with the aid of the handouts and slides, provided an overview of the proposal, noting the following:

- C there will be a continuous boardwalk around the site,
- C the site will include a hotel, an apartment building, retail space, underground parking, a marina, a winter garden, an urban market, and a skating rink,
- C there will be a diagonal pathway through the site, leading from the boardwalk through the two story, vaulted glass roof retail space and onto Lower Water and Salter Streets,
- C there will be another pathway between Bishops Landing and the site,
- C both the hotel and apartment building will have terraced roofs to conceal the mechanical top floors,
- C the entire site consists of over four acres, including the water lots, 1 ½ to 2 acres of which is public open space,
- C the site will be low rise and low density; the hotel will contain 88 rooms and the apartment building will contain 136 units,
- C the small size of the hotel will limit service flow and impact on Bishops Landing residents,
- C negotiations are still ongoing with the Port Authority and the Waterfront Development Corporation regarding the marina,
- C there is currently a 400 car parking lot on the site,
- C the buildings will be under the Citadel view plane number six,
- C retail space will include a fresh food shopping market and marine oriented shops,
- C restaurants will be kept on the first floor of the retail space, with additional outdoor entrances and patios,
- C there will be 288 underground parking spaces, for the hotel, apartment, and retail space,
- C the developer would like to start construction within six months of approval,
- C a cul de sac is being proposed for the end of Salter Street.

Further to questions from the Committee, Mr. Harvey advised that the proposal will again be brought before the Committee as a staff report with the draft development agreement for a committee recommendation to Peninsula Community Council.

7. PUBLIC PARTICIPATION - GENERAL PLANNING ISSUES

There were no requests to present relative to general planning issues.

8. REQUEST FROM HAC TO REVIEW HERITAGE RELATED DEFINITIONS

This matter was deferred during the approval of the order of business. See Item 2.

9. STATUS UPDATES

9.1 Decisions of Community Council

The decisions from the April 10, 2006 meeting of Peninsula Community Council were reviewed by the Committee. No action required.

9.2 Review of District 12 PAC Status Sheet

The status sheet was reviewed by the Committee, with the following action requested:

Terms of Reference

No information received. This item to remain on the status sheet.

Harvey Street parking lot - townhouses

Mr. Richard Harvey clarified that Peninsula Community Council requested a report on this matter. Mr. Harvey noted that since this will involve MPS amendments, the matter will be brought before District 12 PAC again for a recommendation to Peninsula Community Council. He further noted that there will be a public information meeting held on the matter.

PAC for District 11

It was noted that the Chair had agreed to draft a letter on this matter. This matter will remain on the status sheet.

Outdoor skating rinks

An information report dated March 24, 2006 was before the Committee. This matter will remain on the status sheet.

Checklist

It was noted Ms. Miller is preparing the checklist. This matter will remain on the status sheet.

9.3 Update - Grand Parade/Province House/Birks Site Public Lands Planning Advisory Committee

Mr. Graham Gunn provided an update on the Grand Parade/Province House/Birks Site Public Lands study, noting the following:

- C there is a draft proposal plan in place, which is being fine tuned based on feedback from the public workshops,
- C an option for the site is the construction of municipal and provincial offices, with first floor retail space and an urban greenbelt from the water up to Citadel Hill along George Street,
- C another option is to remove parking from Grand Parade and construct a skating rink,
- C another option is to close a portion of Argyle Street from Duke Street to Charmichael Street for angled parking for City Hall,
- C there are issues with access to and parking for St. Paul's Church,
- C the consultants are fine tuning the proposal, which should be completed in early June, and the proposal then goes for further public participation, then again to Regional Council and the Legislature.

Mr. Gunn advised he will forward PDF documents on the proposal to committee members, for their information.

9.4 Update - Spring Garden/Queen Street Area Public Lands Planning Advisory Committee

The Chair is the representative on this Committee, and is not in attendance to provide an update on this matter.

9.5 Monthly Status Updates - Planning Applications

The monthly status sheet was reviewed and discussed by the Committee, with no action required.

10. ADDED ITEMS - None

11. NEXT REGULAR MEETING DATE

The next regular meeting of the District 12 Planning Advisory Committee will be held on Monday, June 26, 2006 at 7:00 p.m. in the Trophy Room, 2nd Floor, City Hall.

12. ADJOURNMENT

There being no further business, the meeting adjourned at 8:28 p.m.

Jennifer Weagle
Legislative Assistant

The following information items were distributed to the Committee:

1. Information Report - Outdoor Skating Rinks
2. Information Report - Gerrard Lodge - Surveys for Development Agreements