

HALIFAX REGIONAL MUNICIPALITY

DISTRICT 12 PLANNING ADVISORY COMMITTEE September 25, 2006 MINUTES

PRESENT: Beverly Miller, Vice-Chair
Clary Kempton
Graeme Gunn

REGRETS: Heather Ternoway, Chair
Lucy Trull
Councillor Dawn Sloane

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

TABLE OF CONTENTS

- 1. CALL TO ORDER 3
- 2. APPROVAL OF ORDER OF BUSINESS, ADDITIONS AND DELETIONS 3
- 3. APPROVAL OF MINUTES - June 26, 2006 3
- 4. BUSINESS ARISING OUT OF THE MINUTES 3
- 5. PUBLIC PARTICIPATION - GENERAL PLANNING ISSUES - None 3
- 6. REQUEST BY LUCY TRULL FOR LEAVE OF ABSENCE 3
- 7. STATUS UPDATES 4
 - 7.1 Decisions of Community Council 4
 - 7.2 Review of District 12 PAC Status Sheet 4
 - 7.3 Update - Grand Parade/Province House/Birks Site Public Lands 5
 - 7.4 Update - Spring Garden/Queen Street Area Public Lands 5
 - 7.5 Monthly Status Updates - Planning Applications 5
 - 7.5.1 Case 00896 MPS Amendment at northeast corner of South Park & Brenton Place 5
 - 7.5.2 Case 00895 MPS & LUB Amendment - 2594 Agricola Street 5
 - 7.5.3 Case 00870 MPS & LUB Amendment - 5784 Charles Street 6
- 8. ADDED ITEMS 7
 - 8.1 Motion by Chebucto Community Council to Increase the Variance Notification Area 7
- 9. NEXT REGULAR MEETING DATE - October 23, 2006 7
- 10. ADJOURNMENT 7

1. CALL TO ORDER

The Vice-Chair called the meeting to order at 7:03 p.m. in the Trophy Room, second floor, City Hall.

2. APPROVAL OF ORDER OF BUSINESS

Added: 8.1 Motion by Chebucto Community Council to Increase the Variance Notification Area

The agenda was agreed upon as amended.

3. APPROVAL OF MINUTES - June 26, 2006

MOVED by Mr. Clary Kempton, seconded by Mr. Graeme Gunn, that the minutes of June 26, 2006 be approved as distributed. MOTION PUT AND PASSED UNANIMOUSLY.

4. BUSINESS ARISING OUT OF THE MINUTES

Ms. Miller requested that the Legislative Assistant follow up with the Heritage Advisory Committee on Mr. Bill Plaskett's memo of April 21, 2006 to the District 12 PAC regarding heritage related definitions, and District 12 PAC's response to the HAC of June 28, 2006.

Ms. Miller commented that an email was sent to Mr. Andy Fillmore requesting that the District 12 PAC be directly involved in the Urban Design Study. No response has yet been received.

Ms. Miller indicated that the planning application evaluation checklist is not yet completed and she will bring the draft forward to a future meeting of District 12 PAC for input.

5. PUBLIC PARTICIPATION - GENERAL PLANNING ISSUES

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

6. REQUEST BY LUCY TRULL FOR LEAVE OF ABSENCE

C An email dated August 30, 2006 from Ms. Trull was before the Committee.

The Committee was updated on Ms. Trull's request for a leave of absence until January 2007. Regrets are noted for Ms. Trull until that time.

Ms. Miller distributed copies of the HRM advertisement for board and committee membership vacancies. She encouraged members to pass on notice of these vacancies to friends and colleagues for their interest.

Ms. Miller requested that staff review the terms of appointment of the Committee and advise when terms are expired.

7. STATUS UPDATES

7.1 Decisions of Community Council

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

7.2 Review of District 12 PAC Status Sheet

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

7.2.1 Mia Rankin

The Committee was advised that Ms. Mia Rankin will not be returning to her position on the Committee. A letter of thanks will be sent to Ms. Rankin. The vacant position will be filled in November 2006. This item will be removed from the status sheet.

7.2.2 HAC Definitions

This matter was discussed earlier in the meeting. See item 4.

7.2.3 Terms of Reference

This item was not addressed.

7.2.4 Harvey Street Parking Lot - Townhouses

Mr. Richard Harvey, Senior Planner, provided a brief updated on this matter. He noted that contact has been made with the Federal government (the owner of the property) regarding the proposed re-zoning. He advised that HRM does not require the consent of the property owner to re-zone the property, however, they have been contacted as a courtesy.

7.2.5 Outdoor Skating Rinks

Mr. Graeme Gunn indicated that outdoor skating rinks are being discussed as a part of the the Grand Parade/Province House/Birks Site Public Lands study. Staff were requested to follow up with Councillor Sloane for additional input.

7.2.6 Checklist

This matter was discussed earlier in the meeting. See item 4.

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

Mr. Gunn advised that there is no update on this matter as he missed the last meeting.

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

Ms. Ternoway was not in attendance to provide an update on this matter. The Committee briefly discussed the site.

7.5 Monthly Status Updates - Planning Applications

The monthly status sheet was reviewed and discussed by the Committee.

7.5.1 Case 00896 MPS Amendment at northeast corner of South Park & Brenton Place

Ms. Miller noted that the proposed MPS amendment at the northeast corner of South Park and Brenton Place was rejected by Community Council.

7.5.2 Case 00895 MPS & LUB Amendment - 2594 Agricola Street

Mr. Harvey clarified that Regional Council initiated a process to consider amending the Halifax Municipal Planning Strategy (MPS) and Peninsula Land Use By-law (LUB) to allow for a 24 unit apartment building with ground floor commercial uses at 2594 Agricola Street and that the amendment process include a public participation program. Mr. Harvey clarified that the Committee will host the public information meeting, and staff will then report to the Committee at the October meeting, requesting a recommendation to Peninsula Community Council. Peninsula Community Council will then make a recommendation to Regional Council.

Ms. Harnish advised that the public information meeting is scheduled for October 11, 2006 at 6:00 p.m. in Halifax Hall, City Hall.

7.5.3 Case 00870 MPS & LUB Amendment - 5784 Charles Street

Mr. Harvey clarified that Regional Council initiated a process to consider amending the Halifax MPS and Peninsula LUB to allow for a multiple-unit residential building at 5784 Charles Street and that the amendment process include a public participation program. Mr. Harvey clarified that the Committee will host the public information meeting, and staff will then report to the Committee at the October meeting, requesting a recommendation to Peninsula Community Council. Peninsula Community Council will then make a recommendation to Regional Council.

Ms. Harnish advised that the public information meeting is scheduled for October 11, 2006 at 7:30 p.m. in Halifax Hall, City Hall.

Ms. Miller commented that on page two of the Charles Street report, R-2 zoning is incorrectly identified as "Two Family Dwelling", and should be identified as "Four Unit Dwelling". Mr. Harvey indicated that he will discuss this matter with the Planner.

Mr. Kempton commented that the current zoning of the site is commercial, and Agricola Street is becoming a popular commercial area, however the report is asking for the property to be re-zoned for only residential uses. He indicated that a commercial aspect should be incorporated in the design.

Following a brief discussion regarding the Charles Street application, the following concerns and questions were requested to be brought to the attention of the Planner:

- C Request that the stairwells in Attachment B of the report be more clearly identified,
- C Concern that the stone wall along Agricola Street will be "dead space" and could be a target for graffiti vandalism,
- C Inquiry whether the stone wall is real stone or roofing material,
- C Inquiry whether the building is wheelchair accessible.

The Committee then briefly discussed the **2594 Agricola Street** application, during which Ms. Miller requested that, with regard to a statement on page two of the report which reads "there is merit in considering a larger building than what is currently permitted on the basis that it is on a prominent street corner and next to the large Aliant building", the Planner provide clarification regarding how the building is larger than what is currently permitted.

Mr. Harvey clarified that after the applications go before the Committee and Community Council, the applications will be brought before Council for approval of the LUB and MGA amendments, then to the Province for approval of the MGA amendments, and then back to Peninsula Community Council for approval of the Development Agreement.

Ms. Harnish noted that the draft Development Agreements will be attached to the reports coming from staff to the Committee in October. She further noted that the Planners and the developers will be in attendance at the public information meetings.

8. ADDED ITEMS

8.1 Motion by Chebucto Community Council to Increase the Variance Notification Area

Ms. Miller advised that Chebucto Community Council made a motion supporting an increase in notification area to residents regarding variance applications. It was noted that currently only residents residing within 30 metres of the subject property can appeal and/or speak to a variance application. It was also noted that Regional Council have asked that staff report on increasing the notification area.

MOVED by Mr. Clary Kempton, seconded by Ms. Beverly Miller, that District 12 Planning Advisory Committee send a letter to the Director of Community Development supporting Chebucto Community Council's motion to increase the notification area to residents regarding variance applications from 30 metres to 50 metres. MOTION PUT AND PASSED UNANIMOUSLY.

9. NEXT REGULAR MEETING DATE

The next regular meeting of the District 12 PAC is scheduled for October 23, 2006 at 7:00 p.m. in the Trophy Room, City Hall.

Ms. Miller advised that the Heritage Trust of Nova Scotia is holding an open house of heritage homes in the Schmidville area off Spring Garden on October 22, 2006.

12. ADJOURNMENT

There being no further business, the meeting adjourned at 8:00 p.m.

Jennifer Weagle
Legislative Assistant