

DISTRICT 12 PLANNING ADVISORY COMMITTEE  
MINUTES  
April 27, 2009

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

STAFF: Ms. Gail Harnish, Admin/PAC Coordinator  
Ms. Julia Horncastle, Acting Municipal Clerk

TABLE OF CONTENTS

1.	CALL TO ORDER .....	03
2.	APPROVAL OF MINUTES - February 26, 2009 .....	03
3.	APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS .....	03
4.	BUSINESS ARISING OUT OF THE MINUTES .....	03
5.	CORRESPONDENCE AND PUBLIC PARTICIPATION - GENERAL PLANNING ISSUES	
5.1	Correspondence: Letter received from Mary Ellen Donovan and Paul Dunphy re: District 12 PAC request to review HRMbyDesign Downtown Plan .....	03
5.2	Public Participation - General Planning Issues: None .....	05
6.	REPORTS	
6.1	Case 01255 - Non-substantive DA amendment - 5839 Cunard Street, Halifax .....	05
6.2	Case 01243 - Non-substantive DA amendment -1445 - 1467 South Park Street, Halifax .....	05
7.	STATUS UPDATES	
7.1	Monthly Status Updates - Planning Applications .....	06
7.2	Review of Status Sheet .....	06
7.3	Decisions of Council .....	06
7.4	Demolition Permit Applications .....	06
8.	ADDED ITEMS .....	06
9.	NEXT MEETING .....	06
10.	ADJOURNMENT .....	06

**1. CALL TO ORDER**

The meeting was called to order at 7:00 p.m. in the Trophy Room, City Hall.

**2. APPROVAL OF MINUTES - February 26, 2009**

**MOVED by Catherine Perrott, seconded by Councillor Sloane, that the minutes of February 26, 2009 be approved. MOTION PUT AND PASSED.**

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

**MOVED by Councillor Sloane, seconded by Catherine Perrott, that the Order of Business be approved. MOTION PUT AND PASSED.**

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

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

**5.1 Correspondence: Letter received from Mary Ellen Donovan and Paul Dunphy re: District 12 PAC request to review the HRMbyDesign Downtown Plan**

- Correspondence from Ms. Mary Ellen Donovan, Director, Legal Services and Risk Management, dated April 23, 2009, was before the Committee.

Discussion ensued with the following points/recommendations being made with regards to the Plan.

Positive improvements:

Strengthening the plan and policies to realize the goal of having more people and more families living in the downtown, which must be supported by stronger language around investing and retaining local downtown schools and other essential institutions.

Encouraging high quality development through the specification of building materials that are acceptable and unacceptable in the downtown.

Providing clearer and more precise policies and language that clarify much of the ambiguity and subjectivity of terms.

Developing a more predictable approvals process that provides clarity.

Including a mandatory PIM as part of the site plan approval and design review process.

Aspects that the PAC has some concerns about:

Limiting public input in the process after the PIM. Only property owners in the notification area would be able to appeal a decision to Regional Council, and would exclude community groups and organizations.

Not recognizing the voice of tenants, particularly in terms of notification.

Deferring essential aspects of a successful downtown plan to the development of functional plans. There are no clear priorities and timelines in terms of when these plans would be developed.

The disconnect between the downtown urban design plan and other independent aspects of planning, such as transportation systems, active transportation, sustainability, cultural plan and affordable housing.

Specific issues and circumstances the PAC has encountered that should be strengthened:

Heritage protection. Pleased to see the proposal for Heritage Conservation Districts but the plan should be enhanced to provide protection for existing heritage buildings. Could include a provision to allow for relocation as a bonus opportunity.

Demolition controls. The plan needs to have stronger demolition controls.

Blank walls. The plan should include clearer definitions and policy requirements to ensure new buildings built in the downtown are not allowed to be built with blank walls.

Public participation. There should be more opportunities for meaningful and ongoing participation in plan reviews, monitoring and implementation. There should be more clarity on the role and standing of individuals and community organizations.

Plan monitoring. Given the PAC already has a mandate to review secondary plans, projects and proposals, it is felt the PAC should take on the responsibilities of the Plan Monitoring Committee as opposed to the Regional Plan Advisory Committee.

Ongoing role of the PAC. Concerned the Committee did not have a formal role in the development of the plan, however, they would be comfortable addressing these

concerns regarding their exclusion from the process parallel with the current public hearing deliberations. In order to pursue this, they are requesting a meeting with the Mayor to discuss the continuance of the PAC beyond the adoption of the Plan, the role of the PAC in pending secondary plan reviews for the south and north ends of the district, and the role of the PAC in the development and review of the functional plans.

Following discussion, the following motion was placed.

**MOVED by Katherine Perrott, seconded by Clary Kempton, that the District 12 Planning Advisory Committee issue a formal report and make a presentation to Regional Council about the Downtown Halifax Urban Design Plan under the headings of positive improvements, concerns about the proposed plan, and issues and circumstances the Committee feels should be strengthened in the Plan. MOTION PUT AND PASSED.**

**5.2            PUBLIC PARTICIPATION - GENERAL PLANNING ISSUES - NONE**

**6.             REPORTS**

**6.1            Casse 01255 - Non-substantive DA amendment - 5839 Cunard Street, Halifax**

- A report dated March 24, 2009, on the above noted, was before the Committee.

Ms. Rhanda Weaton, outlined the staff report, advising the agreement was approved but had not been signed within the 120 days. She advised the only difference between this and the original is the date and case number.

**MOVED by Beverly Miller, seconded by Clary Kempton, that the District 12 Planning Advisory Committee recommend that Peninsula Community Council:**

- 1. By resolution, approve the non-substantive second amendment to the Development Agreement for 2303,2307, 2311, 2315 and 2319 Princess Place, 2362, 2364, 2366, 2370, 2372 and 2374 June Street and 5839 Cunard Street as required for the approval of a revised landscape plan as detailed in the Amending Agreement appended as Attachment A of the March 24, 2009 staff report.**
- 2. Require that the Amending Agreement be signed and returned within 120 days, or any extension thereof granted by Community Council on request of the applicant, from the date of final approval by Community Council and**

**any other bodies as necessary, whichever is later, otherwise this approval will be void and obligations arising hereunder shall be at an end.**

**MOTION PUT AND PASSED.**

**6.2 Case 01243 - Non-substantive DA amendment - 1445-1467 South Park Street, Halifax**

- A report dated March 27, 2009, on the above noted, was before the Committee.

Mr. Paul Sampson outlined the staff report advising the application was to increase the dwelling units from 80 to 85 with no change to the building envelope or footprint. It is an internal change to change the layout of some of the dwelling units.

**MOVED by Catherine Perrott, seconded by Clary Kempton, that the District 12 Planning Advisory Committee recommend that Regional Council:**

- 1. Approve by resolution the non-substantive amendment to the existing development agreement for 1445 - 1467 South Park Street, Halifax, as detailed in the amending agreement appended as Attachment A to the March 27, 2009 staff report.**
- 2. Require that the amending agreement be signed and returned within 120 days or any extension thereof granted by Regional Council on request of the applicant, from the date of final approval by Regional Council and any other bodies as necessary, whichever is later; otherwise, this approval will be void and obligations arising hereunder shall be at an end.**

**MOTION PUT AND PASSED.**

**7. STATUS UPDATES**

**7.1 Monthly Status Updates - Planning Applications**

These were circulated for information.

**7.2 Review of Status Sheet**

The Committee reviewed the status sheet items.

**7.3 Decisions of Council**

These were circulated for information.

**7.4            Demolition Permit Applications**

These were circulated for information.

**8.            ADDED ITEMS - NONE**

**9.            NEXT MEETING**

The next meeting is scheduled for Monday, May 25, 2009.

**10.          ADJOURNMENT**

The meeting was adjourned at 9:15 p.m.

Julia Horncastle  
Acting Municipal Clerk