

# HALIFAX REGIONAL MUNICIPALITY

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## DISTRICT 12 PLANNING ADVISORY COMMITTEE JANUARY 26, 2004 MINUTES

**PRESENT:** Heather Ternoway, Chair  
Clary Kempton  
Beverly Miller  
Councillor Dawn Sloane

**STAFF:** Randa James, Planner  
Maggie Holm, Heritage Planner  
Gail Harnish, Admin/PAC Coordinator  
Sherryl Murphy, Legislative Assistant

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1. **CALL TO ORDER**

The meeting was called to order at 7:00 p.m.

2. **APPROVAL OF AGENDA**

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

3. **APPROVAL OF THE MINUTES OF SEPTEMBER 22, 2003**

**MOVED by Clary Kempton, seconded by Councillor Dawn Sloane that the minutes of September 22, 2003, as distributed, be approved. MOTION PUT AND PASSED UNANIMOUSLY.**

4. **BUSINESS ARISING FROM THE MINUTES** - None

5. **Case 00527: Development Agreement - Gerrard Lodge, 1226/1230 Barrington Street, Halifax**

- A staff report dated January 12, 2004 prepared for Paul Dunphy, Director of Planning and Development Services, was before the Committee for consideration.

Ms. Randa James, Planner, reviewed with the Committee the January 12, 2004 staff report advising that staff was recommending approval of the application to permit an addition to 1230 Barrington Street, Halifax, to permit eight (8) residential units. To provide a complete full understanding of the process, Ms. James outlined the Development Agreement process.

A lengthy discussion ensued with the Committee commenting on the proposed development as follows:

- Concern expressed regarding the design of the building and how the slate roof will be repaired
- The proposed building is not in sync with the streetscape on Harvey Street
- A little more consideration should have been given relative to the design of the building facing Harvey Street as it does not fit with the streetscape of Harvey Street
- Balconies, historically, are finished underneath and the balconies included within this proposal are not finished underneath
- Looking at the north elevation, the windows are not proportional
- Hardy plank is not compatible with the existing stucco building

- There is concern with regard to the wolmanized decks and hand rails and it was suggested that wrought iron would be appropriate
- It was noted that although the developer has decreased the number of apartments, he has increased the density

A further brief discussion ensued with staff responding to concerns of the Committee. During the discussion it was clarified that the Committee approved the development in principle, however, there were concerns with regard to the features of the proposal. Infill housing is appropriate when done in sympathy with the neighbourhood. The scale of the building is acceptable and the increased density on bus routes desirable. However, the aesthetics of the building are of concern.

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

- 1. Give Notice of Motion to consider an application by W.M. Fares and Associates Limited to permit an addition to 1230 Barrington Street, Halifax, to permit 8 residential units and to schedule a public hearing for March 8, 2004;**
- 2. Approve the development agreement, presented as Attachment I of the staff report dated January 12, 2004, for the addition to 1230 Barrington Street, Halifax, to permit 8 residential units, with the following amendments to conform to the heritage character of the neighbourhood:**
  - 2.1 All windows in the addition should be proportional to the windows in the existing heritage building.**
  - 2.2 All windows in the addition should be wood framed and further that the vinyl windows in the existing building should be replaced with wood when window replacement becomes necessary.**
  - 2.3 The exterior surface material should be in conformance with the existing heritage character.**
  - 2.4 The balcony balustrades, for aesthetic and safety concerns, should be decorative metal rather than wolmanized lumber, and the underside of all balconies should be finished.**
  - 2.5 The roofline for the Harvey Street north elevation should be consistent with that shown for the south elevation.**
  - 2.6 Detailed drawings of the changes affecting the mansard roof should be submitted to the Heritage Advisory Committee for review.**

3. **Require that the development agreement be signed within 120 days, or any extension thereof granted by Council on request of the applicant, from the date of final approval by Council and any other bodies as necessary, whichever is later; otherwise this approval will be void and obligations arising hereunder shall be at end.**

**MOTION PUT AND PASSED UNANIMOUSLY.**

**6. STATUS UPDATES**

**6.1 Monthly Status Sheet**

Ms. Harnish reviewed with the Committee the status sheet noting the matters of interest to this Committee. A copy of the status sheet is on file.

**6.2 Decisions of Community Council/Regional Council**

Ms. Harnish reviewed with the Committee the decisions of Community Council/Regional Council impacting District 12. A copy of information relating to these decisions is on file.

**6.2.1 Case 00628: Halifax MPS and LUB Amendment - 5837 Cunard Street and 2372 June Street**

- An agenda for the February 12, 2004 Public Information Meeting along with a staff report dated January 8, 2003 prepared for George MacLellan, Chief Administrative Officer, was before the Committee for consideration.

Ms. James and Ms. Harnish briefly reviewed with the Committee their role in the upcoming Public Meeting regarding Case 00628. Ms. James indicated that this public meeting is a required step in the process.

A brief discussion ensued with Committee members agreeing that in those cases where the Planning Department holds the public information meeting, it might prove useful for the Planning Advisory Committee to hold a second public meeting. Given that the initial public meeting is very preliminary, this would allow the public to view a more specific proposal. The Committee is to give consideration to this matter at a future meeting.

**7. NEW BUSINESS**

The Chair, referring to the Regional Planning process and noted that this Committee, when making decisions, must be aware that one day soon there will be a Regional Plan which will provide direction with regard to development within HRM.

**8. NEXT REGULAR MEETING DATE**

The next regular meeting date is Monday, February 23, 2004. A public meeting regarding Case 00628 to permit a multi-use apartment building at 5819-5837 Cunard Street and 2372 June Street, Halifax, will be held on Thursday, February 12, 2004.

**9. ADJOURNMENT**

There being no further business, the meeting adjourned at 9:00 p.m.

Sherrill Murphy  
Legislative Assistant