



HALIFAX PENINSULA PLANNING ADVISORY COMMITTEE MINUTES
April 23, 2018

PRESENT: Sarah MacDonald, Chair
Jeana MacLeod, Vice Chair
Ashley Morton
Margo Grant
Matthew Novak
Houssam Elokda
Grant Cooke
Councillor Lindell Smith
Deputy Mayor, Wayne Mason

REGRETS: Jason Cooke

STAFF: Aaron Murnaghan, Heritage Planner
Seamus McGreal, Heritage Planner
Hannah Forsyth, Legislative Support, Office of the Municipal Clerk

The following does not represent a verbatim record of the proceedings of this meeting.

The agenda, supporting documents, and information items circulated to the Committee are available online at Halifax.ca

The meeting was called to order at 4:33 p.m. and the Committee adjourned at 6:18 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 4:34 pm at Barrington Room, 1st Floor City Hall, 1841 Argyle Street, Halifax.

2. COMMUNITY ANNOUNCEMENTS - NONE

3. APPROVAL OF MINUTES – March 26, 2018

Additional comments by the past Chair were added.

MOVED by Ashley Morton, seconded by Councillor Smith

THAT the minutes of March 26, 2018 be approved as amended.

MOTION PUT AND PASSED

4. APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS

Items 10.1.1 and 10.1.2 were reversed in order due to public interest in Case H00445
Discussion of April 19th Public Information Meeting was included as an Added Item

MOVED by Ashley Morton, seconded by Councillor Smith

THAT the agenda be approved as amended.

Two-third majority vote required.

MOTION PUT AND PASSED

5. BUSINESS ARISING OUT OF THE MINUTES - NONE

6. CALL FOR DECLARATION OF CONFLICT OF INTERESTS - NONE

7. CONSIDERATION OF DEFERRED BUSINESS - NONE

8. CORRESPONDENCE, PETITIONS & DELEGATIONS

8.1 Correspondence received from Norwood Enterprises, dated April 23, 2018

The Committee agreed to discuss this after the Case presentation.

9. INFORMATION ITEMS BROUGHT FORWARD - NONE

10. REPORTS/DISCUSSION

10.1 STAFF

10.1.1 Case H00445: Schmidville Heritage Conservation District Plan, Bylaw, and Amendments to the Halifax Municipal Planning Strategy and the Land Use Bylaw for Halifax Peninsula

Seamus McGreal, Planner, presented the Heritage Conservation District Plan for Schmidville. The purpose of the plan is to encourage the preservation, rehabilitation, and restoration of Schmidville's historic buildings and public spaces. Staff described a heritage conservation district and the historical context of Schmidville. Staff outlined the process thus far and future requirements such as amendments to the local municipal planning strategy and land use by-laws. Architectural design guidelines are included

in the by-laws for Committee consideration, as well as a financial incentives program for the area. Aaron Murnaghan, Heritage Planner, suggested that a friendly amendment for improved density be expressed as a Committee motion to recommend a staff report from Community Council. Staff asked the Committee for their endorsement of the proposed recommendations.

The Committee asked how the proposed amendment will help the property owner achieve what they are looking to achieve, and staff stated that by making a strategic amendment to the mix-used zone they can allow a duplex dwelling on the lot. The Committee asked if there are any existing development agreements and staff stated there are a few for commercial development and any property that has an agreement that allows for commercial use has been put in the mixed-use zone for the greater suite of uses. The Committee asked if there are any risks to the recommendations. Staff stated there are none. The Committee asked about demolitions that are not currently registered with heritage. Staff stated that buildings can be demolished without certificates; however, new buildings require a certificate for a demolition permit.

The Committee noted this as a positive step forward for the municipality and heritage conservation overall. The Committee encourages the establishment of financial incentives to preserve heritage elements and the character of the district.

MOVED by Deputy Mayor Mason, seconded by Ashley Morton

THAT the Halifax Peninsula Advisory Committee has reviewed the application to establish Schmidville as a Heritage Conservation District and recommends that the Halifax and West Community Council recommend that Regional Council:

- 1. Give First Reading to consider the amendments to the Municipal Planning Strategy for Halifax and the Land Use By-Law for Halifax Peninsula, and schedule a public hearing; and**
- 2. Adopt the amendments to the Municipal Planning Strategy.**

MOVED by Ashley Morton, seconded by Grant Cooke

THAT the committee supports the amendment attached in item 8.1.1 of the April 23, 2018 Halifax Peninsula Planning Advisory Committee agenda.

MOTION PUT AND PASSED

AMENDED MOTION PUT AND PASSED

10.1.2 Case 21599: Application by Shelley Dickey Land Use Planning to amend the Halifax Peninsula Land Use By-Law for the purpose of rezoning 7 properties to the C-3 (Industrial) Zone.

Staff presented the applicant's proposal and the relevant policy guidelines and processes. Staff clarified that the rezoning is a preliminary step towards construction of a proposed motor vehicle dealership and service facility covering all 7 subject lots. The block on which the 7 properties are located has 3 other lots, not part of this application, but already zoned C-3. Staff asked the Committee to assess: the quality of compatibility with the existing neighbourhood and lot fabric, the appropriateness of the change in land use, and the removal of four R-2 properties from the residential land supply in favour of industrial uses.

The Committee asked what the difference is between a C-2 and C-3. Staff clarified that a C-3 is a lower level of commercial zoning that will allow the car dealership to have an industrial designation as opposed to a business designation. The Committee asked for information on the pedestrian experience, however, staff did not request that information.

The Committee agreed that the change in zoning from residential to commercial generally suits the context for the area. The Committee is concerned about the proposed use of the site for car-related

infrastructure such as a parking lot, and about the possible uses that a C-3 designation allows should the proposed site use change. The Committee recommends that measures are taken to improve pedestrian safety on this site and the surrounding area.

MOVED by Councillor Smith, seconded by Jeana MacLeod

THAT the Halifax Peninsula Advisory Committee has reviewed the application for rezoning of 7 properties with civic addresses along Stairs and Livingstone Streets to the C-3 (Industrial) Zone, and recommends that the Halifax and West Community Council proceed with approval process of Case 21599.

MOTION PUT AND PASSED

10.2 COMMITTEE MEMBERS – NONE

11. ADDED ITEMS – Discussion of April 19th Public Information Meeting

The Committee shared general feedback on the previous Public Information Meeting and noted areas for improvement. The following was discussed:

- 30 minutes for the boards was too long and not enough time for questions
- Having submissions read aloud should only happen under unique situations
- A larger space for the locations, with boards in the back with staff and a free flow of people
- Developer replies to the questions of speakers only, not those who submitted remarks and questions.
- Grassroots social media or video feed or live tweeting as a pilot
- The beneficial part was the answers of the developer or applicant, more time for that, all questions of fact should be answered by the boards
- A hard timeline should be established for the planning staff and applicants at the beginning
- A countdown clock and “time’s up” card are needed

12. DATE OF NEXT REGULAR MEETING – May 28, 2018, Halifax Hall, City Hall

Please note HPPAC will be hosting a Public Information Meeting on May 7, 2018 at St. Andrews United Church, 6036 Coburg Road, Halifax. (@ 6:30pm)

13. ADJOURNMENT

The meeting adjourned at 6:18 p.m.

Hannah Forsyth
Legislative Support