



**HALIFAX PENINSULA PLANNING ADVISORY COMMITTEE
MINUTES
November 26, 2018**

PRESENT: Sarah MacDonald, Chair
Jeana MacLeod, Vice Chair
Matthew Novak
Councillor Lindell Smith
Margo Grant

REGRETS: Grant Cooke
Ashley Morton
Councillor Wayne Mason
Houssam Elokda
Jason Cooke

STAFF: Jamy-Ellen Klenavic, Planner II, Planning & Development
Melissa Eavis, Planner III, Planning & Development
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 4:37 p.m. and the Committee adjourned at 5:43 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 4:37 pm at Halifax Hall, 2nd Floor City Hall 1841 Argyle Street, Halifax NS

2. COMMUNITY ANNOUNCEMENTS

Councillor Lindell Smith recommended that everyone participate in the Talk Transit survey on the Shape Your City website.

3. APPROVAL OF MINUTES

MOVED by Councillor Lindell Smith, seconded by Mathew Novak

THAT the minutes of September 24, 2018 be approved as presented

MOTION PUT AND PASSED

MOVED by Jeana Macleod, seconded by Mathew Novak

THAT the minutes of October 11, 2018 be approved as presented

MOTION PUT AND PASSED

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

MOVED by Councillor Lindell Smith, seconded by Mathew Novak

THAT the agenda be approved as presented

MOTION PUT AND PASSED

5. BUSINESS ARISING OUT OF THE MINUTES - NONE

6. CALL FOR DECLARATION OF CONFLICT OF INTERESTS

Mathew Novak noted that he lives near the second map provided for Case 22019.

7. CONSIDERATION OF DEFERRED BUSINESS- NONE

8. CORRESPONDENCE, PETITIONS & DELEGATIONS

The Legislative Support noted that correspondence was received for Item 10.1.1 and distributed to members.

9. INFORMATION ITEMS BROUGHT FORWARD – NONE

10. REPORTS/DISCUSSION

10.1 STAFF

10.1.1 Case 21850: Application by Michael Napier Architecture Inc. requesting to amend the Halifax Municipal Planning Strategy and Halifax Peninsula Land Use By-law to remove a portion of the property at 5426 Portland Place, Halifax from Schedule HA-1 to allow for additional residential Development.

Planner, Melissa Eavis, presented Case 21850 and gave an overview of the context of the site. Public engagement included 368 mailouts, 4 phone calls and 2 email/letters. Eavis described the request of the applicant to amend the Halifax Municipal Planning Strategy and Halifax Peninsula Land Use By-law to remove a portion of the property at 5426 Portland Place from Schedule HA-1 to allow for additional residential development. Schedule HA-1 aims to preserve the heritage character of Brunswick Street. The applicant has requested to remove Schedule HA-1 from the property to allow the entire building to be residential use. Eavis asked the Committee to assess the potential impact on the community with regard to the impact to surrounding heritage resources and the impact to both use and form of removing Schedule HA-1 from the portion of the property to which it applies.

The Committee asked for clarification on public feedback and staff indicated that many want more commercial uses in the area. Staff clarified that the mass of the building would not change but the removal of HA-1 would affect residential versus commercial uses. The Committee asked why this was not discussed before the building permit was issued. Staff stated that the HA-1 was found during the permitting process but the applicant chose to build for commercial use but then changed their mind to pursue both residential and commercial. The Committee discussed the impact of keeping the HA-1 and the future plans for the area under the proposed Centre Plan. Upon further discussion the Committee moved the following motion:

MOVED by Councillor Lindell Smith, seconded by Mathew Novak

THAT the Halifax Peninsula Planning Advisory Committee recommends that the Halifax & West Community Council not proceed with the amendment of Case 21850 to remove a portion of the property at 546 Portland Place from Schedule HA-1.

The committee also recommends that HRM enter a development agreement with the applicant, which takes into consideration the community character and heritage elements of the area.

MOTION PUT AND PASSED.

10.1.2 Case 22019 - Residential Conversions in the Peninsula Centre and South End Detailed Plan Areas of the Halifax Peninsula Land Use By-law

Planner, Jamy-Ellen Klenavic, presented Case 22019 and gave an analysis of the research conducted on amending the Halifax Peninsula Land Use By-law. The proposed amendment would clarify the application of Sections 34E and 34U, which permit internal conversions of existing dwellings to two and three-unit dwellings in the R-1 (Single Family) and R-1A (Single Family A) Zones. The requested change would only affect properties in the South End and Peninsula Centre Detailed Plan Areas. For community engagement there were no mail outs but a community website was created. Klenavic asked the Committee to assess the impact this change would have on the community.

The Committee asked how the website was promoted and staff stated there was no promotion to the community. The Committee asked how many properties this amendment would have affected in the last decade and staff estimated over 100 properties. The Committee asked if the amendment would take effect on a go forward basis and staff stated that it would.

MOVED by Councillor Lindell Smith, seconded by Jeana Macleod

THAT the Halifax Peninsula Planning Advisory Committee recommends that the Halifax & West Community Council restrict application of policy 34E to R-1 Zone, and restrict application of policy 34U to R-1A Zone.

The Committee discussed the motion further and noted concern with the lack of public engagement and the impact it will have on property owners. The Committee discussed the importance of public engagement. The discussion resulted in an amendment to the main motion.

MOVED by Jeana Macleod, seconded by Margo Grant

THAT the Halifax Peninsula Planning Advisory Committee recommends that the Halifax & West Community Council restrict application of policy 34E to R-1 Zone, and restrict application of policy 34U to R-1A Zone, with the requirement of further consultation of the public on both.

MOTION TO AMEND PUT AND PASSED.

The question was called on the amended motion as follows:

THAT the Halifax Peninsula Planning Advisory Committee recommends that the Halifax & West Community Council restrict application of policy 34E to R-1 Zone, and restrict application of policy 34U to R-1A Zone, with the requirement of further consultation of the public on both.

AMENDED MOTION PUT AND PASSED.

10.2 COMMITTEE MEMBERS - None

11. ADDED ITEMS - None

12. DATE OF NEXT REGULAR MEETING – December 10th, 2018

13. ADJOURNMENT

The meeting adjourned at 5:43 p.m.

Hannah Forsyth
Legislative Support