



**HALIFAX PENINSULA PLANNING ADVISORY COMMITTEE
SPECIAL MEETING
January 25, 2021**

PRESENT: Jason Cooke, Chair
Jason Genee, Vice Chair
Councillor Wayne Mason
Laura Brennick
Kavita Khanna
Rhia Perkins
Darcy Brownlow
Margo Grant

REGRETS: Anne Little
Councillor Lindell Smith

STAFF: Alicia Wall, Legislative Support
Andrea Lovasi-Wood, Legislative Assistant

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

The agenda, reports, supporting documents, information items circulated, and video or audio (if available) are online at halifax.ca.

The special meeting was called to order at 4:33 p.m. and adjourned at 5:55 p.m.

1. CALL TO ORDER

The Chair called the special meeting to order at 4:33 p.m.

2. APPROVAL OF MINUTES – December 14, 2020

MOVED by Laura Brennick, seconded by Kavita Khanna

That the minutes be approved as presented.

MOTION PUT AND PASSED.

3. APPROVAL OF THE ORDER OF BUSINESS

MOVED by Jason Genee, seconded by Councillor Mason

THAT the order of business be approved as presented.

MOTION PUT AND PASSED.

4. CALL FOR DECLARATION OF CONFLICT OF INTERESTS - NONE

5. CONSIDERATION OF DEFERRED BUSINESS - NONE

6. CORRESPONDENCE, PETITIONS & DELEGATIONS - NONE

6.1 Correspondence - none

6.2 Petitions – none

6.3 Delegations - none

7. REPORTS

7.1 STAFF

7.1.1 Planning Advisory Committee Orientation

Andrea Lovasi-Wood, Legislative Assistant, presented the orientation and walked the Committee through accessing the Orientation Tool Box online. The Halifax Peninsula Planning Advisory Committee makes recommendations to the Halifax and West Community Council regarding planning matters by way of passing motions. The motions passed by the Advisory Committee do one of three things, recommend that approve an application as presented, approve an application with considerations or reject an application. The Halifax Peninsula Planning Advisory Committee does not have decision making authority, it acts an advisory capacity only.

Lovasi-Wood spoke to the Committee's role when hosting a Public Information Meeting in that the Committee is limited to observation as members will speak to the application when it is before the Committee. Quorum is required in order to host a Public Information Meeting.

Attention was drawn to the Committee's Terms of Reference, the *Municipal Conflict of Interest Act* and the *Freedom of Information Protection of Privacy Act* (FOIPOP). A copy of the staff presentation is on file.

7.1.2 Case 23186 - Application by Zzap Consulting Inc. to enter into a development agreement to construct a two and a half story, six-unit addition to an existing municipally registered heritage property at 1029 South Park Street and 5684, 5686 and 5688 Rhuland Street, Halifax. The development agreement is being sought in accordance with Policy 6.8 of the Halifax Municipality Planning Strategy.

The following is before the Committee:

- Case 23186 Memorandum which includes the following attachments:
 - Map 1 - Location & Notification Map
 - Site Plan & Building Renditions
 - Building Renditions
 - Policy 6.8 of the Halifax Municipality Planning Strategy
 - Public Engagement Mail Out Summary

Paul Boucher, Planner I, Regional Planning, presented case 23186. The proposal is for a 2 and a half storey addition to an existing heritage building that will contain 6 residential units. The heritage building is known as The Clarke-Halliston House, was built in 1895 and the lot is about 720 square meters in size. The surrounding neighborhood contains a variety of mixed residential uses.

Public engagement was achieved through a webpage and a mailout to 609 people, to which 7 responses were received. Concerns from the public included the building material not being complimentary, the building being too large, lot coverage is too great, parking, traffic, Rhuland Street becoming more congested and construction impacts such as noise, dust, damage, etc.

Boucher spoke to some of the building materials being used in the development and noted some changes were made as a result of the public's feedback. A copy of the staff presentation is on file.

The Committee questioned the rationale for the lack of parking, the connection at the egress staircase and was uncertain about the rooftop deck. Members noted the development was a good use of the lot, it provides housing close to universities and appreciated the revisions to the appearance made by the applicant as a result of the public feedback.

Chris Markides, ZZap Consulting Inc., indicated that no parking was being proposed as the applicant owns a property about a block away with only about 50% parking utilization and figured residents could park there if need be, 12 bicycle stalls are being proposed and as per the Fire Code, multiple exits are required which is why the connection is being proposed at the egress staircase.

MOVED by Jason Genee, seconded by Margo Grant

THAT the Halifax Peninsula Planning Advisory Committee has reviewed the application for case 23186 and recommends approval of the application as presented.

MOTION PUT AND PASSED.

8. ELECTION OF CHAIR AND VICE CHAIR

Andrea Lovasi-Wood called for nominations for the position of Chair of the Halifax Peninsula Planning Advisory Committee.

MOVED by Councillor Mason, seconded by Margo Grant

THAT Jason Cooke be nominated Chair of the Halifax Peninsula Planning Advisory Committee.

Jason Cooke accepted the nomination.

MOTION PUT AND PASSED.

MOVED by Laura Brennick, seconded by Rhia Perkins

That nominations cease.

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Andrea Lovasi-Wood called three more times for any further nominations for the position of Chair of the Halifax Peninsula Planning Advisory Committee. There being none, Jason Cooke was declared Chair of the Halifax Peninsula Planning Advisory Committee.

Jason Cooke assumed the position of Chair and called for nominations for the position of Vice Chair of the Halifax Peninsula Planning Advisory Committee.

MOVED by Laura Brennick, seconded by Councillor Mason

THAT Jason Genee be nominated Vice Chair of the Halifax Peninsula Planning Advisory Committee.

Jason Genee accepted the nomination.

MOTION PUT AND PASSED.

MOVED by Kavita Khanna, seconded by Rhia Perkins

That nominations cease.

MOTION PUT AND PASSED.

The Chair called three more times for any further nominations for the position of Vice Chair of the Halifax Peninsula Planning Advisory Committee. There being none, Jason Genee was declared Vice Chair of the Halifax Peninsula Planning Advisory Committee.

9. NEXT MEETING DATE – February 22, 2021

10. ADJOURNMENT

The meeting adjourned at 5:55 p.m.

Alicia Wall
Legislative Support