



**HALIFAX PENINSULA PLANNING ADVISORY COMMITTEE
SPECIAL MEETING
December 14, 2020**

PRESENT: Jason Cooke, Chair
Jason Genee, Vice Chair
Councillor Wayne Mason
Councillor Lindell Smith
Laura Brennick
Kavita Khanna
Margo Grant

REGRETS: Mathew Novak
Chloe Berezowski
Adam Pelley

STAFF: Alicia Wall, Legislative Support

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 4:32 p.m. and adjourned at 5:11 p.m.

1. CALL TO ORDER

The Chair called the special meeting to order at 4:32 p.m.

2. APPROVAL OF MINUTES – August 24, 2020

MOVED by Jason Genee, seconded by Laura Brennick

That the minutes be approved as presented.

MOTION PUT AND PASSED

3. APPROVAL OF THE ORDER OF BUSINESS

MOVED by Councillor Smith, seconded by Margo Grant

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

6.1 Correspondence – NONE

6.2 Petitions – NONE

6.3 Delegations – NONE

7. REPORTS

7.1 STAFF

7.1.1 Case 23066: Application by ZZap Consulting Inc. to enter into a development agreement to construct a three-storey multi-unit residential building and to allow a commercial use on a registered heritage property at 1029 Tower Road, Halifax. If approved, the heritage building will be restored and preserved on site.

The following were before the Committee:

- Memorandum (Case 23066):
 - Map 1 - Location Map
 - Attachment A - Site Plan
 - Attachment B - Building Elevation Drawings
 - Attachment C - Relevant Halifax SMPS Policy
 - Attachment D - Public Engagement Mail Out Summary

Seamus McGreal, Planner III, Regional Planning, presented case 23066. The proposal includes repositioning the existing heritage building, the addition of a commercial use to the heritage building and the construction of three-storey multi-unit residential building. The existing heritage building, known as the Dr. James Doull House, is approximately 800 square feet in size with the overall property being about 5000 square feet in size. The heritage building will be moved to front on Tower Road and placed on a new foundation. The proposed commercial use is a coffee shop.

The separation distance between the new building and the heritage building being proposed is five meters, which is a greater than a lot of the other separation distances in the area.

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Substantial alterations were approved by Regional Council on November 17, 2020. The approval included the repositioning of the heritage building, construction of a rear addition to the heritage building and the construction of a three-story multi-unit building.

Originally the property owner wanted to demolish the building and a demolition application was received on January 25, 2017. The legal right to demolish the building is still in effect and expires on January 25, 2021.

Public engagement was achieved through a survey to 656 households in the area to which 17 responses were received. Feedback from the public included support for the coffee shop, the heritage preservation and the addition of residential units, which are much needed. Concerns were expressed around traffic, on-street parking and construction noise. A copy of the staff presentation is on file.

The Committee considered the application, with staff responding to questions. The following points and clarifications were noted:

- The Committee asked what the material for the foundation will be
- Members questioned the rationale for setting back the heritage building
- Members were happy to see the heritage preservation
- Concerns were expressed around parking

In response to the Committee, staff indicated the foundation would be concrete and the building will not be raised more than two feet. The rationale for setting back of the heritage building is to maintain the cottage setting.

MOVED by Margo Grant, seconded by Councillor Mason

That the Halifax Peninsula Planning Advisory Committee has reviewed the application for case 23066 and recommends approval of the application as presented.

MOTION PUT AND PASSED.

7.1.2 - 2021 Halifax Peninsula Planning Advisory Committee Meeting Schedule

MOVED by Jason Genee, seconded by Laura Brennick

That Halifax Peninsula Planning Advisory Committee approve the proposed 2021 meeting schedule as outlined in the attachment A of the staff report dated December 9, 2020.

A typo was noted in the November and December dates as the year was shown as 2020, it was noted that the correct year is 2021.

MOTION PUT AND PASSED.

8. NEXT MEETING DATE - January 25, 2021

9. ADJOURNMENT

The meeting adjourned at 5:11 p.m.

Alicia Wall
Legislative Support