



**HALIFAX PENINSULA PLANNING ADVISORY COMMITTEE
MINUTES
November 27, 2017**

PRESENT: Ashley Morton, Chair
Deputy Mayor, Waye Mason
Amy Siciliano
Jeana MacLeod
Sunday Miller
Grant Cooke

REGRETS: Michael Bradfield
Sarah MacDonald, Vice Chair
Councillor Lindell Smith

STAFF: Scott Low, Planner II, Urban Applications
Phoebe Rai, Legislative Assistant, Office of the Municipal Clerk
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 4:07 p.m. and the Committee adjourned at 4:36 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 4:07 p.m. at Halifax Hall, 2nd Floor, City Hall, 1841 Argyle Street.

- Community Announcements – The Chair thanked departing members of the committee for their service.

2. APPROVAL OF MINUTES – October 5, 11, and 23, 2017

MOVED by Sunday Miller, seconded by Amy Siciliano,

THAT the minutes of October 5, 11, and 23, 2017 be approved as circulated.

MOTION PUT AND PASSED

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

MOVED by Grant Cooke, seconded by Deputy Mayor Wayne Mason

THAT the agenda be approved as presented.

MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES - NONE

5. CALL FOR DECLARATION OF CONFLICT OF INTERESTS - NONE

6. CONSIDERATION OF DEFERRED BUSINESS – NONE

7. CORRESPONDENCE, PETITIONS & DELEGATIONS - NONE

8. INFORMATION ITEMS BROUGHT FORWARD – NONE

9. REPORTS/DISCUSSION

9.1 Case 21263 – Application by Studioworks International Ltd requesting a substantive amendment to an existing development agreement on the lands at 6112 Quinpool Road, Halifax (The Keep).

The Case webpage:

<https://www.halifax.ca/business/planning-development/applications/case-21263-6112-quinpool-road-halifax>

Scott Low, Planner II outlined the applicant's proposal to amend the existing development agreement for the addition of upper floor balcony roofs. Staff described the context of the building and discussed the canopy samples and design. Staff stated that due to a need for equivalency between units and tenants, the applicant requested adding the balcony canopies to the upper floors so that all units have roofs for their balconies. Staff clarified that this is a substantive amendment because the canopies are entirely new architectural element and not just a material change. Staff mailed notification letters to 57 neighbouring addresses and no comments or replies were received.

The committee asked why there was a need for the canopies and how safe the material would be.

Staff stated that the applicant wanted coverings for all units and equivalence and that it was practical to keep off precipitation. The applicant stated that their staff have pre-engineered the fasteners, engineers have considered uplift and there has been an engineering sign off on the new additions.

The committee discussed further and moved the following motion.

MOVED by Sunday Miller, seconded by Deputy Mayor Wayne Mason

THAT the Halifax Peninsula Planning Advisory Committee recommends that the Halifax & West Community Council Community proceed with the approval of the substantive amendment to the development agreement as presented.

MOTION PUT AND PASSED

9.2 Proposed 2018 Meeting Schedule

The committee reviewed the proposed 2018 meeting schedule as outlined in Attachment 1 to the report dated November 20, 2017. Given that the new committee members would be most affected by the 2018 meeting schedule the committee decided to approve the meeting schedule at a later meeting.

Upon further discussion, the committee moved the following motion.

MOVED by Grant Cooke, seconded by Jeana MacDonald

THAT the Halifax Peninsula Planning Advisory Committee approves the next three meeting dates at a time of 4:30p.m. and that the 2018 meeting schedule will be approved at a future meeting.

MOTION PUT AND PASSED.

10. ADDED ITEMS – NONE

11. DATE OF NEXT MEETING – December 11, 2017

12. ADJOURNMENT

The meeting adjourned at 4:36 p.m.

Hannah Forsyth
Legislative Support