



**DISTRICTS 7 & 8 PLANNING ADVISORY COMMITTEE
MINUTES
April 28, 2014**

PRESENT: Councillor Watts
Councillor Mason
Mr. Brenden Sommerhalder, Chair
Ms. Katherine Kitching, Vice Chair
Mr. Michael Bradfield
Mr. John Czenze
Mr. Adam Conter
Mr. Micheal Haddad
Mr. Adam Hayter

REGRETS: Ms. Sunday Miller

STAFF: Mr. Richard Harvey, Major Projects Planner
Mr. Kurt Pyle, Major Projects Planner
Ms. Krista Vining, Legislative Assistant
Mr. Andrew Reid, Legislative Assistant
Ms. Melissa Eavis, Legislative Support

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

The agenda, supporting documents, and information items circulated to District 7 & 8 Planning Advisory Committee are available online:

<http://www.halifax.ca/boardscom/D78PAC/Districts78PACApril282014.php>

The meeting was called to order at 4:05 p.m., and the Committee adjourned at 5:28 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 4:05pm.

Mr. Sommerhalder introduced the newest committee member, Mr. Adam Hayter.

- Community Announcements

Councillor Watts announced that a public meeting would be held on May 21st, 2014 at the Maritime Forum in regards to the former St. Patrick's High School site.

2. APPROVAL OF MINUTES – January 27, 2014, February 19, 2014 Public Meeting, and February 24, 2014

MOVED by Councillor Watts, seconded by Mr. Bradfield, that the minutes of the January 27th, February 19th Public Meeting, and February 24th, 2014 Meeting be approved as presented. MOTION PUT AND PASSED.

Mr. Bradfield requested confirmation from the Clerk's Office that a staff response from a previous meeting was distributed among Committee members; to which confirmation was provided by the Clerk's Office that this had been done.

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

MOVED by Councillor Mason, seconded by Mr. Haddad, that the agenda be approved as presented. MOTION PUT AND PASSED

4. BUSINESS ARISING OUT OF THE MINUTES - NONE

5. CONSIDERATION OF DEFERRED BUSINESS – NONE

6. CORRESPONDENCE, PETITIONS & DELEGATIONS - NONE

7. REPORTS / DISCUSSION

7.1 STAFF

7.1.1 Case 19050: Application by Westwood Developments Limited to amend the existing development agreement for 5881/5883 Spring Garden Road, Halifax, by extending the ground floor and second floor commercial portions of the existing 12-storey building closer to Spring Garden Road

The following was before the District 7 & 8 Planning Advisory Committee:

- *A staff memorandum dated April 15, 2014*

Mr. Haddad declared a conflict of interest and excused himself from the discussion/vote.

Mr. Miles Agar, Planner, made a presentation to the Committee regarding Case 19050 outlining the current proposal, existing site, applicable policies, existing development agreement, surrounding uses and densities. He noted that the Heritage Advisory Committee would also be reviewing the application.

Mr. Agar noted that the Public Information Meeting held for Case 19050 raised the question of landscaping opportunities and as a result the developer has committed to landscaping the roof of the second storey addition. In response to questions from the Committee, Mr. Agar clarified that the space between the subject property and the adjacent property—the RBC and residential lobby entrance, are part of the existing development. Mr. Agar drew the Committee’s attention to the existing bump out of the Saege restaurant, as it related to the proposed addition.

Mr. Agar stated that a shadow analysis had been provided and the report showed that there was no shadow impact on the Public Gardens and minimal shadow impact in general. In regards to the proposed two-storey addition on the bump out, members of the Committee noted that the additional height would have little effect on the adjacent property.

The Committee expressed concern for the design elements of the proposed addition and how they relate to the existing building. Some members stated that the red brick used on the adjacent property would be an appropriate material for the addition, while other Committee members preferred lighter materials and colors. Blending the facades was also discussed and while some members supported this idea, others appreciated the contrast between the buildings. In regards to blending, Mr. Agar clarified that the architect may have considered this with the allocation of dark brick inlays. Members of the Committee also expressed support for the addition to have a more typical “low-rise” aesthetic.

The Committee summarized their comments in regards to Case 19050:

- The committee supports the use of landscaping along the street and second storey rooftop.
- That particular consideration be paid to design elements, including the color, look and feel of the proposed addition and how it relates to the existing building.

**MOVED by Mr. Conter, seconded by Mr. Bradfield that the District 7 & 8 Planning Advisory Committee recommends to Halifax and West Community Council that the application to amend the Development Agreement at 5881 and 5883 Spring Garden Road, Halifax, be approved as presented in the staff memorandum dated April 15, 2014.
MOTION PUT AND PASSED.**

7.1.2 Discussion: Evolution of Planning Policy in HRM – Richard Harvey

Mr. Richard Harvey made a presentation to the Committee in regards to the evolution of planning policy in HRM. He provided an overview of the existing policy structure, the history of planning policy in HRM, criteria for policy changes, and examples of broad vs. detailed policy

amendments. In response to questions from the Committee, Mr. Harvey stated that there is no concise list of Development Agreement criteria and the requirements could vary across HRM. Examples were discussed for clarification.

7.1.3 Discussion: Public Meeting versus Workshop – Kurt Pyle

Mr. Kurt Pyle briefed the committee on the difference between a Workshop and a Public Information Meeting stating that Workshops were more appropriate for broader policy changes rather than site-specific applications. He also noted that there are legal obligations to record Committee meetings, which would be difficult in a workshop setting.

8. ADDED ITEMS – NONE

9. DATE OF NEXT MEETING – May 5, 2014 (Public Information Meeting)

11. ADJOURNMENT

The meeting was adjourned at 5:28 p.m.

Melissa Eavis
Legislative Assistant