



**DISTRICTS 7 & 8 PLANNING ADVISORY COMMITTEE  
SPECIAL MEETING  
MINUTES  
July 11, 2016**

**PRESENT:** Ms. Sunday Miller, Chair  
Mr. Ashley Morton, Vice Chair  
Mr. Grant Cooke  
Ms. Katherine Kitching  
Mr. Joe Metledge  
Ms. Amy Siciliano  
Councillor Jennifer Watts

**REGRETS** Mr. Michael Bradfield  
Ms. Sarah MacDonald  
Councillor Wayne Mason

**STAFF:** Ms. Melissa Eavis, Urban Designer 1  
Mr. Jacob Ritchie, Urban Design Program Manager  
Mr. Carl Purvis, Planning Applications Manager  
Mr. Darrell Joudrey, Planner  
Ms. Cailin MacDonald, 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 the Districts 7 & 8 Planning Advisory Committee are available online: <http://www.halifax.ca/boardscom/D78PAC/160711d78pac-agenda.php>.*

*The meeting was called to order at 4:11 p.m. and adjourned at 6:15 p.m.*

**1. CALL TO ORDER**

The Chair called the meeting to order at 4:11 p.m. at Halifax City Hall, 1841 Argyle Street.

- **Community Announcements – None**

**2. APPROVAL OF MINUTES – June 27, 20**

MOVED by Mr. Cooke, seconded by Mr. Morton

**THAT the minutes of June 27, 2016 be approved as presented.**

**MOTION PUT AND PASSED.**

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

MOVED by Mr. Morton, seconded by Ms. Miller

**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 – June 27, 2016**

**6.1 Case 20510 Regional Council-initiated amendment to the Halifax Municipal Planning Strategy and the Halifax Peninsula Land Use By-law to create a site specific zone for 6067 Quinpool Road, the former St. Patrick's High School property.**

The following was before the Committee:

- A staff memorandum dated May 30, 2016
- Committee working notes from June 27, 2016 meeting
- Extract of the Committee's minutes dated May 30, 2016
- Extract of the Committee's draft minutes dated June 27, 2016
- Correspondence from Bill Campbell

The following motion was on the floor from the June 27, 2016 meeting:

MOVED by Mr. Morton, seconded by Mr. Bradfield

**THAT the District 7 & 8 Planning Advisory Committee has reviewed Case 20510, as contained in the staff memorandum dated May 30, 2016 and recommend that the future use of 6067 Quinpool Road be determined as part of the Centre Plan in order to provide for the possibility to better accommodate sustainable building considerations, possible requirements for affordable housing, and integration with the remainder of the plan such as the comprehensive heights framework and density goals.**

Mr. Jacob Ritchie, Urban Design Program Manager, advised that staff will be moving this case forward as part of the Centre Plan. Consequently, the application is no longer before the Committee. Mr. Ritchie noted that staff remains interested in the Committee's comments related to the site in question to help inform broader policy development for the Quinpool Road area and regional growth centres.

Mr. Ritchie went on to note that although a recommendation to the Halifax and West Community Council is not required, the Committee could provide an Information Report to Community Council that outlines its comments to date relative to the St. Pat's site and indicate that the Committee has forwarded these comments to staff to help inform the broader policy development for the Quinpool Road area and regional growth centres.

MOVED by Mr. Morton, seconded by Mr. Metledge

**THAT discussion around Case 20510 be capped at 5 p.m. to allow sufficient time to address Case 20183.**

**MOTION PUT AND PASSED.**

In response to a question regarding the definition of affordable housing, Mr. Ritchie shared that the municipality is working in partnership with community and government organizations on strategies to address homelessness and affordable housing.

In response to a question about setbacks and the widening of sidewalks, Mr. Ritchie explained the implications with using private land for public right of way.

During the discussion, the following points were noted that the Committee:

- Values the landscaped roof and its benefits to local and regional environments
- Recommends that the height of the streetwall be limited to three (3) storeys on all sides to improve the human scale of the pedestrian experience
- Encourages a consideration of subdividing the property, to permit greater variability in potential projects, as well as the possibility of public or community use
- Welcomes including the project as part of the Centre Plan process to better include sustainable building considerations, possible requirements for affordable housing, and integration with the remainder of the plan such as the comprehensive heights framework and density goals
- Values the street interface and pedestrian experience of wide sidewalks, landscaping and setback variation to allow for a variety of uses and adequate separation

The Committee also discussed the implications of lowering parking requirements.

Due to time constraints, the Committee was unable to determine a definitive list of comments related to Case 201510 to recommend to the Halifax and West Community Council.

MOVED by Mr. Morton, seconded by Mr. Cooke

**THAT the Districts 7 & 8 Planning Advisory Committee defer Case 20510 to the next meeting due to time constraints.**

**MOTION PUT AND PASSED.**

Councillor Watts entered at the meeting at approximately 5:05 p.m.

Mr. Metlege exited the meeting at approximately 5:10 p.m.

**6.2 Case 20183 Application by WSP Canada to amend the Halifax Peninsula Land Use By-law to apply Schedule 'Q' and allow, by development agreement, a seven-storey residential building containing ground floor minor commercial uses on lands located at 2710 Agricola Street, Halifax.**

The following was before the Committee:

- A staff memorandum dated June 20, 2016
- Correspondence from Brendan Sommerhalder

Mr. Darrell Joudrey, Planner presented Case 20183 application by WSP Canada to amend the Halifax Peninsula Land Use By-law to apply Schedule 'Q' and allow, by development agreement, a seven-storey residential building containing ground floor minor commercial uses on lands located at 2710 Agricola Street, Halifax.

A copy of the presentation is on file.

In response to questions raised, the following information was provided to the Committee:

- The rooftop greenspace will be a private amenity space for all residents
- Both structures are Passive House design and consolidation of the two structures allows for a second pedestrian emergency exit to align with building codes, though could be designed differently
- A landscaping plan has not yet been provided; staff's intention is to request that a general landscape plan be provided by a registered landscape architect
- Under the existing zoning the development could be 100 percent lot coverage with as-of-right guidance
- Staff are determining whether the Passive House design can be included in the development agreement as a requirement
- There may be individual entrances along Agricola Street, depending on tenants

Staff responded to additional questions of clarification respecting the Passive House design and concepts including building size and orientation, as well as the greenspace and setbacks planned at the ground level.

Committee members raised concerns about height and massing of the building and its impacts on the street as well as how these items relate to Passive House design.

MOVED by Mr. Morton, seconded by Mr. Cooke

**THAT the Districts 7 & 8 Planning Advisory Committee recommend approval of Case 20183 Application by WSP Canada to amend the Halifax Peninsula Land Use By-law to apply Schedule 'Q' and allow, by development agreement, a seven-storey residential building containing ground floor minor commercial uses on lands located at 2710 Agricola Street, Halifax and as contained in the staff memorandum dated June 20, 2016.**

The Committee discussed the proposal and the elements and provisions to be included in their recommendation.

MOVED by Mr. Cooke, seconded by Ms. Kitching

**THAT the motion be amended to approve Case 20183 with the following considerations that the Committee:**

- Values the passive house concept and encourages the inclusion of requirements in the Development Agreement that will ensure the development targets these standards;
- Encourages a reduction in height to five (5) or six (6) storeys;
- Values the step-back of the top storey from the remainder of the building;
- Values the greenspace indicated, and supports its maintenance as common space available to all residents;
- Values the children's play area mentioned;
- Encourages improvement of the pedestrian experience on May Street, through the inclusion of more greenery, greater setbacks, awnings or other solutions;
- Would appreciate a greater diversity in appearance of the outside of the building, to the degree possible without diminishing the passive house;
- Appreciates the colourful sections of the proposal;
- Encourages the inclusion of a minimum requirement for two (2) bedroom plus den or three (3) bedroom units;
- Is concerned by pedestrian safety considerations associated with the parking garage exit, and encourages the development agreement process to address this;
- Values the occupancy of the commercial space by multiple tenants with multiple entrances;
- Values the wood finish elements;
- Values the bicycle parking as indicated and values the architectural feature of the recessed corner at Agricola Street and May Street;
- Encourages that commercial hours of operation for the site be conducive to the neighbourhood; and
- Feels that changes to the above elements after the development agreement is approved should require substantive amendments.

**MOTION TO AMEND PUT AND PASSED.**

The motion before the Committee now reads:

MOVED by Mr. Morton, seconded by Mr. Cooke

**THAT the Districts 7 & 8 Planning Advisory Committee recommend approval of Case 20183: Application by WSP Canada to amend the Halifax Peninsula Land Use By-law to apply Schedule 'Q' and allow, by development agreement, a seven (7) storey residential building containing ground floor minor commercial uses on lands located at 2710 Agricola Street, Halifax, as contained in the staff memorandum dated June 20, 2016, with the following considerations that the Committee:**

- Values the passive house concept and encourages the inclusion of requirements in the Development Agreement that will ensure the development targets these standards;
- Encourages a reduction in height to five (5) or six (6) storeys;
- Values the step-back of the top storey from the remainder of the building;
- Values the greenspace indicated, and supports its maintenance as common space available to all residents;
- Values the children's play area mentioned;
- Encourages improvement of the pedestrian experience on May Street, through the inclusion of more greenery, greater setbacks, awnings or other solutions;
- Would appreciate a greater diversity in appearance of the outside of the building, to the degree possible without diminishing the passive house;
- Appreciates the colourful sections of the proposal;

- Encourages the inclusion of a minimum requirement for two (2) bedroom plus den or three (3) bedroom units;
- Is concerned by pedestrian safety considerations associated with the parking garage exit, and encourages the development agreement process to address this;
- Values the occupancy of the commercial space by multiple tenants with multiple entrances;
- Values the wood finish elements;
- Values the bicycle parking as indicated and values the architectural feature of the recessed corner at Agricola Street and May Street;
- Encourages that commercial hours of operation for the site be conducive to the neighbourhood; and
- Feels that changes to the above elements after the development agreement is approved should require substantive amendments.

**MOTION PUT AND PASSED.**

- 7. CORRESPONDENCE, PETITIONS & DELEGATIONS**
  - 7.1 Correspondence – None
  - 7.2 Petitions – None
- 8. INFORMATION ITEMS BROUGHT FORWARD – NONE**
- 9. REPORTS/DISCUSSION – NONE**
- 10. ADDED ITEMS – NONE**
- 11. DATE OF NEXT MEETING – July 25<sup>th</sup> and September 26, 2016**
- 12. ADJOURNMENT**

The meeting was adjourned at 6:15 p.m.

Cailin MacDonald,  
Legislative Support