

HALIFAX REGIONAL MUNICIPALITY

DISTRICT 12 PLANNING ADVISORY COMMITTEE April 23, 2007 MINUTES

PRESENT: Ms. Heather Ternoway, Chair
Councillor Dawn Sloane
Mr. Clary Kempton
Ms. Katherine Perrott
Mr. Graeme Gunn

REGRETS: Ms. Beverly Miller, Vice-Chair
Ms. Lucy Trull

STAFF: Mr. Richard Harvey, Senior Planner, Community Development
Ms. Gail Harnish, PAC/Admin Coordinator
Ms. Jennifer Weagle, Legislative Assistant

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1. **CALL TO ORDER**

The Chair called the meeting to order at 7:04 p.m. in the Trophy Room, 2nd Floor, City Hall.

2. **APPROVAL OF ORDER OF BUSINESS**

Additions:

8.1 Seek newsletter - Chair

MOVED by Katherine Perrot, seconded by Clary Kempton, that the agenda be approved as amended. MOTION PUT AND PASSED.

3. **APPROVAL OF MINUTES** - January 22, 2007 & February 26, 2007

MOVED by Graham Gunn, seconded by Clary Kempton, that the minutes of January 22, 2007 be approved as distributed. MOTION PUT AND PASSED UNANIMOUSLY.

MOVED by Katherine Perrot, seconded by Clary Kempton, that the minutes of February 26, 2007 be approved as distributed. MOTION PUT AND PASSED UNANIMOUSLY.

4. **BUSINESS ARISING OUT OF THE MINUTES** - None

5. **PUBLIC PARTICIPATION - GENERAL PLANNING ISSUES**

There were no requests to present relative to general planning issues.

6. **CASE 00895: MPS and LUB Amendment for 2594 Agricola Street, Halifax**

C A staff report dated February 16, 2007 on the above noted was before the Committee.

Mr. Richard Harvey, Senior Planner, Community Development, advised that this application is to amend the Halifax MPS and LUB to allow for a mixed residential/commercial project at 2594 Agricola Street, by development agreement. Mr. Harvey reviewed the staff report with the Committee, including the following:

C This matter was before the Committee last October for feedback;

C Review of the location, zoning, site and surroundings;

C The proposal is for a 24 unit apartment building that provides accessible and income assisted units along with ground floor commercial uses;

- C Review of the proposed amendments to the Halifax MPS;
- C Review of the architectural design and scale of the proposed building;
- C Review of bicycle and vehicular parking and rooftop open space;
- C The building will be four storeys with ground floor commercial uses;
- C Exterior cladding materials will include bevelled stone tile and Hardie Board panels;
- C Staff feel that the proposed new policies provide for a development project that meets a recognized need in the subject area for affordable and accessible housing;
- C Staff also feel that the proposed development agreement meets the policy requirements and enables a project that responds to its urban environment;
- C The encroachment license required for this development will be dealt with at a later date.

Councillor Sloane arrived at 7:16 p.m.

Mr. Harvey introduced the property owners, Roberto and Sonja Manendez, who were in attendance. Mr. Harvey and Mr. Manendez responded to questions from the Committee, noting the following:

- C The “mezzanine” in the development agreement refers to the rooftop open space;
- C The time of use of the rooftop area will be monitored;
- C The aerial encroachments are as a result of property lines that are not square and a desire for articulation of the building face, and will be an encroachment of 18 inches on both the North Street and Agricola Street sides;
- C There are no windows along one wall of the building because is only one foot from the neighbouring structure and windows could allow a fire to spread from one building to the other;
- C Insulated concrete forms will be installed in the windowless wall to prevent the spread of fire.

MOVED by Clary Kempton, seconded by Councillor Sloane, that District 12 Planning Advisory Committee recommend that Peninsula Community Council:

- 1. Move Notice of Motion to consider approval of the proposed Development Agreement as contained in Attachment B to allow for a 24 unit apartment building and commercial uses, and schedule a joint public hearing with Regional Council;**
- 2. Recommend that Regional Council give First Reading to the proposed amendments to the Halifax Municipal Planning Strategy and Peninsula Land Use By-law as contained in Attachment A and schedule a joint public hearing with Peninsula Community Council;**

3. Recommend that Regional Council adopt the amendments to the Halifax Municipal Planning Strategy and Peninsula Land Use By-law as contained in Attachment A; and

Contingent upon the amendments being approved by Regional Council and becoming effective pursuant to the requirements of the *Municipal Government Act*, the District 12 Planning Advisory Committee further recommended that Peninsula Community Council:

1. Approve the proposed development agreement; and
2. Require that the development agreement be signed within 120 days, or any extension thereof granted by Community Council on request of the Applicant, from the date of final approval by Community Council or any other bodies as necessary, whichever is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.

MOTION PUT AND PASSED UNANIMOUSLY.

Mr. Kempton requested that the issues of blank walls be added to the status sheet for a future discussion.

7. CASE 00745: Development Agreement - Southeast Corner of Salter Street and Lower Water Street, Halifax

C A staff report dated April 19, 2007 on the above noted was before the Committee.

Mr. Richard Harvey, Senior Planner, Community Development, advised that this application is for a mixed-use development with a hotel, shopping mall, ground floor commercial uses facing public open space, a multi-unit residential building, a boardwalk next to the harbour, and a park of approx. one acre in size. Mr. Harvey noted the developer previously presented to the Committee on this development in May 2006 for feedback, and went on to review the staff report with the Committee, noting the following:

- C The site is currently a parking lot;
- C The multi-unit residential building along the north side of the property will contain an anticipated 142 apartments, and the building will range in height from 12 stories next to Lower Walter Street to five storeys at the water side;
- C A five storey hotel with an anticipated 96 guestrooms is proposed for the south-west corner of the site;

- C A shopping centre with over 65,000 square feet of commercial floor space over two floors is also proposed,
- C An underground parking lot with 287 parking spaces is proposed for beneath the park and the buildings;
- C The entrance to the parking lot would be off Salter Street, where there is also a truck loading/receiving bay proposed;
- C A two storey oval shaped “winter garden” is proposed for the corner of Lower Water and Salter Streets, mainly comprised of glass;
- C Commercial uses such as shops and restaurants are to be located facing the boardwalk and park;
- C The public park will be maintained by the Waterfront Development Corporation (WDC), and will contain a pond feature that may be used as a skating rink in the winter;
- C The current gravel trail along the water of the property will be replaced with a boardwalk;
- C The buildings will be comprised of a common combination of materials including white metal cladding, glass, “clear vision” glass (low reflection), and stone.

Mr. Harvey reviewed certain policies in the Municipal Planning Strategy pertaining to this development, and the proposed development agreement, which are outlined in detail in Attachments A and D of the staff report. He also reviewed the various components of the development, including the following:

- C Salter Street as Open Space;
- C Character and Heritage;
- C Design and Appearance;
- C Micro-climate: Wind;
- C Micro-climate: Shadow;
- C Views; and
- C Public Information Meeting and Comments.

The Committee agreed to allow a ten minute PowerPoint presentation by the developer.

Mr. Franklin Medjuck, Centennial Group Ltd., introduced Ralph Medjuck and David Nunn, also of Centennial Group Ltd., along with Eric Thompson, Bill Campbell, and Eric Burchell, of the Waterfront Development Corporation.

Messrs. Medjuck and Nunn presented a model of the proposed development, and reviewed the scale and heights of the buildings, along with the view of the proposed development from the Dartmouth waterfront. Mr. Nunn distributed to members visuals of the model, view of the proposed development from the waterfront, and streetscape element ideas.

Staff and the developers welcomed questions from the Committee at this time.

Councillor Sloane noted concern with maintenance of the appearance of the white metal cladding and glass in a working harbour like Halifax. She also noted concern with the loading zone by Bishops Landing, suggesting that a landscape buffer be included between the hotel and Bishops Landing to cut down on noise. Mr. Medjuck pointed to other light coloured developments along the waterfront that are not discoloured.

Mr. Harvey clarified that the loading bay is completely enclosed, and loading and receiving will only be permitted during certain hours. He commented that the hotel and restaurants will be small, and shouldn't create much vehicular traffic. Mr. Harvey clarified that three loading bays were originally proposed, but were reduced to one.

In response to questions from the Committee, Mr. Harvey and the developers clarified the following:

- C The entire site will be excavated for the underground parking lot, and one parking space will be allocated for each apartment unit, with the other spaces for hotel guests and the general public;
- C Vehicular and pedestrian access will be allowed through the turn around passageway through the residential building;
- C The turn around passageway will be a shared space and it will only be for pick-ups and drop-offs;
- C The boardwalk will be property of the WDC;
- C This proposed development agreement does not deal with the marina, which is not legislated by HRM;
- C Certain requirements will have to be met with regard to wind controls;
- C Access to the sidewalk between Bishops Landing and the hotel will be maintained;
- C Centennial Group will be running the hotel itself, and it will be a boutique hotel, not part of a chain;
- C The developers will be following the HRM By Design and Capital District standards with regard to the open space, lighting, landscaping, etc.;
- C The observation tower previously proposed for the development has been removed from the proposal.

Mr. Campbell indicated that through a planning process undertaken by the WDC in 2000, it was determined that there is a need for a park open space in the area, and this proposal would carry that out. Mr. Campbell clarified that the wharf next to the proposed development was for the protection of a sewer pipe, and the WDC is trying to have it removed as it is no longer needed.

Mr. Medjuck clarified at the request of the Committee, that detailed improvements such as canopies will be decided upon in time.

MOVED by Councillor Sloane, seconded by Mr. Clary Kempton, that the District 12 Planning Advisory Committee recommend that Regional Council:

- 1. Give Notice of Motion to consider an application by Centennial Group Limited and Waterfront Development Corporation Limited for a development agreement at the south-east corner of Salter Street and Lower Water Street, Halifax, and schedule a public hearing;**
- 2. Approve the development agreement, included as Attachment "C" of this report;**
- 3. Require that the development agreement be signed within 120 days, or any extension thereof granted by Regional Council on request of the applicant, from the date of final approval by Regional Council and any other bodies as necessary, whichever is later; otherwise this approval will be void and obligations arising hereunder shall be at an end;**
- 4. Discharge an existing development agreement that applies to a portion of the site that is identified as PID No. 40177974, to take effect upon the registration of the new agreement.**

MOTION PUT AND PASSED.

8. STATUS UPDATES

8.1 Grand Parade/Province House/Birks Site Public Lands

Councillor Sloane updated that the study was approved by Council and parking will no longer be permitted in Grand Parade as of June 2007.

8.2 Spring Garden/Queen Street Area Public Lands

The Chair requested that this matter be moved to the status sheet, and removed from the monthly agenda.

8.3 Monthly Status Updates - Planning Applications

The monthly status sheet of planning applications was reviewed and discussed by the Committee. No action required.

8.4 Decisions of Community Council

There were no related decisions of Peninsula Community Council to be reviewed by the Committee.

8.5 Review of District 12 PAC Status Sheet

The status sheet was reviewed by the Committee.

The Chair commented that there was little notice given for the HRM By Design forum recently held, and that there was a change in venue at the last minute. She also noted that it was unclear from the notices whether the public was invited for the whole day workshop or just for the noontime viewing. The Chair requested that staff follow up with Andy Fillmore to ensure that the public is getting notified and involved. Councillor Sloane advised that she would bring back these comments to the Urban Design Task Force.

Mr. Kempton requested, as per discussion earlier in the meeting, that the issue of blank walls be added to the status sheet. He requested that a future discussion be held on this matter regarding any current regulations surrounding blank walls, and research on how other cities are dealing with the issue.

The Chair requested that copies of the Regional Plan be provided to members. Staff will arrange for copies.

8.6 Demolition Permit Applications

The Committee reviewed the Demolition Permit Application spread sheet, with no action required.

Staff clarified that permits are valid for two years, whether the expiry is indicated on the spread sheet or not.

9. ADDED ITEMS

9.1 SEEK Newsletter - Chair

The Chair distributed copies of SEEK, a newsletter developed by the Cities and Environment Unit, on behalf of the Planning and Design Centre of Dalhousie University. She advised that the SEEK launch party will be held next Wednesday at Argyle Fine Art at 5:30 p.m.

10. NEXT REGULAR MEETING DATE

The next regular meeting of the District 12 PAC is scheduled for May 28, 2007 at 7:00 p.m. in the Trophy Room, City Hall.

The Chair advised of regrets for the next meeting.

11. ADJOURNMENT

There being no further business, the meeting adjourned at 9:12 p.m.

Jennifer Weagle
Legislative Assistant