

DISTRICT 12 PLANNING ADVISORY COMMITTEE  
MINUTES  
May 25, 2009

PRESENT: Ms. Heather Ternoway, Chair  
Ms. Beverly Miller, Vice-Chair  
Mr. Clary Kempton

REGRETS: Ms. Katherine Perrott  
Councillor Dawn Sloane

STAFF: Ms. Gail Harnish, Admin/PAC Coordinator  
Ms. Julia Horncastle, Acting Municipal Clerk

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**1. CALL TO ORDER**

The meeting was called to order at 7:00 p.m. in the Trophy Room, City Hall.

**2. APPROVAL OF MINUTES - April 27, 2009**

**MOVED by Clary Kempton, seconded by Beverly Miller, that the minutes of April 27, 2009 be approved. MOTION PUT AND PASSED.**

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

**MOVED by Clary Kempton, seconded by Beverly Miller, that the Order of Business be approved. MOTION PUT AND PASSED.**

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

**5. PUBLIC PARTICIPATION - GENERAL PLANNING ISSUES - NONE**

**6. REPORTS**

**6.1 Case 01162 - Development Agreement, Hollis & Morris Streets**

- A report dated May 13, 2009, on the above noted, was before the Committee.

Mr. Richard Harvey, Planner, presented the report to the Committee.

Following the presentation, the following issues and concerns were identified by Committee members:

- Even though the property had received heritage scoring, it was never registered,
- The building should be sensitive to the heritage around it,
- Ten storeys is not consistent with what is intended for this area,
- This does conform with the fact that ground floor be comprised of commercial spaces,
- The building may have an effect on wind and may have a shadowing effect on the surrounding neighbourhood,
- The development agreement must be specific on hours of operation,
- The building does not relate to the rest of the neighbourhood,
- The non substantive matters could have a major effect on the neighbourhood,
- Need to be specific in terms of the neighbourhood because the rest of the site is

- empty,
- The development agreement is vague on building materials such as natural cladding,
- Concerned that there are no windows on the back of the building,
- The tower nor materials are compatible with neighbourhood.

In response to concerns expressed by members of the committee, Mr. Harvey, Planner and Mr. Lowen, applicant advised:

- The buildings have not been touched in approximately sixty years and they would have to start from scratch to rehabilitate the buildings,
- The existing buildings could not be left and add at back,
- Buildings in this area that are over four storeys have been approved by development agreement,
- If the building is not going to be four storeys then it can be mixed use and the mixed use has to be of value and contribute to its surroundings,
- The area in question is a varied form of area,
- The surrounding area is not comprised of open spaces,
- The building is on both the pedestrian scale as well as what would be seen from areas such as Lower Water Street,
- Staff has made a point of thinking of the development in its context,
- A non substantive amendment cannot be approved by staff but has to be approved by council.

Following discussion the committee placed the following motion.

**MOVED by Beverly Miller, seconded by Clary Kempton, that the item be deferred to the June meeting and request that staff prepare a supplementary report.  
MOTION PUT AND PASSED.**

## **7. STATUS UPDATES**

### **7.1 Monthly Status Updates - Planning Applications**

This item was deferred to the next meeting.

### **7.2 Review of Status Sheet**

This item was deferred to the next meeting.

### **7.3 Decisions of Council**

This item was deferred to the next meeting.

**7.4            Demolition Permit Applications**

This item was deferred to the next meeting.

**8.            ADDED ITEMS - NONE**

**9.            NEXT MEETING**

The next meeting is scheduled for Monday, June 22, 2009.

**10.          ADJOURNMENT**

The meeting was adjourned at 9:25 p.m.

Julia Horncastle  
Acting Municipal Clerk