

DISTRICT 12 PLANNING ADVISORY COMMITTEE
MINUTES

June 22, 2009

PRESENT: Ms. Beverly Miller, Chair
Mr. Clary Kempton
Councillor Dawn Sloane

REGRETS: Ms. Heather Ternoway
Ms. Katherine Perrott

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

TABLE OF CONTENTS

1.	CALL TO ORDER	03
2.	APPROVAL OF MINUTES - MAY 25, 2009	03
3.	APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS	03
4.	BUSINESS ARISING OUT OF THE MINUTES	03
5.	CONSIDERATION OF DEFERRED BUSINESS:	
5.1	Supplementary Report - Case 01162 - Development Agreement, Hollis & Morris Streets	03
6.	PUBLIC PARTICIPATION - GENERAL PLANNING ISSUES (NO REQUESTS RECEIVED)	05
7.	<u>STATUS UPDATES</u>	
7.1	Monthly Status Updates - Planning Applications	05
7.2	Review of Status Sheet	05
7.3	Decisions of Council	06
7.4	Demolition Permit Applications	06
8.	ADDED ITEMS	06
9.	NEXT REGULAR MEETING DATE - July 27, 2009	06
10.	ADJOURNMENT	06

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 - May 25, 2009

MOVED by Clary Kempton, seconded by Beverly Miller, that the minutes of May 25, 2009 be approved. MOTION PUT AND PASSED.

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

Additions

- 8.1 How the Committee's report on HRMbyDesign was reported in the minutes
- 8.2 How the Committee's report was dealt with in the Supplementary Report
- 8.3 Update from Councillor Sloane - Gottingen Terrace

MOVED by Councillor Sloane, seconded by Clary Kempton, that the Order of Business, as amended, be approved. MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES - NONE

5. CONSIDERATION OF DEFERRED BUSINESS

5.1 Supplementary Report - Case 01162 - Development Agreement, Hollis and Morris Streets

- A supplementary Report dated June 15, 2009, on the above noted, was before the Committee.

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

Councillor Sloane noted that the proposal fits into the neighbourhood but she is concerned with the use of aluminum cladding and possible problems during adverse weather conditions. Mr. Lawen, applicant, advised that the cladding is of a commercial quality and rated for this type of building and is designed for certain winds and loads.

In response to Councillor Sloane as to whether PAC can request windows be added to the blank wall, Mr. Lawen advised that because the building is on the property line and the adjacent property is a building lot there is the potential for a building to be erected that would block any windows on this side of the building.

On further question as to whether the proposed building would be set back from the sidewalk, Mr. Harvey advised that the majority of the property was on the property line which is the current sidewalk with the middle being stepped back.

Councillor Sloane noted that the proposal complements the surrounding heritage buildings.

Mr. Kempton expressed concern that 100% of the buildings on the site which are considered to be of heritage significance are being demolished. The objective of Policy 3 of the Secondary Plan is the conservation of buildings and special features. An effort should have been made to incorporate a small part of that significant heritage site into the development, particularly 1267 Hollis Street at the edge of the lot.

Mr. Kempton noted the proposal tries to incorporate the streetscape into the proposed building. He noted the buildings had been scored under the former City of Halifax but never registered as a heritage property and, in his opinion, this should have been revisited with the current owner.

Councillor Sloane suggested a legal opinion and interpretation be sought with regard to sections 3.1, 3.1.2 and 3.1.3 as to whether this would apply only to registered heritage properties.

MOVED by Clary Kempton, seconded by Councillor Sloane that clarification be sought as to whether the objective of section 3 of HWDA Secondary Plan only applies to registered heritage properties.

Ms. Miller stated she felt staff and the owner diminished the importance of Policy 3.1 because the buildings are not registered heritage properties.

In response to whether studies had been done with regards to possible retention of these buildings in the development of the site, Mr. Harvey responded no. Because the buildings are not registered heritage properties, there is no requirement in the Secondary Plan to require a feasibility study.

MOTION PUT AND PASSED.

Ms. Miller stated this is not compatible with Policy 5.6.1, noting the tower does not meet the requirements of this policy. She felt that the tower is not complementary to the adjacent buildings and that it does not take into consideration the use of materials, colour, proportion and the rhythm of existing buildings.

Mr. Lawen offered in terms of the blank wall that he could add a row of windows onto the corner of the existing building to soften it up and hope that nobody blocks them.

MOVED by Councillor Sloane, that the District 12 Planning Advisory Committee recommend that (1) Regional Council move Notice of Motion to consider the development agreement, as contained in Attachment A1 of the June 15, 2009 Supplementary report, to allow for a ten storey, mixed-use building at 1267-1285 Hollis Street and 5142-5144 Morris Street, Halifax, and schedule a public hearing; (2) Approve the development agreement, as contained in Attachment A1 of the June 15, 2009 Supplementary report; and (3) Require that the development agreement be signed and returned within 120 days, or any extension thereof granted by Regional Council on request of the Developer, from the date of final approval by Regional 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.

As there was no seconder, the motion was lost.

MOVED by Clary Kempton, that the District 12 Planning Advisory Committee recommend that Council not consider the development agreement, as contained in Attachment A1 of the June 15, 2009 Supplementary report, to allow for a ten storey, mixed-use building at 1267-1285 Hollis Street and 5142-5144 Morris Street, Halifax, based on Policy 3 of the secondary plan.

As there was no seconder, the motion was lost.

Ms. Harnish clarified that as neither motion was passed it was being forwarded to Regional Council as an information report without a recommendation from the PAC.

6. PUBLIC PARTICIPATION - GENERAL PLANNING ISSUES - NONE

7. STATUS UPDATES

7.1 Monthly Status Updates - Planning Applications

These were circulated for the information of the committee.

7.2 Review of Status Sheet

The status sheet was circulated for the information of the committee.

8.3 Decisions of Council - None

8.4 Demolitions Permit Applications

These were circulated for the information of the committee.

8. ADDED ITEMS

Due to time constraints, the following three items will be brought forward as deferred items at the next meeting:

- 8.1 How the Committee's report on HRMbyDesign was reported in the minutes
- 8.2 How the Committee's report was dealt with in the Supplementary Report
- 8.3 Update from Councillor Sloane - Gottingen Terrace

9. NEXT MEETING

The next meeting is scheduled for Monday, July 27, 2009.

10. ADJOURNMENT

The meeting was adjourned at 9:10 p.m.

Julia Horncastle
Acting Municipal Clerk