

DISTRICT 12 PLANNING ADVISORY COMMITTEE
MINUTES

March 28, 2011

PRESENT: Ms. Beverly Miller, Chair
Mr. Neil Lovitt
Mr. Ali Nadeem
Councillor Dawn Sloane

STAFF: Ms. Donna Honeywell, Admin/PAC Coordinator
Ms. Julie Vandervoort, Legislative Support
Ms. Kelly Denty, Supervisor, Planning Applications
Mr. Paul Sampson, Planner
Mr. Richard Harvey, Senior Planner

TABLE OF CONTENTS

1.	CALL TO ORDER	4
2.	APPROVAL OF MINUTES	4
3.	APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS	4
4.	BUSINESS ARISING OUT OF THE MINUTES	4
5.	CONSIDERATION OF DEFERRED BUSINESS	4
5.1	Case 01172: Development Agreement – Barrington/Sackville/Granville Streets, Halifax	4
6.	PUBLIC PARTICIPATION - GENERAL PLANNING ISSUES	4
7.	STATUS UPDATES	6
7.1	Monthly Status Updates – Planning Applications	6
7.2	Update from Councillor Sloane on Development Activity	6
7.3	Review of Status Sheet	6
7.4	Decisions of Council	6
7.5	Demolition Permit Applications	6
8.	Case 01231: Development Agreement – 1595 Barrington Street (Discovery Centre)	5
9.	DOCUMENTS RECEIVED	6
9.1	Compatibility with Heritage Properties - A Presentation to the District 12 Planning Advisory Committee (Phil Pacey)	6
9.2	Case 01172 and the Policies in the Municipal Planning Strategy (Phil Pacey)	6
9.3	Case 01172: Development Agreement – Barrington/Sackville/Granville Streets, Halifax (Pink Larkin)	6
9.4	Petition to Mayor Peter Kelly and Members of Regional Council (Phil Pacey)	6
9.5	Letter Re: Case #01172 (Louis Reznick)	6
9.6	Letter Re: Application #01231 (Janet Morris)	6
9.7	Letter Re: 1595 Barrington Street – Case #01231 (F.D. Medjuck, Q.C.)	6
10.	ADDED ITEMS	6

11.	NEXT MEETING	6
12.	ADJOURNMENT	7

1. CALL TO ORDER

The meeting was called to order at 6:43 p.m. in Halifax Hall, City Hall.

2. APPROVAL OF MINUTES -- November 22, 2010

MOVED by Councillor Sloane, seconded by Ms. Miller that the minutes of November 22, 2010 be approved. MOTION PUT AND PASSED.

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

The Committee approved the order of business as presented.

MOVED by Councillor Sloane, seconded by Mr. Nadeem that the agenda be approved. MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES

The Chair referred to the November 22, 2010 minutes and resubmitted a request for staff to provide an update to the Committee on the Gerrard Lodge proposal and the United Gulf Twin Towers proposal (formerly the Texpark site), particularly with regards to parking issues.

5. CONSIDERATION OF DEFERRED BUSINESS

5.1 Case 01172: Development Agreement – Barrington/Sackville/Granville Streets, Halifax

- A staff report, dated November 18, 2009, was submitted.

Mr. Sampson, Planner, gave the staff presentation and clarified the rules governing this application and the time frame for start and completion dates. He responded to questions on the setbacks, viewplanes, wind and shadow studies, building materials, parking, adjacent building foundations, and maintaining the height of the replacement Roy Building.

The Committee entered into a discussion on the presentation. The Chair canvassed the members who agreed to hear briefly from Mr. Phil Pacey on the position of the Committee of the Heritage Trust. Mr. Pacey was also permitted to provide members with copies of a "Petition of Barrington workers signed in opposition to 'grandfathering' the 2 towers". The Committee discussed the design term "complementary", referring to

Policy 7.2.1 of the Halifax Municipal Planning Strategy. The Chair expressed concern about the wind studies and the potential impact of this building on pedestrians. After additional discussion, a majority of the Committee agreed to accept the staff recommendations. The Chair stated that she did not support the motion.

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

- 1. Give Notice of Motion to consider an application by 778938 Ontario Ltd. for a development agreement at 1651-57 Barrington Street/1652-66 Granville Street and 5181-87 Sackville Street, Halifax, and schedule a public hearing;**
- 2. Approve the development agreement, included as Attachment A of this report, to permit a mixed-use development; 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 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.**

MOTION PUT AND PASSED.

At this time the Chair proposed the Committee move directly to item 8 of the agenda and the members agreed.

- 8. Case 01231: Development Agreement – 1595 Barrington Street (Discovery Centre)**
 - A staff report, dated March 14, 2011, was submitted.

Mr. Richard Harvey, Senior Planner, gave the staff presentation and provided Committee members with photorealistic renderings of the proposed development. He clarified issues such as the retention of the existing facade, the levels and amount of parking, and the planning context. He responded to questions on the applicability of viewplanes to this site, block patterns, adjacent buildings, the setback on Sackville Street, the preliminary wind and shadow studies, landscaping, and the start and completion times. He explained that potential snowload issues are a building code matter.

Committee members expressed concern over the small amount of parking allocated, the effect of possible future development on the proposed south-facing balconies, the impact on the Green Lantern building, and the timeline of construction and disruption to

the street. The Chair emphasized her concern with the wind and shadow studies and the overall impact on planning for Barrington Street. The Committee members concluded that, as a result of these concerns, and making particular reference to the issue of complementary design as outlined in policy 7.2.1. of the Halifax Municipality Planning Strategy, they could not support this application and must reject it.

MOVED by Councillor Sloane, seconded by Mr. Nadeem that the District 12 PAC recommend Regional Council refuse to approve the proposed development agreement. MOTION PUT AND PASSED.

At this time, due to time constraints, the Chair proposed deferring the remaining items on the agenda and the Committee agreed.

6. PUBLIC PARTICIPATION - GENERAL PLANNING ISSUES – None

7. STATUS UPDATES – Deferred

7.1 Monthly Status Updates – Planning Applications

7.2 Update from Councillor Sloane on Development Activity

7.3 Review of Status Sheet

7.4 Decisions of Council

7.5 Demolition Permit Applications

9. DOCUMENTS RECEIVED

9.1 Compatibility with Heritage Properties - A Presentation to the District 12 Planning Advisory Committee (Phil Pacey)

9.2 Case 01172 and the Policies in the Municipal Planning Strategy (Phil Pacey)

9.3 Case 01172: Development Agreement – Barrington/Sackville/Granville Streets, Halifax (Pink Larkin)

9.4 Petition to Mayor Peter Kelly and Members of Regional Council (Phil Pacey)

9.5 Letter Re: Case #01172 (Louis Reznick)

9.6 Letter Re: Application #01231 (Janet Morris)

9.7 Letter Re: 1595 Barrington Street – Case #01231 (F.D. Medjuck, Q.C.)

10. ADDED ITEMS – None

11. NEXT MEETING

The next meeting is scheduled for April 18, 2011.

12. ADJOURNMENT

The meeting adjourned at 9:38 p.m.

Julie Vandervoort
Legislative Support