



**DISTRICTS 7 & 8 PLANNING ADVISORY COMMITTEE
MINUTES
JULY 8, 2014**

PRESENT: Mr. Brenden Sommerhalder, Chair
Ms. Katherine Kitching, Vice Chair
Mr. Michael Haddad
Ms. Sunday Miller
Mr. John Czenze
Mr. Michael Bradfield
Councillor Mason

REGRETS: Councillor Watts
Mr. Adam Hayter

STAFF: Mr. Miles Agar, Planner
Mr. Kurt Pyle, Major Projects Planner
Ms. Jillian MacLellan, Planner
Ms. Sherryll Murphy, Deputy Clerk
Ms. Cathy Collett, 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/July82014District78PACagenda-HalifaxRegionalMunicipality.php>

The meeting was called to order at 4:05 p.m. and adjourned a 5:54 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 4:05 p.m.

2. APPROVAL OF MINUTES – June 23, 2014

MOVED by Michael Haddad, Seconded by Councillor Mason that the minutes of June 23, 2014 be approved as presented. MOTION PUT AND PASSED

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

Additions:

8.1 Councillor Mason: Conduct of Meeting

4. BUSINESS ARISING OUT OF THE MINUTES – NONE

5. CONSIDERATION OF DEFERRED BUSINESS

5.1 Discussion regarding public participation at Committee meetings

Mr. Pyle indicated to the Committee that while theoretically proponents and the public can request to present at PAC meetings, these individual submissions are unnecessary since there are other avenues for public participation. Mr. Pyle pointed out that Committee members are appointed as representatives of the public and strongly suggested that the committee restrict such presentations at regular PAC meetings. Ms. Kitching posed a question on the length of public participation, to which Mr. Pyle responded that on the issue of dialogue, the Committee must be reasonable and fair to all.

MOVED by Councilor Mason, seconded by Mr. Haddad that the Districts 7 & 8 Planning Advisory Committee not accept oral presentations by members of the public at committee meetings and no presentations from the applicant except for points of clarification as directed by the Committee. MOTION PUT AND PASSED.

6. CORRESPONDENCE & PETITIONS

6.1 CORRESPONDENCE

The following was before the Committee:

- *Correspondence from Christina Annand regarding the rescheduling of the Public Meeting on Case 19326*
- *Correspondence and petition from David Jamieson regarding the rescheduling of the Public Meeting on Case 19326*

Mr. Sommerhalder read aloud the letter submitted by David Jamieson, containing 79 signatures, requesting that the PAC public meeting addressing Case 19326 be moved until mid September in order that the Wellington Street residents have enough time to assess the implications of the new proposal and prepare for the public information meeting (PIM).

Mr. Pyle explained that there is no ideal time to hold a meeting and that in order to keep the process moving, the proposed meeting for July 24th should be maintained. Mr. Sommerhalder and Ms. Kitching discussed the ramifications of holding the meeting in the summer against the request of the residents, reminding the Committee of the frustration expressed by the public at the last PIM.

Further discussion ensued between Ms. Millar, Mr. Sommerhalder, Councilor Mason and Mr. Pyle as to the logistics of moving the meeting to September.

MOVED by Mr. Bradfield, seconded by Mr. Czenze that the PAC public meeting regarding Case 19326 be rescheduled to as early as possible in September. MOTION PUT AND PASSED.

7. REPORTS/DISCUSSION

7.1 STAFF

7.1.1 Case 18950: Application by WSP Canada Inc. to consider amending the Halifax Municipal Planning Strategy (MPS) and the Halifax Peninsula Land Use By-law (LUB) to permit a 6 storey mixed use building containing ground floor commercial and 142 residential units at 1057/1065 Barrington Street, Halifax.

The following was before the Districts 7 & 8 Planning Advisory Committee

- *A staff memorandum dated June 23, 2014*

Mr. Miles Agar presented Case 18950. Mr. Agar reminded the committee that the matter for consideration was one of zoning regulations, not a plan for a specific building as covered in a development agreement and that the zoning designation is meant to provide flexibility and guidance. Mr. Agar explained that the new draft zone would be for residential units or pedestrian-oriented commercial uses and that industrial uses would be prohibited. He noted that the proposed draft zone would allow for two mixed-use buildings.

Mr. Agar explained the regulations for parking, height of building, number of storeys, and streetwall guidelines, emphasizing that the rationale behind the decisions on such matters responds to the fact that this is a transition area moving from the downtown to a residential area in terms of urban design. He spoke to the relationship of these sites to interior sites, the guidelines for balconies and the guidelines for a mechanical penthouse while emphasizing that the architecture of the building is a prominent concern.

MOVED by Mr. Haddad, seconded by Ms. Miller the Districts 7 & 8 Planning Advisory Committee recommend that Halifax and West Community Council approve the MPS and LUB amendments which support the proposed zoning provisions as set out in the staff memo dated June 23, 2014.

Members of the Committee questioned the guidelines for the penthouse and the balconies; Ms. Kitching expressed specific concern for the nature of the language surrounding the regulations for interior amenity minimums, specifically the addition of a community room. Discussion ensued surrounding the need for community spaces and the nature of what was meant by a community room. Mr. Pyle clarified that there are two types of community spaces: one for the use of residents within the building, and one for public usage. Ms. Kitching stated that she believed the former to be an important component of the potential building.

Mr. Agar continued his presentation by discussing parking regulations, the requirement for at least 20 units of a minimum of 2 bedrooms or more, and signage regulations. The committee discussed the merit of amending the MPS and LUB to support the proposed zoning provisions.

Mr. Sommerhalder called for a 5 minute recess to provide an opportunity for members to study a model of the proposed mixed use buildings to be built on the site which was provided by the applicant

The Committee reconvened continuing discussion on the type of buildings that would occupy the new zone and posed the question of who the anticipated renters would be. Committee members expressed concern that if the buildings were mostly single unit condos the result would be that families would be excluded from the area. Mr. Agar reminded the committee that the discussion was about zone permissions and not the specifics of an actual building. Councilor Mason prompted the Committee that the question at hand was whether the number of 2+ bedroom units should be altered from the absolute number of 20 to a specific percentage. Mr. Agar informed the committee that the downtown minimum for

2+ bedroom units is one third, noting that the proposed number for the new zone is less than that. Mr. Czenze suggested that the percentage should be the same as the downtown minimum. Mr. Bradfield, recognizing this area is a transition area, proposed that the percentage should be determined "with a view to the downtown minimum".

MOVED by Mr. Haddad, seconded by Mr. Bradfield that the motion be amended by changing the absolute number of two bedroom or greater spaces to a percentage as determined by staff with a view to the downtown minimum. MOTION TO AMEND PUT AND PASSED

MOVED by Ms. Kitching, seconded by Mr. Bradfield that within the required interior amenity space a community room shall be provided. MOTION TO AMEND PUT AND PASSED.

The motion now reads:

MOVED by Mr. Haddad, seconded by Ms. Miller that the Districts 7 & 8 Planning Advisory Committee recommend that the Halifax and West Community Council approve the MPS and LUB amendments as set out in the staff memo dated June 23, 2014 that support the proposed zoning provisions with the following additional amendments:

1. **The number of two bedroom or greater spaces will be changed from an absolute number (20) to a percentage as determined by staff with a view to the existing downtown minimum.**
2. **It be required that a community room be provided within the interior amenity space.**

MOTION PUT AND PASSED.

7.2.1 Case 19165 – Application by Dalhousie University to amend the Land Use By-law for Halifax Peninsula to increase the allowable area for rooftop mechanical equipment which exceeds the height requirement of the Land Use By-law for university uses.

The following was before the Districts 7 & 8 Planning Advisory Committee

- *A staff memorandum report dated June 24, 2014.*

Ms. Jillian MacLellan presented Case 19165. Discussing the height allowances for rooftops in U-1 and U-2 zones, Ms. MacLellan explained that the rationale for increasing the percentage of the height allowances for rooftops is to allow for the required mechanical equipment that would enable the building to become more environmentally friendly. The Committee discussed the merits of approving the increase and clarified that what is in question is not how high the equipment can be, but rather what percentage of the roof it would occupy. Councillor Mason asked Ms. MacLellan if other properties exceed the established 10 percent and she provided visual examples.

MOVED by Mr. Bradfield, seconded by Mr. Haddad that the Districts 7 & 8 Planning Advisory Committee recommend that Halifax and West Community Council approve the proposed increase in allowable roof top mechanical equipment on buildings in the U-1 and U-2 Zones as set out in staff memo of June 24th. MOTION PUT AND PASSED.

8. ADDED ITEMS

8.1 Councillor Mason: Conduct of Meeting

This matter was added to the agenda at the request of Councillor Mason.

Councillor Mason indicated that Administrative Order 1 governed the conduct of Regional Council and all Boards and Committee and helped to ensure meetings were both efficient and transparent.

Councillor Mason requested that a link to Administrative Order 1 be e-mailed to Committee members. Mr. Sommerhalder proposed that the Order be discussed within the committee and that every effort should be made to uphold the Order. Ms. Kitching expressed concern that the Order would curtail discussion, however, Councillor Mason assured the committee that the spirit of the Order is to allow for effective discussion, not to shut down discussion and explained that this is encouraged by the Order's limitation of two comments per person.

9. DATE OF NEXT MEETING – The next regularly scheduled meeting will be held on September 22, 2014.

10. ADJOURNMENT

**MOVED by Mr. Sommerhalder, seconded by Councillor Mason, that the meeting be adjourned.
MOTION PUT AND PASSED. (5:54 p.m.)**

Cathy Collett
Legislative Support