



**DISTRICTS 7 & 8 PLANNING ADVISORY COMMITTEE  
MINUTES  
July 27, 2015**

**PRESENT:** Mr. Brenden Sommerhalder, Chair  
Ms. Katherine Kitching, Vice Chair  
Mr. Michael Haddad  
Ms. Sunday Miller  
Mr. Michael Bradfield  
Mr. Adam Hayter  
Mr. Grant Cooke  
Councillor Jennifer Watts

**REGRETS:** Mr. John Czenze  
Councillor Wayne Mason

**STAFF:** Ms. Jillian Maclellan, Planner  
Mr. Andrew Reid, Legislative Assistant

*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/150727d78pac.php>*

*The meeting was called to order at 4:06 p.m. and the Committee adjourned at 6:02 p.m.*

**1. CALL TO ORDER**

The Chair called the meeting to order at 4:06 p.m. in room 301 of the Halifax Central Library.

• **Community Announcements**

Announcements were made regarding the St. Patrick's High School site and the launch of the Argyle Streetscape project pilot.

**2. APPROVAL OF MINUTES – June 22, 2015**

MOVED by Mr. Hayter, seconded by Mr. Bradfield

**THAT the minutes of June 22, 2015 be approved as presented. MOTION PUT AND PASSED.**

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

The Committee agreed to discuss Item 7.1.1 prior to considering the deferred business.

MOVED by Mr. Bradfield, seconded by Mr. Cooke

**THAT the agenda be approved as amended. MOTION PUT AND PASSED.**

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

**5. CONSIDERATION OF DEFERRED BUSINESS**

- 5.1 Memorandum from the Legislative Assistant dated May 5, 2015, re: Committee's Involvement in the Centre Plan**
- 5.2 Memorandum from the Legislative Assistant dated May 5, 2015, re: Annual Report**
- 5.3 Memorandum and Minutes Procedure Review**
- 5.4 Terms of Reference Review**
- 5.5 Public Meeting Logistics**
- 5.6 PAC Information Sharing**

These items were dealt with later on in the meeting. See page 5.

**6. CORRESPONDENCE, PETITIONS & DELEGATIONS**

**6.1 Correspondence**

The following information was before the Committee:

- *A letter from Ms. Jennifer Sutherland dated July 21, 2015 re: Case 19857*
- *A letter from Ms. Kathy Dolan dated July 24, 2015 re: Case 19857*
- *A letter from Ms. Jean-Louis Fortier dated July 27, 2015 re: Oxford & Young St. Redevelopment*

Correspondence from Ms. Jean-Louis Fortier was distributed during the meeting.

**6.2 Petitions – None**

**6.3 Presentation – None**

**7. REPORTS**

7.1 STAFF

7.1.1 **Case 19857: Application by Breakhouse Inc. to amend the Halifax Peninsula Land Use By-Law to apply Schedule L and enter into a development agreement to permit a mixed use residential and commercial building at 3085-3077 Oxford Street and 6393 Young Street, Halifax.**

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

- *A staff memorandum dated July 17, 2015*

Ms. Maclellan presented Case 19857 as described in the staff memorandum package dated July 17, 2015. Ms. Maclellan presented an additional slide, which depicted changes in elevation and she distributed this to the Committee.

Mr. Haddad entered the meeting at 4:30 p.m.

Ms. Maclellan responded regarding the following questions of clarification:

- Trees shown in the renderings are actually located on the site.
- Regarding impact of sunlight on neighbouring properties, a shadow study was not performed for this proposal because of the size of the proposed building.
- Concerning the difference in height and commercial space between what is permitted under Schedule L and what is being proposed, Schedule L permits a height of 35 ft, whereas the proposal was 47 ft and Schedule L permits commercial space up to 5,000 sq. ft whereas the proposal requests 6,300 sq. ft.
- Regarding application of Schedule Q versus Schedule L, Ms. Maclellan clarified that the schedules were similar in purpose; however, Schedule Q was applied to areas in the north end of the peninsula.
- Regarding whether an easement may be required, Ms. Maclellan responded that she would look further into this issue.
- She clarified that all ventilation would occur from the rooftop.
- Concerning loading and unloading, commercial loading would most likely happen along Oxford Street.
- The entrance was located on Oxford Street as opposed to Young Street as Oxford Street was considered a quieter, residential street and was the preferred parking entrance by the engineering department.

Mr. Vincent Van Den Brink, Architect, Breakhouse Inc., responded to the following questions of clarification:

- Commercial lots would be serviced through the underground parking area; however, details were still unconfirmed regarding waste collection in this area.
- The open space in the rear yard would be open to everyone and accessed through a shared gymnasium interior space.
- The parking structure roof in the rear yard would not be higher than the 5 ft wooden fence.
- Any rooftop mechanical equipment would be within the 47 ft height indicated in the elevation.

Mr. Van Den Brink further highlighted how the building was designed to fit into the neighbourhood in terms of its massing on Young Street relating to existing buildings. He highlighted the different components of the street face designed to create proportion for the pedestrian.

The Chair opened the floor for comments.

MOVED by Ms. Miller, seconded by Mr. Haddad

**THAT the Districts 7 & 8 Planning Advisory Committee has reviewed the application by Breakhouse Inc. and recommends approval of the application as contained in the staff memorandum package dated July 17, 2015.**

Councillor Watts requested that issues of easement and encroachment be clarified prior to the staff report arriving at Halifax and West Community Council.

The Committee engaged in a discussion on the rear yard setback.

Mr. Bradfield stated concern for the inconsistent setback in the rear yard of the proposal, stating that the first house near the parking garage ramp would not have the same 20 ft as the other neighbours. He questioned if the ramp could be configured differently to create the same setback for all neighbours. He also commented on the potential visual impact from headlights entering the garage. Councillor Watts questioned the positive impacts of reconfiguring the parking ramp, highlighting that that decision may reduce commercial space.

The Committee began a discussion on amenity and open space.

Ms. Kitching commented that the open space appeared sufficient. Mr. Hayter voiced approval for the shared space and communal access to the rear yard. He stated that he would be in favour of the roof space used for residents, but that if it was not available then the development might take advantage of any solar opportunities, as well as rainwater collection.

Ms. Miller voiced support for the 5 three bedroom units and that the proposal was able to maintain a family aspect in the neighbourhood. The Committee agreed that any changes to the bedroom count be indicated as substantive.

Councillor Watts questioned the Young Street access and if there would be a platform before the car approached the sidewalk space. Regarding loading, she requested clarification where loading would be taking place and that this be made clear to the public before the development agreement is drafted. She requested confirmation that all ventilation would be located on the rooftop. Councillor Watts also highlighted existing vegetation on the site and questioned if the Committee might recommend vegetation be planted where possible on the green space along the fence to provide an additional buffer. She also commented on the design of the corner of the third and fourth floors on Young Street and questioned if a different visual material could be employed or a continuation of the wood screen be implemented.

The Committee engaged in a discussion on parking.

Ms. Kitching questioned if the underground parking could be made any larger and if it would be possible to locate additional parking for commercial uses in the garage. Mr. Van Den Brink responded that the design did not permit additional parking. He also commented that they were examining opportunities for bike storage outside of the parking garage and were planning on providing storage on the individual floors of the building.

Councillor Watts underscored the challenges to do with parking and highlighted areas staff would be working on to improve conditions. She also highlighted work being performed on the transit plan, active transportation, and parking strategy. Councillor Watts commented on the potential need for senior services in terms of parking.

MOVED by Mr. Cooke seconded by Mr. Bradfield

**THAT the Districts 7 & 8 Planning Advisory Committee has reviewed the application by Breakhouse Inc. and recommends approval of the application as contained in the staff memorandum package dated July 17, 2015 with the following considerations:**

- **The Committee values access for all residents to open space in the rear yard.**

- The Committee values the proposed unit configuration.
- That all ventilation occurs from the rooftop.
- That clarity is given on any easements or access issues.
- That environmental technologies such as solar and rain water collection on the rooftop are strongly considered.
- That there is further safety analysis at the entranceway to consider the positioning of the ramp to the parking garage, the landing platform, and the length of fence to the sidewalk.
- That a vegetation buffer be considered along the fence in the rear yard to enhance privacy.
- That the texture and colour of the corrugated material on the third and fourth floor be reconsidered on the Young Street side and rear yard for a less industrial feel.
- That further analysis is performed of the east ramp with consideration to safety, noise, and light.
- That an assessment be made of the loading for commercial and residential uses to create the least amount of impact on the existing neighbourhood.
- The Committee values the wooden fence for aesthetic considerations.
- The Committee values the proposed vegetation in the proposal.
- The Committee values the interior wooden liner on the Young Street side.
- The Committee encourages the possibility of bike parking on the individual floors of the building.
- That service parking is allocated in the garage.
- That parking implications for the proposal are examined with an aim to mitigating any negative impacts.
- That recommendations 1 through 3 not be made non-substantive.

**AMENDED MOTION PUT AND PASSED.**

*The following matter was dealt with at this time.*

**5.1 Centre Plan Involvement**

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

- *A memorandum from the Legislative Assistant dated May 5, 2015 re: Involvement in the Centre Plan*

The Committee discussed the memorandum and respective roles of Committee members during other public participation opportunities such as public information meetings. The Legislative Assistant clarified that the Chair represented the PAC on all decisions; however, members were free to participate in meetings as individuals.

**MOTION PUT AND PASSED.**

**5.2 Annual Report**

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

- *A memorandum from the Legislative Assistant dated May 5, 2015 re: Annual Report*

The Committee discussed the memorandum and agreed that the annual report would be submitted in the fall, approved by the Committee and forwarded to Halifax and West Community Council for information. The Legislative Assistant stated that the annual report was not a legislative requirement of the Committee and could be produced on a trial period of two years.

MOVED by Mr. Cooke, seconded by Ms. Kitching

**THAT the District 7 & 8 Planning Advisory Committee has reviewed the memorandum dated May 5, 2015 and approves the creation of an annual report to be submitted to Halifax & West Community Council on a trial period of two years.**

Items 5.3 to 5.6 were deferred until the date of the next meeting.

- 8. ADDED ITEMS – NONE**
- 9. DATE OF NEXT MEETING – September 28, 2015**
- 10. ADJOURNMENT**

The meeting was adjourned at 6:02 p.m.

Andrew Reid  
Legislative Assistant