

HALIFAX REGIONAL MUNICIPALITY

DISTRICT 12 PLANNING ADVISORY COMMITTEE FEBRUARY 28, 2005 MINUTES

PRESENT: Heather Ternoway, Chair
Beverly Miller
Clary Kempton

**ABSENT WITH
REGRETS:** Mia Rankin
Lucy Trull
Councillor Dawn Sloane

STAFF: Paul Sampson, Planner
Gail Harnish, Admin/PAC Coordinator
Sherryl Murphy, Legislative Assistant

TABLE OF CONTENTS

- 1. CALL TO ORDER 3
- 2. APPROVAL OF THE AGENDA 3
- 3. APPROVAL OF THE MINUTES OF NOVEMBER 22, 2004 3
- 4. BUSINESS ARISING FROM THE MINUTES 3
- 5. PUBLIC PARTICIPATION - GENERAL PLANNING ISSUES 4
- 6. PRESENTATION - UNITED GULF DEVELOPMENTS LIMITED - APPLICATION FOR DEVELOPMENT AGREEMENT - NORTHERN END OF THE BLOCK BOUNDED BY GRANVILLE, SACKVILLE, HOLLIS AND SALTER STREETS, HALIFAX (FORMER TEXPARK SITE) 4
- 7. STATUS UPDATES 5
 - 7.1 Monthly Status Sheet 5
 - 7.2 Decision of Community Council 5
- 8. NEW BUSINESS 5
 - 8.1 Membership 5
- 9. NEXT REGULAR MEETING DATE 6
- 10. ADJOURNMENT 6

1. **CALL TO ORDER**

The meeting was called to order at 7:10 p.m.

2. **APPROVAL OF THE AGENDA**

Addition:

8.1 Membership

MOVED by Ms. Miller, seconded by Mr. Kempton that the agenda, as amended, be approved. MOTION PUT AND PASSED UNANIMOUSLY.

3. **APPROVAL OF THE MINUTES OF NOVEMBER 22, 2004**

MOVED by Ms. Miller, seconded by Mr. Kempton that the minutes of the November 22, 2005 meeting, as distributed, be approved. MOTION PUT AND PASSED UNANIMOUSLY.

4. **BUSINESS ARISING FROM THE MINUTES**

Ms. Miller expressed concern that no apparent action has been taken on establishing a Task Force to have oversight of the Halifax Commons. She indicated that her fear was that Halifax Common land will be sold before the Task Force is in place.

MOVED by Ms. Miller, seconded by Mr. Kempton that staff follow up to determine the status of the recommendation to establish a Task Force to oversee the Halifax Common and in the event there has been no forward movement on this matter, the Chair forward a letter to Peninsula Community Council urging action. MOTION PUT AND PASSED UNANIMOUSLY.

Ms. Miller noted that it does not appear that the Church/Harvey Street zoning review will be moving ahead. She noted that residents of the area were very much in favour of permitting townhouses by Development Agreement on Harvey Street northeast of the existing townhouse development.

MOVED by Ms. Miller, seconded by Mr. Kempton that the Chair correspond with Peninsula Community Council reiterating the Committee's concern that, whether or not the R-2A zoning review of Church and Harvey Streets proceeds, the overwhelming support expressed by the community to allow townhouses on the

northeast side of Harvey Street be considered. MOTION PUT AND PASSED UNANIMOUSLY.

5. **PUBLIC PARTICIPATION - GENERAL PLANNING ISSUES**

- No requests for presentations were received.

6. **PRESENTATION - UNITED GULF DEVELOPMENTS LIMITED - APPLICATION FOR DEVELOPMENT AGREEMENT - NORTHERN END OF THE BLOCK BOUNDED BY GRANVILLE, SACKVILLE, HOLLIS AND SALTER STREETS, HALIFAX (FORMER TEXPARK SITE)**

Ms. Anne Muecke, on behalf of United Gulf Developments Ltd., utilizing a Powerpoint presentation, outlined the two 27 storey towers proposed for the former Texpark Site. Ms. Muecke reviewed with the Committee the following:

- Downtown Context
- Urban Design Considerations
- The Vision
- The Concept

The following points were included in the presentation:

- The site includes three properties including the Texpark site.
- The site is not within the viewplane, nor does it interfere with the view from the Citadel.
- The main vehicle entrances will be on Hollis Street. Pedestrian traffic in this area has not increased as is not attractive to pedestrians.
- The wiring will be taken underground as part of this proposal.
- The Green Lantern building is the closest heritage building.
- Architecturally there is very little which would be reflected from the surrounding buildings.
- HRM Guidelines provided guidance for what was expected on the site.
- The building plan includes a podium (3-4 floors) containing retail, office, conference and fitness space. One tower of condominiums and one hotel tower. Parking will be underground.
- The roof of the podium, between the two buildings, will be a landscaped area.
- The mechanical apparatus will be housed and not extend beyond the roof of the building.
- The applicant believes the building will draw people up from the waterfront with visible retail and an attractive entrance.
- The proposal is a landmark building built on the concept of a sail in the wind - the towers twist as they rise.

- The hotel tower will be constructed as a reflective glass curtain wall with a tint of colour.
- The condominium tower will be constructed as a tinted window wall.

Ms. Muecke then reviewed with the Committee the shadow study noting no significant difference on Hollis and Sackville. The greatest impact on Sackville Landing is in the late afternoon during March and September.

Concluding her presentation, Ms. Muecke advised that work on the wind study, exterior detail and illustrations are ongoing. A copy of the presentation is on file.

Ms. Muecke then responded to questions from members of the Committee regarding the proposal.

The Chair thanked Ms. Muecke for her presentation.

7. STATUS UPDATES

7.1 Monthly Status Sheet

The Committee reviewed the status sheet. With reference to Case 0665, the Committee questioned whether the intent of the rezoning was to permit an existing use or provide for a future use in a new building. The Planner on this case will be asked to provide a brief explanation.

7.2 Decision of Community Council

There were no decisions of Community Council to be reported.

8. NEW BUSINESS

8.1 Membership

MOVED by Ms. Miller, seconded by Mr. Kempton that the District 12 PAC recommend to Peninsula Community Council that the Terms of Reference of the Committee be amended to provide for one additional member.

During the discussion of this matter the following points were made in support of the recommendation:

- the small number of members often makes it difficult to achieve a quorum

- issues dealt with by the Committee are significant to HRM and the addition of another member will help to ensure that the Committee is viewed as credible
- an additional member would provide expertise/a different viewpoint
- there was one additional person interested in serving on the Committee when the last appointment was made

Ms. Ternoway noted that Regional Council would be considering at its March 1, 2005 meeting whether or not to have this Committee advise Regional Council relative to the area of District 12 impacted by the recent Peninsula Community Council boundary changes. She noted that if Council approves the staff recommendation to do so, another member of the Committee may be very desirable.

9. NEXT REGULAR MEETING DATE

The next meeting will be a joint meeting of the Planning Advisory Committees on March 21, 2005 at the Keshan Goodman Library. Agenda topics are Regional Planning and the Sign By-Law.

Mr. Kempton that **Outside Rinks** be included on the agenda for the next meeting.

Referring to the November 22, 2005 minutes, Mr. Kempton went on to request an update for the next meeting with regard to whether or not the work being done at Gerard Lodge is in accordance with the development agreement.

10. ADJOURNMENT

There being no further business, the meeting adjourned at 9:20 p.m.

Sherrill Murphy
Legislative Assistant