



**DISTRICTS 7 & 8 PLANNING ADVISORY COMMITTEE  
MINUTES  
May 30, 2016**

**PRESENT:** Ms. Sunday Miller, Chair  
Mr. Ashley Morton, Vice Chair  
Mr. Michael Bradfield  
Mr. Grant Cooke  
Councillor Waye Mason  
Councillor Jennifer Watts  
Ms. Sarah MacDonald  
Ms. Katherine Kitching

**ABSENT:** Mr. Joe Metlege

**STAFF:** Ms. Dali Salih, Planner II, Urban Enabled Applications  
Ms. Melissa Eavis, Urban Designer 1  
Ms. Krista Vining, 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 Districts 7 & 8 Planning Advisory Committee are available online: <http://www.halifax.ca/boardscom/D78PAC/160530d78pac-agenda.php>*

*The meeting was called to order at 4:05 p.m. and adjourned at 6:09 p.m.*

**1. CALL TO ORDER**

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

- **Community Announcements**

The following reminders were noted:

- June 1, 2016 - District 7's 4th annual participatory budgeting vote, 6:30 p.m. at the Central Library
- June 6, 2016 - staff lead public meeting re: Case 20183 – Application by WSP Canada Inc. for the lands at 2710 Agricola Street and May Street, 7 p.m. at the Halifax Forum (Maritime Hall)

**2. APPROVAL OF MINUTES – May 2<sup>nd</sup> and May 9, 2016 Public Meeting**

Typographical errors were noted in the May 2, 2016 minutes. Additional clarification was sought in regard to a staff response.

MOVED by Councillor, seconded by Mr. Bradfield

**THAT the minutes of May 2, 2016 be deferred to next meeting for additional clarification.**

Typographical errors were noted for the May 9, 2016 public meeting minutes.

MOVED by Ms. MacDonald, seconded by Councillor Mason

**THAT the public meeting minutes of May 9, 2016 be approved, as amended.**

**MOTION PUT AND PASSED.**

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

MOVED by Councillor Mason, seconded by Ms. Kitching

**THAT the agenda be approved as presented.**

**MOTION PUT AND PASSED.**

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

**5. CALL FOR DECLARATION OF CONFLICT OF INTERESTS – NONE**

**6. CONSIDERATION OF DEFERRED BUSINESS – May 2, 2016**

**6.1 Case 20326: Proposal by Michael Napier Architecture for Substantive Amendments to an existing Development Agreement – Bilby Street & Isleville Street, Halifax**

The following was before the Committee:

- A staff memorandum dated May 23, 2016

Ms. Dali Salih, Planner II, Urban Enabled Applications delivered a presentation on Case 20326. Public Hearing HWCC Minutes in regard to the existing DA approval were available online

Ms. Salih responded to questions of clarification around the proposal and the proposed changes to the Development Agreement:

- Land uses – residential and minor commercial; to include live/work concept in the townhouse units
- The number of units has increased by 15 units for a total of 71 units which will not change the size, volume or massing of the dwelling
- The unit type ratios: 33 percent two (2) bedrooms and two (2) bedrooms plus den; 66 percent one (1) bedroom plus den, one (1) bedroom and bachelor
- An increase of six (6) parking spaces for a total of 66 parking spaces

A copy of the staff presentation is on file.

MOVED by Mr. Morton, seconded by Ms. Kitching

**THAT the Districts 7 & 8 Planning Advisory Committee recommend approval of Case 20326: Proposal by Michael Napier Architecture for substantive amendments to the existing Development Agreement for Bilby Street & Isleville Street, Halifax and as contained in the staff memorandum dated May 23, 2016.**

The Committee discussed the proposal and the elements and provisions to be included in their recommendation.

MOVED by Councillor Mason, seconded by Mr. Cooke

**THAT the motion be amended to include that the District 7 & 8 Planning Advisory Committee:**

- **supports the principle of live-work units and feels that a minimum of three (3) townhouse units should be maintained as residential only**
- **supports a limitation of hours of operation of any commercial use**
- **recommends the use of R1 zoning as a basis for the description of commercial uses**
- **supports the inclusion of unit mix requirements as described**
- **would support the inclusion of at least 12 units that are two (2) bedrooms plus den, three (3) bedrooms or greater**
- **appreciates the inclusion of natural wood aesthetic in the design**
- **values the changes to setback and landscaping**
- **values the modifications to amenity spaces**

**MOTION TO AMEND PUT AND PASSED.**

The motion before the Committee now reads:

MOVED by Mr. Morton, seconded by Ms. Kitching

**THAT the Districts 7 & 8 Planning Advisory Committee has reviewed Case 20326: Proposal by Michael Napier Architecture for substantive amendments to the existing Development Agreement for Bilby Street & Isleville Street, Halifax and recommends approval of the application as contained in the staff memorandum dated May 23, 2016, with the following suggestions:**

- **supports the principle of live-work units and feels that a minimum of three (3) townhouse units should be maintained as residential only**
- **supports a limitation of hours of operation of any commercial use**
- **recommends the use of R1 zoning as a basis for the description of commercial uses**
- **supports the inclusion of unit mix requirements as described**
- **would support the inclusion of at least 12 units that are two (2) bedrooms plus den, three (3) bedrooms or greater**
- **appreciates the inclusion of natural wood aesthetic in the design**

- values the changes to setback and landscaping
- values the modifications to amenity spaces

**MOTION AS AMENDED PUT AND PASSED.**

**7. CORRESPONDENCE, PETITIONS & DELEGATIONS**

**7.1 Correspondence**

The Legislative Assistant noted that correspondence was received for Item 9.1.1. This correspondence was circulated to the Committee.

For a detailed list of correspondence received refer to the specific agenda item.

**7.2 Petitions – None**

**8. INFORMATION ITEMS BROUGHT FORWARD – NONE**

**9. REPORTS**

**9.1 STAFF**

**9.1.1 Case 20510: Regional Council-initiated amendments to the Halifax Municipal Planning Strategy and the Halifax Peninsula Land Use By-law to create a site specific zone for 6067 Quinpool Road, the former St. Patrick’s High School property**

The following was before the Committee:

- A staff memorandum dated May 30, 2016
- A copy of the Halifax Peninsula Land Use By-law P Zone (Park and Institutional Zone)
- A copy of the existing Municipal Planning Strategy Policy
- Correspondence from Phil Pacey, Steve Parcell, Peggy Cameron and Bonnie LeDrew

Ms. Melissa Eavis, Urban Designer 1 delivered a presentation on Case 20510 respecting proposed amendments to the Halifax Municipal Planning Strategy and Halifax Peninsula Land Use By-law for 6067 Quinpool Road. She explained that the changes made to the proposal since the May 9, 2016 public meeting were as follows:

- The Gross Floor Area (GFA) has decreased to 41,000 square feet
- Changes to the building heights: maximum of 18 storeys at north west corner; maximum of 7 to 12 storeys for remainder of buildable area

She noted that future potential changes could be made to the lot coverage (i.e. increase to 60 percent or be removed entirely) and potentially decreasing the Ground Floor Plate Area.

A copy of the staff presentation is on file.

Committee members sought clarification on the timing of this application in relation to the Centre Plan. Mr. Carl Purvis, Principle Planner, Urban Enabled Applications, spoke about the urban design group that is working on the Centre Plan, pointing out that Ms. Eavis is a part of group. He further highlighted as this project moves forward through the process, the Community Council would have the option to defer the matter until the Centre Plan was complete.

Members expressed concern with moving forward on the project prior to the Centre Plan coming forward and missing out on particular aspects such as affordable housing and environmental and sustainability practices that would not be in place for this site. It was noted that there is a need to ensure the development fits within the community and being able to achieve the highest economic value/benefit.

The Committee sought additional clarification/information for the next meeting:

- A copy of the site renderings; provide various options for placement of the buildings on the site and different height scenarios (e.g. minimum and maximum)
- Identify/further explain the road access and servicing at the back of the site; concern with increase traffic and the safety for motorist and pedestrians
- A review of the wind impacts in relation to the configuration/placement of the buildings; what current issues exist and potential implications for where the buildings are placed
- A review of the shadow impacts to neighboring properties and the proposed site
- Rationale around having the flexibility for the option to permit a building in the center of the site; whether it would be residential or amenity usage

Ms. Eavis provided clarification on the small parcel of land next to Quingate Place in regard to the location of the Municipality's property line which is being reconfigured, and that the parcel is not included in the RC5 zone but could potentially be rezoned to be in the right of way.

MOVED by Mr. Morton, seconded by Ms. MacDonald

**THAT the Districts 7 & 8 Planning Advisory Committee defer Case 20510 to the June 27, 2016 meeting due to time constraints.**

**MOTION PUT AND PASSED.**

**10. ADDED ITEMS – NONE**

**11. DATE OF NEXT MEETING – June 27, 2016**

**12. ADJOURNMENT**

The meeting adjourned at 6:09 p.m.

Krista Vining  
Legislative Assistant