



**DISTRICTS 7 & 8 PLANNING ADVISORY COMMITTEE
MINUTES
June 27, 2016**

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

STAFF: Ms. Melissa Eavis, Urban Designer 1
Mr. Jacob Ritchie, Urban Design Program Manager
Ms. Cailin MacDonald, 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/160627d78pac-agenda.php>.

The meeting was called to order at 4:03 p.m. and adjourned at 5:58 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 4:03 p.m. Halifax Hall, 2nd Floor City Hall, 1841 Argyle Street.

• **Community Announcements**

The following reminders were noted:

- June 27, 2016 – Centre Plan growth scenarios, 6 to 9 p.m. Spatz Theatre, Citadel High School
- June 28, 2016 – Halifax & West Community Council meeting, Case 19353 – amendments to the Halifax Municipal Planning Strategy and Peninsula Land Use By-law and Development Agreement, 2470 and 2480 Maynard Street, Halifax
- June 29, 2016 – Blue Mountain Birch Cove community organized public meeting, 7 to 9 p.m. Ondaatje Hall, McCain Building, Dalhousie University
- July 2016 – staff led public meeting regarding Bloomfield Centre

2. APPROVAL OF MINUTES – May 2, 2016 and May 30, 2016

Two typographical errors were noted in the May 30, 2016 minutes.

MOVED by Mr. Bradfield, seconded by Mr. Morton

THAT the minutes of May 2, 2016 be approved as presented and the minutes of May 30, 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 Watts, seconded by Councillor Mason

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 30, 2016

6.1 Case 20510 Regional Council-initiated amendment 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 Districts 7 & 8 Planning Advisory Committee:

- A staff memorandum dated May 30, 2016
- Correspondence from Jennifer Stotland, Sheilagh Hunt, Sandy Greenberg, James and Heather O'Brien, Alan Wilson, Susan Yeadon Smith, Judy Haiven, Andrea Arabic, Judith Fingard, Carole

Woodhall, Pat Kipping, Jennifer Powley, Ian Porter, Janet Stevenson, Steve Parcell and Peggy Massing

Mr. Jacob Ritchie, Urban Design Program Manager, provided context around the process for Case 20510. He noted that comments are sought from the Committee regarding regulations that control the mass of the building including height, gross floor area and building depth, proposed amendments to allow for a site specific mixed-use zone and the merit of change in designation from Community Facilities to Commercial Facilities.

Ms. Melissa Eavis, Urban Designer 1, delivered a revised presentation on Case 20510 outlining proposed amendments to the Halifax Municipal Planning Strategy and Halifax Peninsula Land Use By-law to create a site specific zone for 6067 Quinpool Road. Ms. Eavis addressed questions of clarification and requests for additional information raised by the Committee at the May 30, 2016 meeting as well as several questions brought forward through public correspondence.

A copy of the staff presentation is on file.

Committee members expressed concerns around approving the density and size of the development without having sufficient detail around the potential traffic impacts. Mr. Ritchie explained the challenges of completing a traffic study given the proposal allows for flexibility between residential and commercial space. He commented that based on other comparable areas, traffic studies would likely indicate marginal changes to traffic flow.

In response to a question regarding the rationale for not exploring a sub-division for the property, Mr. Ritchie explained that a single site was considered to allow for larger parking facilities as well as on the advice of the municipality's real estate department to yield maximum return.

Ms. Eavis provided additional clarification around the municipality's limitations related to creating publicly accessible open space.

In response to questions raised, the following information was provided:

- the property has been classified as surplus
- minimum streetwall setbacks have not been identified
- the categorization of surplus property and the relationship between the economic development criteria is to achieve balance by providing regulations that restrict development to certain portions of the site and ones that align with good urban design principles to both maximize use of the site and the economic return
- amendments to the municipal planning strategy would mirror the zoning requirements
- along Quinpool Road, commercial uses will be a minimum of 75 percent of the ground floor area and storefronts will be no greater than 12 metres

Committee members and staff discussed the implications of building design on pedestrian safety and it was suggested by staff that street design has a greater impact on pedestrian safety than building design.

MOVED by Mr. Morton, seconded by Mr. Bradfield

THAT the District 7 & 8 Planning Advisory Committee has reviewed Case 20510, as contained in the staff memorandum dated May 30, 2016 and recommend that the future use of 6067 Quinpool Road be determined as part of the Centre Plan in order to provide for the possibility to better accommodate sustainable building considerations, possible requirements for affordable housing, and integration with the remainder of the plan such as the comprehensive heights framework and density goals.

Committee members sought to establish a list of recommended considerations should the Halifax and West Community Council choose to proceed with a site specific zone. The Committee discussed the following provisions related to the site: density per square acre, lot coverage, height and massing and how it is consolidated to the north west corner of the site, height transitions within the neighbourhood, gross floor area, parking, streetwall heights and setbacks, landscaping, subdivision of the property, unit type, wind impacts, viability of commercial space, designated spaces for public and/or community use and consideration of rezoning as R-1.

Due to time constraints, the Committee was unable to determine a definitive list of recommended considerations for the motion on the floor, to be revisited at the next meeting.

MOVED by Councillor Mason, seconded by Mr. Morton

THAT the Districts 7 & 8 Planning Advisory Committee defer Case 20510 to the next meeting due to time constraints.

MOTION PUT AND PASSED.

7. CORRESPONDENCE, PETITIONS & DELEGATIONS

7.1 Correspondence – None

7.2 Petitions – None

8. INFORMATION ITEMS BROUGHT FORWARD – NONE

9. REPORTS

9.1 STAFF

9.1.1 Case 20183 Application by WSP Canada to amend the Halifax Peninsula Land Use By-law to apply Schedule `Q` and allow, by development agreement, a seven-storey residential building containing ground floor minor commercial uses on lands located at 2710 Agricola Street, Halifax.

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

- A staff memorandum dated June 20, 2016
- Correspondence from Brendan Sommerhalder

MOVED by Ms. MacDonald, seconded by Mr. Cooke

THAT the Districts 7 & 8 Planning Advisory Committee defer Case 20183 to the next meeting due to time constraints.

MOTION PUT AND PASSED.

10. ADDED ITEMS – NONE

11. DATE OF NEXT MEETING – July 25, 2016

12. ADJOURNMENT

The meeting adjourned at 5:58 p.m.

Cailin MacDonald,
Legislative Support