



**DISTRICTS 7 & 8 PLANNING ADVISORY COMMITTEE
MINUTES
October 24, 2016**

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

STAFF: Ms. Leah Perrin, Planner II
Mr. Miles Agar, Principal Planner
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/161024d78pac-agenda.php>.

The meeting was called to order at 4:03 p.m. and adjourned at 5:30 p.m.

1. CALL TO ORDER

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

- **Community Announcements**

- October 26 – Cogswell Interchange public consultation meeting, Casino Nova Scotia, 6 p.m.
- November 2 – Public Information Meeting, Young Avenue By-Law Amendments, Citadel High School, Spatz Theatre, 7 p.m.

2. APPROVAL OF MINUTES – September 22 Public Meeting & September 26

MOVED by Councillor Mason, seconded by Mr. Bradfield

THAT the Public Information Meeting minutes of September 22 be approved as presented.

MOTION PUT AND PASSED.

MOVED by Mr. Morton, seconded by Mr. Bradfield

THAT the minutes of September 26 be approved as presented.

MOTION PUT AND PASSED.

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

MOVED by Mr. Bradfield, seconded by Councillor Watts

THAT the agenda be approved as presented.

MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES

5. CALL FOR DECLARATION OF CONFLICT OF INTERESTS – NONE

6. CONSIDERATION OF DEFERRED BUSINESS – NONE

7. CORRESPONDENCE, PETITIONS & DELEGATIONS

7.1 Correspondence – None

7.2 Petitions – None

8. INFORMATION ITEMS BROUGHT FORWARD – NONE

9. REPORTS/DISCUSSION

9.1 **Case 20405: Application by Halifax Grammar School to amend the Halifax MPS and LUB to enable the rezoning of 915, 921 and 967 Tower Road and a portion of 945 Tower Road from R-1 to P (Institutional), and amend the Height Precinct, Tower Road, Halifax**

The following was before the Committee:

- A staff memorandum dated October 17, 2016

Ms. Leah Perrin, Planner, presented Case 20405: Application by Halifax Grammar School to amend the Halifax Municipal Planning Strategy (MPS) and Land Use By-law (LUB) to enable the rezoning of 915, 921 and 967 Tower Road and a portion of 945 Tower Road from R-1 to P (Institutional), and amend the Height Precinct, Tower Road, Halifax.

Ms. Perrin provided context for and history of the site as well as information on the current designation and zoning. She also noted that should the proposed changes to the MPS and LUB be approved, an addition to the school will require an application for a substantial alteration pursuant to the Heritage Property By-law which will be reviewed by the Heritage Advisory Committee and subject to a decision by Halifax Regional Council.

The following requests by the applicant were outlined:

- An amendment to the MPS to include those parcels with the Medium Density Residential designation within the Institutional designation.
- Rezoning the properties currently zoned R-1 to the Park and Institutional (P) Zone.
- An amendment to the South End Area Plan (SEAP) and Height Precinct Map ZM-17 within the LUB to allow height to be consistently measured by the method currently used for the existing school.

Ms. Perrin clarified that this is a request for rezoning and not a development agreement. The following LUB requirements for institutional buildings within the P Zone were noted:

- The height and massing of a building is limited by angle controls under R-3 standards.
- Side and rear yard setbacks are required to be a min. 10 ft.
- The required front yard setback is a min. of 20 ft. which may be reduced to 10 ft. subject to angle controls.
- Height is controlled by the 35 ft. Height Precinct, measured from the average site grade to the highest point of the roof; the applicant is requesting the addition be consistent with the existing school building site.
- There is no minimum vehicle parking requirements, nor standards for the parking lot siting or buffering from adjacent properties.

Ms. Perrin provided a brief summary of the concerns raised at the Public Information Meeting. She commented that staff is seeking advice on the following:

- Appropriate application of the Institutional designation and P-zone be expanded
- Proposed changes to the Height Precinct
- Public concerns regarding the proposal

A copy of staff's presentation is on file.

In response to questions raised, the following clarification was provided to the Committee:

- The same number of parking spaces as the current school site is being proposed and the parking lot location has been moved within the site.
- The angle controls and height precincts in place would indicate that the proposed design would remain similar to the actual design.
- Parks and Institutional Zone applicants are permitted to design within those zoning requirements; and that while specific requirements could be written into the policy which would require creating a site-specific zone.
- An addition to the school will require a separate heritage application to be reviewed by the Heritage Advisory Committee followed by Halifax Regional Council.

- The Park and Institutional Zone refers back to the R-3 Zone and that the R-3 Zone does not reference buffering or greenspace requirements.
- Attachment B refers only to height precincts.

Mr. Bradfield also expressed concern about proposed setbacks and that the proposed footprint of the building should have been put forward for comment at the Public Information Meeting.

MOVED by Mr. Morton, seconded by Mr. Cooke

THAT the Districts 7 & 8 Planning Advisory Committee recommends approval of Case 20405: Application by Halifax Grammar School to amend the Halifax MPS and LUB to enable the rezoning of 915, 921 and 967 Tower Road and a portion of 945 Tower Road from R-1 to P (Institutional), and amend the Height Precinct, Tower Road, Halifax.

The Committee discussed the proposed application and the provisions to include in the motion.

Mr. Miles Agar, Planner 1, provided the Committee with additional clarification regarding which development aspects that can be enabled under a LUB versus a Development Agreement. He further commented that buffering and required landscaping can be enabled under a LUB; parking can be regulated by a LUB; and that tree retention can be regulated using a Development Agreement.

MOVED by Councillor Mason, seconded by Mr. Metlege

THAT the motion be amended to the following: the Districts 7 & 8 Planning Advisory Committee recommend approval of Case 20405: Application by Halifax Grammar School to amend the Halifax MPS and LUB to enable the rezoning of 915, 921 and 967 Tower Road and a portion of 945 Tower Road from R-1 to P (Institutional), and amend the Height Precinct, Tower Road, Halifax, provided that site-specific requirements can be implemented, including:

- **Appropriate buffering between parking and neighbouring residential and pedestrian uses; and**
- **Mitigation of the property's lighting, ventilation, traffic, drainage and occupational proximity effects upon neighbouring residential properties and pedestrian space.**

In addition, the Committee:

- **Would appreciate a buffer of greenery between parking space and neighbouring residential properties as well as pedestrian spaces;**
- **Values the retention of trees;**
- **Values the creation and/or retention of green space;**
- **Values the heritage character of the existing building;**
- **Values mitigation of on-street traffic impacts by methods such as an off-street drop-off point;**
- **Encourages the consideration of architectural solutions that allow greater setback from sidewalks; and**
- **Values the courtyard as presented.**

MOTION TO AMEND PUT AND PASSED.

The amended motion now reads:

MOVED by Mr. Morton, seconded by Mr. Cooke

THAT the Districts 7 & 8 Planning Advisory Committee recommend approval of Case 20405: Application by Halifax Grammar School to amend the Halifax MPS and LUB to enable the

rezoning of 915, 921 and 967 Tower Road and a portion of 945 Tower Road from R-1 to P (Institutional), and amend the Height Precinct, Tower Road, Halifax, provided that site-specific requirements can be implemented, including:

- Appropriate buffering between parking and neighbouring residential and pedestrian uses; and
- Mitigation of the property's lighting, ventilation, traffic, drainage and occupational proximity effects upon neighbouring residential properties and pedestrian space.

In addition, the Committee:

- Would appreciate a buffer of greenery between parking space and neighbouring residential properties as well as pedestrian spaces;
- Values the retention of trees;
- Values the creation and/or retention of green space;
- Values the heritage character of the existing building;
- Values mitigation of on-street traffic impacts by methods such as an off-street drop-off point;
- Encourages the consideration of architectural solutions that allow greater setback from sidewalks; and
- Values the courtyard as presented.

MOTION AS AMENDED PUT AND PASSED.

10. **ADDED ITEMS – NONE**

11. **DATE OF NEXT MEETING – November 28, 2016**

12. **ADJOURNMENT**

The meeting adjourned at 5:30 p.m.

Cailin MacDonald,
Legislative Support