

HALIFAX REGIONAL MUNICIPALITY

DISTRICT 12 PLANNING ADVISORY COMMITTEE MAY 2, 2005 MINUTES

PRESENT: Heather Ternoway, Chair
Clary Kempton
Mia Rankin
Lucy Trull
Councillor Dawn Sloane

REGRETS: Beverly Miller

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

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1. **CALL TO ORDER**

The meeting was called to order at 7:05 p.m.

2. **APPROVAL OF THE MINUTES OF FEBRUARY 28, 2005**

MOVED by Mr. Kempton, seconded by Ms. Rankin that the minutes, as distributed, be approved. MOTION PUT AND PASSED UNANIMOUSLY.

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

Additions:

9.1 Maternity Leave - Mia Rankin

4. **BUSINESS ARISING OUT OF THE MINUTES**

4.1 **Update - Halifax Common Task Force**

The Chair noted that the Committee's request has been acknowledged and Regional Council has requested staff bring back a report including potential Terms of Reference.

4.2 **Clarification - Description for Case 00665 - 5220 Morris Street**

In response to the question regarding whether the proposed rezoning at 5220 Morris Street is to permit an existing use or provide for future use, note was made that it is intended that the existing building be demolished and a new building constructed. The building will include a sales office and the Longshoreman's Association will also occupy space in the new building.

4.3 **Update - Gerrard Lodge**

No update received. Councillor Sloane indicated that she would follow up with staff in this regard.

5. **REPORTS**

5.1 **Case 00743: Application for Development Agreement - Lot A-1, Hollis, Salter and Lower Water Streets, Halifax**

- A staff report dated April 14, 2005 was before the Committee for consideration.

Mr. Paul Sampson, Planner, briefly reviewed the proposal by Salters Gate Developments Ltd. for a mixed use, residential/commercial development consisting of a 125 room hotel, 38 residential units and associated parking and commercial floor space, Lot A-1, Hollis, Salter and Lower Water Streets, Halifax.

Mr. Sampson advised that should the proposal be approved, the existing agreement for Lot A-1 will be discharged upon registration of the new agreement. He further indicated that the Heritage Advisory Committee has recommended in favour of the proposal. Mr. Sampson made the following key points regarding the proposal:

- architectural materials are in keeping with heritage buildings in area
- the scale of the project is in keeping with the area
- signage will be reviewed by the Heritage Planning and fall within the Heritage guidelines
- the Market Plaza will be designed and coordinated with the owners of the Brewery Market

At the request of Mr. Sampson and with agreement from the Committee, Mr. Bill Campbell and Mr. Roy Willworth, utilizing poster board depictions of the development, made a brief presentation relative to the proposal. The presentation included the following key point:

- a description of the design palette which will be carried out through the development
- demolition of the warehouses was undertaken to allow an opportunity for a timely archaeological review of the site and to determine what may be needed in terms of structural support
- a review of the components of the development including pedestrian entrances and parking (not visible from the street or on the surface)
- the view of the Brewer is maintained through the creation of the Market Plaza and the proposed set back along Lower Water Street
- an important corner is to be created mirroring the Metro Park and the Sheraton Hotel (Hollis and Salter)
- the proposal includes three carriage ways
- the general shape of project is compatible with those in the area
- the building material palette has been taken from the surrounding buildings (ironstone, glass, sandstone) and creates a quiet neutral backdrop to the brewery buildings.
- the proposal falls under the viewplane
- a wind and shadow study has been completed which meets HRM's requirements

Mr. Campbell and Mr. Willworth then responded to questions from members of the Committee.

MOVED by Councillor Sloane, seconded by Clary Kempton that the District 12 Planning Advisory Committee recommend that Regional Council:

- 1. Give Notice of Motion to consider an application by Salters Gate Developments Limited for a development agreement at Lot A-1, Hollis, Salter and Lower Water Streets, Halifax, and schedule a public hearing.**
- 2. Approve the development agreement, included as Attachment 1 of the report dated April 14, 2005, to permit a 125-room hotel, 38 residential units and associated parking and commercial floor space.**
- 3. Require that the development agreement be signed within 120 days, or any extension thereof granted by Regional Council on request of the applicant, from the date of final approval by Regional Council and any other bodies as necessary, whichever is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.**
- 4. Subject to signing of the new agreement, discharge that portion of the existing development agreement as it applies to Lot A-1 (PID# 00471086), to take effect upon the registration of the new agreement.**

MOTION PUT AND PASSED UNANIMOUSLY.

6. PRESENTATION - TEXPARK SITE - WIND TUNNEL TESTING RESULTS & DRIVE BY-MODEL (BARRINGTON STREET) - UNITED GOLF

- A document entitled Wind Tunnel Results, Seasonal Analysis of Change in Public Space, was distributed to the Committee.

Ms. Anne Muecke, representing United Golf, presented a drive by model of what the proposal and surrounding area will look like while driving along Barrington. Ms. Muecke then presented the wind tunnel testing results including the following key components:

- Testing Process
- Analysis
- Wind Information
- Key Issues
- Mitigation Strategies
 - Increase inset of building at street level on Sackville/Hollis
 - Add screens and deflectors
 - Setback hotel 6 meters on podium

- Results

A copy of Ms. Muecke's presentation is on file.

7. PLAN FOR GRAND PARADE - OUTDOOR RINK - CLARY KEMPTON

- A document dated May 2, 2005 from Clary Kempton entitled Outdoor Rinks in HRM was distributed to the Committee.

Mr. Kempton reviewed the document noting that there are no outdoor rinks in HRM. He pointed out that a number of cities have outdoor rinks and that they provide winter recreational and interaction space. Mr. Kempton went on to suggest the following potential sites for an outdoor rink: Hollis and Salter Streets, Cornwallis Park, Garrison Grounds, and Public Gardens.

The Committee agreed that Mr. Kempton would draft a letter to Regional Council for review at the next meeting regarding the above site.

8. STATUS UPDATES

8.1 Monthly Status Sheet

The Committee reviewed the status sheet.

8.2 Decisions of Community/Regional Council

Decisions of Community Council and Regional Council were reviewed.

9. ADDED ITEMS

9.1 Maternity Leave

Ms. Rankin asked the process relative to maternity leave. Ms. Harnish explained that as per the Terms of Reference any member can be absent from a meeting providing regrets are given and accepted by the Chair.

Concern was expressed regarding the length of the presentation given under item 6. The committee agreed that developers would be given a presentation limit of 10 to 15 minutes. Information for presentation is to be submitted prior to the meeting whenever possible.

10. NEXT MEETING DATE

The next scheduled meeting of the Committee will be held on May 30, 2005.

11. **ADJOURNMENT**

There being no further business, the meeting adjourned at 9:10 p.m.

Sherryl Murphy
Legislative Assistant