

**DISTRICT 12 PLANNING ADVISORY COMMITTEE
PUBLIC MEETING
MINUTES
October 11, 2006**

PRESENT: Heather Ternoway, Chair
Beverly Miller, Vice Chair
Clary Kempton
Councillor Dawn Sloane

STAFF: Paul Sampson, Planner
Stephanie Parsons, Legislative Assistant

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1. CALL TO ORDER

The Chair called the meeting to order at 7:35 p.m. in Halifax Hall, 2nd Floor, City Hall, 1841 Argyle Street, Halifax and introduced the Committee Members. She advised that the purpose of the meeting is to receive comments from the public.

2. CASE 00870 - REQUEST BY STUDIOWORKS INTERNATIONAL INC., ON BEHALF OF DAVE'S BOTTLE EXCHANGE LTD., TO AMEND THE HALIFAX MUNICIPAL PLANNING STRATEGY AND PENINSULA LAND USE BY-LAW TO PERMIT A MULTIPLE-UNIT RESIDENTIAL BUILDING AT 5784 CHARLES STREET, HALIFAX

- A proposal fact sheet dated October 11, 2006, with an attached staff report dated September 1, 2006 was before the Committee.

Mr. Paul Sampson advised that the purpose of the meeting is to introduce a proposal to amend the Halifax Municipal Planning Strategy and Land Use By-law to permit a multiple unit residential building at 5784 Charles Street Halifax. He went on to provide an overview of the planning process for Land Use By-law Amendments and the current zoning designations.

Mr. Sampson introduced Mr. Ron Smith, Studioworks International Inc., who provided an overview of the proposal. Referring to a concept plan of the building, the following was noted:

- The concept of the building is a stacked townhouse style apartment complex with 16 units;
- There are 12 underground parking spaces;
- There is a court yard which can be accessed internally;
- All units are accessible;
- Each unit has a balcony to provide for open space;
- The building is setback 4 feet from the street;
- The building is raised so that the living room is above street level to provide for privacy;
- The building is below the density requirement;
- Transit is an HRM issue;
- They are considering a roof top area to provide for additional open space;

The Chair thanked Mr. Smith for his presentation and outlined the rules of procedure for public participation.

Mr. Jim Trites, North End Halifax, commented that he liked the shape of the building and that the colours fit beautifully. He expressed concern with the longevity of the material that is being used.

Mr. Tasso Dikaios, North End Halifax, commented that he would like to see a commercial component that can be supported by the housing in the neighbourhood.

Mr. Chris Reardon, North End Halifax, commented that this is a positive step forward. He suggested that the development agreement include provisions to allow the owners to convert to condos and/or incorporate a commercial component.

Mr. Frank Evans, North End Halifax, stated that this as a positive step forward, and will keep the momentum in the area growing. However, he considers the project a wasted opportunity without a commercial component.

Ms. Elizabeth Murphy, North End Halifax, stated that she liked the design and that it would be a positive addition to the community. This type of residence will lead to redevelopment of commercial properties on Agricola Street.

Ms. Sheila Strong, North End Halifax, commented that there is a lot of commercial space on Agricola Street that needs to be redeveloped. The residential area will be able to support the commercial area. However she questioned what the traffic impact will be on John Street.

Mr. Sampson advised that as part of the process a traffic impact statement will be required.

Mr. John Adams, North End Halifax, stated that he was happy with the project, the colours are fantastic. He pointed out that there are a lot of businesses on Agricola Street that are closing.

Ms. Beverly Miller, Vice Chair, suggested that in order to make it a better project, the grey wall next to the antibody shop needs to be more lively.

Councillor Sloane suggested the use of glass blocks to break up the pattern and allow more light into the courtyard.

The Chair commented that there is the potential to incorporate a mural.

Mr. Terry Parker, North End Halifax, stated that the concept was fabulous, and respects the neighbourhood, he is impressed.

Ms. Margo Grant, North End Halifax, stated that it is great that a number of people are in favour of the project. It is an opportunity to build something new using good materials. She likes how the architect interpreted the houses in the neighbourhood to create a new modern building.

Mr. Scott Forbes, North End Halifax, commented stated that he loved the concept of the trees. He stated that the trees break up the long building. However, they should not be to low or too high.

Responding to questions regarding the ability to convert to condominiums, Mr. Sampson advised that HRM cannot dictate whether or the building should be a condo development or an apartment building.

In response to comments made by the public Mr. Smith stated:

- There are a lot of commercial properties on Agricola Street;
- Incorporating a commercial component would be complicated because the building is stacked;
- It is difficult to lease small commercial space;
- Leasing residential units decreases the financing cost.
- It maybe worthwhile considering incorporating the ability to provide commercial space in the development agreement at a later date.

3. CLOSING COMMENTS

The Chair called for any further comments, and there being none she advised that the project is still in the early stages and will be brought back to District 12 PAC at a later date and that the public still has the opportunity for public input and/or comment at the public hearing stage.

4. ADJOURNMENT

There being no further business, the meeting adjourned at 8:52 p.m.

Stephanie Parsons
Legislative Assistant