

DISTRICT 12 PLANNING ADVISORY COMMITTEE
MINUTES

January 23, 2012

PRESENT: Ms. Beverly Miller, Chair
Councillor Dawn Sloane
Mr. Neil Lovitt

REGRETS: Mr. Ali Nadeem

STAFF: Ms. Donna Honeywell, Admin/PAC Coordinator
Ms. Jillian MacLellan, Planner, Infrastructure & Planning
Ms. Julie Vandervoort, Legislative Support

“Final meeting of Board/Committee – minutes administratively approved.”

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1. CALL TO ORDER

The Chair called the meeting to order at 6:35 p.m. in the Media Room, City Hall.

2. APPROVAL OF MINUTES – May 30, 2011

MOVED by Councillor Sloane, seconded by Mr. Lovitt that the minutes of May 30, 2011 be approved as presented. MOTION PUT AND PASSED.

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

MOVED by Mr. Lovitt, seconded by Councillor Sloane that the order of business be approved as presented. MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES -- NONE

5. CONSIDERATION OF DEFERRED BUSINESS -- NONE

6. PUBLIC PARTICIPATION – GENERAL PLANNING ISSUES -- NONE

7. STATUS UPDATES

7.1 Monthly status updates – planning applications

The Committee reviewed the list of planning applications provided.

7.2 Verbal update from Councillor Sloane on development activity

Councillor Sloane provided an update on current applications and projects including the Agricola Street liquor store site, the construction underway at Cornwallis and Creighton Streets, the Citadel Inn site, Gerrard Lodge, St. Pat's/Alexander School, and the Marquis site on Gottingen Street. She also summarized the status of downtown projects including the TD Bank on Barrington Street, the YMCA/CBC site, and the Discovery Centre application.

7.3 Review of status sheet

The Committee reviewed the status sheet items provided.

7.4 Decisions of Council -- None

7.5 Demolition Permit Applications -- None

8. Case 16803 – Development Agreement in the Brunswick Street Heritage Area

A report dated December 16, 2011 was before the Committee.

Ms. MacLellan provided a presentation to the Committee and explained that the houses listed in the application were not designated heritage buildings and the owner was not obligated to retain or restore them. She clarified the difference between the Brunswick Street Heritage District and the downtown Heritage Conservation District. She noted that staff felt the proposed design was in scale with the surrounding buildings and the owner was not obligated to provide a mix of small and large apartments.

Ms. Raylene Hill, architect, and Mr. Bob Thompson, Harbour City Homes, were present on behalf of the applicant and also responded to questions from the Committee.

Councillor Sloane expressed concern about the lack of parking and stated that, of the 34 apartments proposed, 31 would be one-bedroom, a ratio was not mixed-use, did not help family housing or promote long-term tenants. She added that there was no support for the project at the May 11, 2011 public meeting and that she had received complaints from residents about the maintenance and upkeep of previous projects completed by this applicant.

The Chair referred the Committee to the letter circulated to members from Mr. Phil Pacey, Heritage Trust, dated January 22, 2012. She expressed concern that the policy to encourage retention of heritage buildings had not been given sufficient weight. She stated that demolition would set an undesirable precedent for the Brunswick Street area and demolition is not environmentally sound compared to the rehabilitation of structurally solid buildings. She noted that a cost analysis of renovation would have been helpful information.

Ms. Hill noted that very few residents appeared at the public meeting, that one building had been condemned and to make the remaining buildings code compliant would have required renovations that were too extensive. She added that the units would be built with materials of good and durable quality. Mr. MacDonald stated that the one-bedroom ratio was in response to market demand and that maintenance issues were being addressed. He invited Councillor Sloane to a meeting on this issue.

Mr. Lovitt expressed the view that the proposed design fit with the area, density was needed near downtown and he supported the application.

The Chair and Councillor Sloane concluded that, for the reasons stated above, they could not support this application and must reject it.

MOVED by Councillor Sloane, seconded by Ms. Miller that District 12 PAC recommend that Peninsula Council not approve or give first reading to the proposed development agreement. MOTION PUT AND PASSED.

9. APPROVE 2012 MEETING SCHEDULE

The Committee reviewed the 2012 meeting schedule.

MOVED by Councillor Sloane, seconded by Mr, Lovitt that the 2012 meeting schedule be approved. MOTION PUT AND PASSED.

10. ADDED ITEMS -- NONE

11. NEXT MEETING DATE – February 27, 2012

12. ADJOURNMENT

The meeting was adjourned at 7:45 p.m.

Julie Vandervoort
Legislative Assistant