



**DISTRICTS 7 & 8 PUBLIC MEETING
MINUTES
JUNE 18, 2014**

PRESENT: Councillor Mason
Councillor Watts
Mr. Brenden Sommerhalder, Chair
Ms. Katherine Kitching, Vice Chair
Mr. Michael Haddad
Mr. John Czenze
Mr. Michael Bradfield

REGRETS: Ms. Sunday Miller
Mr. Adam Hayter
Mr. Adam Conter

STAFF: Mr. Miles Agar, Planner
Mr. Carl Purvis, Planner
Mr. Andrew Reid, Legislative Assistant
Ms. Hilary Campbell, Planning Technician

The following does not represent a verbatim record of the proceedings of this meeting.

The agenda, supporting documents, and information items circulated to Districts 7 & 8 are available online: <http://www.halifax.ca/boardscom/D78PAC/140618d78pac-agenda.php>

The meeting was called to order at 7:02 p.m. The Committee adjourned at 8:45 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 7:02 p.m.

2. PUBLIC PARTICIPATION

2.1 Case 18950 - Application by Genivar, for the lands of Urban Capital (Barrington) Inc. and Killam Investments Inc., to consider amending the Halifax Municipal Planning Strategy and the Halifax Peninsula Land Use By-law to permit a 6 storey mixed use building containing ground floor commercial and 142 residential units at 1057 and 1065 Barrington Street, Halifax.

Mr. Brenden Sommerhalder explained the purpose of the Districts 7 & 8 Planning Advisory Committee and the purpose of the public meeting.

Mr. Miles Agar presented on the site context, creation of the new zone and the planning process. Mr. Agar described the acceptable uses and density of the site. Mr. Agar stated the intent of the applicant to rezone the property. Mr. Agar also described the extent of what zoning can regulate. He emphasized that a zoning change cannot compel the applicant to build what has been submitted to date. Mr. Agar summarized the planning process and outlined the next steps for the proposal. Mr. Agar presented the draft provisions for the proposed zone, including its lot coverage, setbacks, ground floor uses, and minimum number set on larger units.

Mr. Jeffry Haggett described the history of the development team. He explained the initial design and highlighted its relation to HRM policies including HRM by design. Mr. Haggett stated that the proposed development would create a wider range of housing types and prices. He presented how the proposed multiunit building aligned with the proposed zone. Mr. Haggett indicated his assurance that although the zone would not require the applicant to build the proposed building, the applicant was intent on doing so. Mr. Haggett indicated that the proposal would be midrise density and that the developer was keen to create a pedestrian-oriented commercial space.

At 7:33 p.m., the meeting recessed to allow the public to circulate the room, view a model of the building and bulletins outlining the draft zone. At 7:55, the meeting reconvened.

Mr. Sommerhalder opened the floor to the public.

Ms. Christina Annand, a resident of Wellington Street, stated that she was pleased to see a developer come forward and create something that was attractive for the community.

Ms. Val Whitman, resident of Wellington St. commented that the development was an appropriate development, with appropriate density in the right place, that other developers could look to it as a precedent for all.

Ms. Claire MacIntosh, a resident of Duncan Street, inquired into the depth of the area from the curb to the building. Mr. Agar responded that the area would range from 25 feet to 4 feet.

3. CLOSING COMMENTS

Mr. Sommerhalder called if there was anyone else present who would like to speak to which there were none. Mr. Sommerhalder thanked everyone for attending.

4. ADJOURNMENT

The meeting was adjourned at 8:45 p.m.

Andrew Reid
Legislative Assistant