



**DISTRICTS 7 & 8 PLANNING ADVISORY COMMITTEE
MINUTES
SEPTEMBER 22, 2014**

PRESENT: Mr. Brenden Sommerhalder , Chair
Councillor Mason
Councillor Watts
Mr. John Czenze
Ms. Sunday Miller
Mr. Adam Hayter
Mr. Michael Bradfield

REGRETS: Ms. Katherine Kitching, Vice Chair
Mr. Adam Conter

STAFF: Mr. Carl Purvis, Major Projects Planner
Mr. Miles Agar, Planner
Ms. Leah Perrin, Planning Intern
Mr. Andrew Reid, Legislative Assistant

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/140922aD78PAC.php>*

The meeting was called to order at 4:01 p.m. and adjourned at 5:59 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 4:00 p.m.

Councillor Watts announced a meeting to be held on redevelopment proposals for Quinpool and Robie Street.

Mr. Hayter announced VivaCity October 21st at the Trade and Convention Centre from 6-9 p.m. featuring Rollin Stanley.

2. APPROVAL OF MINUTES – July 8, 2014 and September 3, 2014 (public meeting)

An attendance error was noted in July 8th minutes and a spelling error was noted in the September 3, 2014 minutes.

MOVED by Councillor Mason, seconded by Mr. Haddad that the minutes of July 8 and September 3 be approved as amended. MOTION PUT AND PASSED.

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

MOVED by Councillor Watts, seconded by Councillor Mason that the order of business be approved. MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES

5. CONSIDERATION OF DEFERRED BUSINESS – NONE

6. CORRESPONDENCE, PETITIONS & DELEGATIONS

6.1 Correspondence

34 letters were received between August 18 and September 22nd regarding Case 19326.

6.2 Petitions

1 petition was received containing between 900-1000 signatures regarding Case 19326.

7. REPORTS

7.1 STAFF

7.1.1 Case 19326 - Application by Dino Capital Limited to amend the Halifax Municipal Planning Strategy (MPS) and to enter into a development agreement which would allow a multi-unit residential development consisting of 2 towers of eight and ten storeys respectively containing a total of 142 dwelling units and 150 parking stalls on the properties located at 1034, 1042, 1050 and 1056 Wellington Street, Halifax

The following was before the Districts 7 & 8 Planning Advisory Committee (PAC):

- A staff report dated September 8, 2014

Mr. Purvis presented Case 19326 as described in the attached September 10th, 2014 staff memorandum. Mr. Purvis requested the following feedback from the PAC: density, height, livability, and compatibility.

The Committee voiced opposition to the proposal but agreed for the purposes of providing comment on the Case to put a motion on the floor.

MOVED by Mr. Bradfield, seconded by Councillor Watts to recommend to Halifax and West Community Council that the application be approved as presented.

The Committee stated concern that the proposal did not meet any of the requirements in the feedback sought by staff, specifically related to its lack of transition in the neighbourhood, the 26 ft tower spacing, 75% lot coverage, relationship to the adjacent park and height. The Committee voiced support for the South End Plan and stated concern over the new proposal not possessing substantial changes from the previous proposal.

MOTION DEFEATED UNANIMOUSLY.

7.1.2 Case 19293 - Application by Templeton Place Ltd. to amend the existing development agreement for 5599 Fenwick Street, Halifax (Fenwick Tower Property) to allow for changes to various building elements

The following was before the Districts 7 & 8 Planning Advisory Committee:

- A staff report dated September 10, 2014

Mr. Agar presented Case 19293 as attached in the September 10, 2014 staff memorandum. Mr. Agar highlighted the previous development agreement approved in 2010. Mr. Agar described the current request to amend the development agreement. He underlined the reduction to commercial space, relocation of the pedestrian passage, changes to Fenwick Street, changes to the South Street tower reconfiguration of 2 or more bedroom units, and reduction of on-site parking. Mr. Agar offered the following for the PAC to provide feedback on:

- Distribution of 2 bedroom units throughout
- Type of townhouses proposed
- Relocation of the pedestrian passageway
- Overall design of the building elements, including massing and exterior materials

MOVED by Mr. Bradfield, seconded by Mr. Czenze that the Districts 7 & 8 Planning Advisory Committee recommend to the Halifax and West Community Council that the application by Templeton Place Ltd. to amend the existing development agreement for 5599 Fenwick Street, Halifax (Fenwick Tower Property) to allow for changes to various building elements be approved as presented.

In response to inquiries regarding the recladding of Fenwick Tower, Mr. Agar answered that the recladding would be for the entire building, including cladding the concrete ribs with architectural panels and glass. The Committee commented that the South wall could have been an opportunity to create a solar wall and reduce heating costs.

In response to a question about the spacing of the buildings and wind impact on pedestrians, Mr. Agar responded that there is an addendum to the wind analysis as part of the proposal. Mr. Agar stated that the proposal would reduce the size of the building, move the pedestrian connection to the east side, and create a covering over the passageway. He indicated that according to the wind analysis, the changes would improve the pedestrian experience.

In response to a question about what kind of tenants the proposal would target, Mr. Agar responded that the municipality did not regulate tenancy of units and that he could only speak to unit type.

The Committee inquired if 2 bedroom units in the proposal possessed balconies and also whether there was some green space provided for families outside. Mr. Agar responded that there was an open space around Fenwick Tower provided for residents of the tower.

The Committee requested that Mr. Agar describe the proposed changes to the townhouse units. Mr. Agar responded that the existing development agreement required four (4) floors, a maximum of 6 townhouse style units; while the new agreement plans for a lobby where three (3) floors could be accessed, totalling 23 bachelor and one (1) bedroom units. In response to an inquiry about required two (2) bedroom units, Mr. Agar responded that the proposal met the policy for at least 50% of two (2) or more bedroom units spread throughout the development.

The Committee voiced concern over the change to the layout on Fenwick Street from 2 bedroom units to single units, specifically how the street facing ground level townhouse units in the new proposal had insufficient bedroom counts. Committee members also indicated concern that most of the 2 bedroom units were in Fenwick Tower and not spread in the townhouse area and West Tower. While the majority of Committee members agreed that having larger units in the townhouse was important, certain members voiced support for the proposal as it was.

At this point, Mr. Agar commented that the Committee may seek additional clarification from the applicant. The Chair invited the applicant to speak.

Mr. Joe Metlege, Templeton Properties, stated that the townhouses from the 2011 proposal were part of a 100 unit addition and that when the tower was eliminated, the economics of 2 bedroom units within the townhouse disappeared. The applicant stated that 5 individual entrances would be retained in the new proposal. Mr. Metlege stated that moving larger units in the tower would create a more easy to manage building. Mr. Metlege appealed to the Committee to examine the site as a whole. In regards to the question of tenancy, Mr. Metlege indicated that the tenants targeted by the developer would be all life cycles; the south tower with larger units targeting seniors.

As the Committee had no questions for Mr. Metlege, the Chair thanked Mr. Metlege. The Committee entered discussion on the townhouse area of the proposal.

MOVED by Mr. Bradfield, seconded by Mr. Czenze that the motion be amended to add the following consideration: That staff work with the developer regarding the function of the original townhouse area with an aim to include multi-bedroom units. MOTION PUT AND PASSED

The Committee began a discussion on the pedestrian passageway, inquiring if it would be built to accessibility standards. Mr. Agar responded that staff would need to ensure some language would be written around it that would ensure it be built to accessibility standards. Members of the Committee voiced approval for the green space within the passage; however they also raised concern over accessibility in the full length of the passage.

MOVED by Mr. Haddad, seconded by Councillor Watts that the motion be amended to add the following consideration: That the pedestrian passageway be designed to support best practices in accessibility standards. MOTION PUT AND PASSED

The motion before the Committee now reads:

The Districts 7 & 8 Planning Advisory Committee recommends to the Halifax and West Community Council that the application by Templeton Place Ltd. to amend the existing development agreement for 5599 Fenwick Street, Halifax (Fenwick Tower Property) to allow for changes to various building elements be approved providing the following considerations:

- **That staff work with the developer regarding the function of the original townhouse area with an aim to include multi-bedroom units.**
- **That the pedestrian passageway be designed to support best practices in accessibility standards.**

MOTION PUT AND PASSED.

7.1.3 Case 19238 - Application by Peter McInroy, on behalf of Lucas Dambergs, to convert an existing non-conforming commercial space into a residential unit at 2631A&B - 2639 Fuller Terrace, Halifax

The following was before the Districts 7 & 8 Planning Advisory Committee:

- A staff report dated September 22, 2014

Ms. Perrin presented Case 19238 as per the September 22, 2014 staff report. Ms. Perrin indicated that the PAC may discuss the following:

- Is the fifth residential unit less intensive than a commercial unit?
- Is the existing parking and landscaping sufficient for the development?

MOVED by Councillor Mason, seconded by Mr. Haddad that the application by Peter McInroy, on behalf of Lucas Dambergs, to convert an existing non-conforming commercial space into a residential unit at 2631A&B - 2639 Fuller Terrace, Halifax be approved as presented. MOTION PUT AND PASSED.

8. ADDED ITEMS – NONE

9. DATE OF NEXT MEETING – October 27, 2014

10. ADJOURNMENT

The Chair adjourned the meeting at 5:38.

Andrew Reid
Legislative Assistant