



**DISTRICTS 7 & 8 PLANNING ADVISORY COMMITTEE
MINUTES
March 2, 2015**

PRESENT: Councillor Jennifer Watts
Councillor Waye Mason
Mr. Brenden Sommerhalder, Chair
Mr. Grant Cooke
Ms. Katherine Kitching, Vice Chair
Mr. Michael Bradfield
Mr. Adam Hayter

REGRETS: Ms. Sunday Miller
Mr. Michael Haddad
Mr. John Czenze

STAFF: Ms. Jennifer Chapman, Planner
Mr. Kurt Pyle, Major Projects Planner

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/150302d78pac-agenda.php>

The meeting was called to order at 4:00 p.m., and adjourned at 6:00 p.m.

1. CALL TO ORDER

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

- Election of Chair

The Legislative Assistant opened the floor to nominations for the position of Chair.

MOVED by Mr. Bradfield, seconded by Councillor Mason that Mr. Sommerhalder be elected Chair.

The Legislative Assistant called three times for any more nominations. There being no further nominations, Mr. Sommerhalder was declared Chair.

The Chair called for nominations for the position of Vice Chair.

MOVED by Mr. Bradfield, seconded by Councillor Mason that Ms. Kitching be elected Vice Chair.

The Chair called three times for any more nominations and there being none, Ms. Kitching was declared Vice Chair.

2. APPROVAL OF MINUTES – January 26, 2015

Mr. Bradfield commented on the wording on page 3 regarding reinstating trees on site. The Committee agreed that no change was required. Mr. Bradfield also questioned part 3 of the Committee's motion regarding guest room/meeting room. The Legislative Assistant suggested tabling the minutes to review the amended motion.

MOVED by Bradfield, seconded by Councillor Mason that the minutes of January 26 be deferred for clarification. MOTION PUT AND PASSED.

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

The following additions were made:

- 8.1 Committee Correspondence
- 8.2 PAC Feedback

MOVED by Councillor Mason, seconded by Councillor Watts that the agenda be approved as amended. MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES

5. CONSIDERATION OF DEFERRED BUSINESS – NONE

5.1 Public Meetings location and methods of notification

The Committee held a discussion on the method of notification, including radius of notification and location. Councillor Mason stated that notification is a planning procedure and is currently being discussed by staff as a result of a recent Halifax and West Community Council motion. Mr. Kurt Pyle stated that a new public consultation process is currently being developed and will be up for debate at Council. The Committee agreed that they would support a wider radius of notification.

The Committee also discussed location of public information meetings and members of the Committee indicated that preference should be given to hosting meetings as close as possible to the development site. The Legislative Assistant noted that these considerations would be taken into account on future occasions. Mr. Pyle outlined a number of challenges related to meeting spaces involving accessibility and availability.

6. CORRESPONDENCE, PETITIONS & DELEGATIONS

7. REPORTS

7.1 STAFF

7.1.1 Case 19595: R-2A (General Residential Conversion) Zone Amendments

The following was before the Districts 7 & 8 PAC

- *A staff memorandum dated January 21, 2015*
- *A staff presentation dated March 2, 2015*

Ms. Chapman, Planner, presented Case 19595, R-2A zone amendments as per the staff memorandum dated January 21, 2015. Ms. Chapman outlined the origin, history and process of the Case. Ms. Chapman also presented a number of examples of the R2-A use.

Ms. Chapman responded to a number of questions of clarification regarding the definition of footprint and the size of habitable rooms.

MOVED by Councillor Mason, seconded by Mr. Hayter that the Committee has reviewed the application for Case 19595 and recommends approval of the application as outlined in the memorandum and attachments package dated January 21, 2015.

Councillor Mason stated agreement with concerns regarding the storage room. He stated that there should be a limit on the size of the allowable storage room. He also indicated concern over height.

Ms. Chapman responded that there were a number of definitions of height in Halifax Land Use Bylaw, including average height due to grade. Councillor Mason requested clarification on which definition of height would be used. Ms. Chapman clarified that the definition of height as continuous from average grade of the lot is how it is currently defined.

Councillor Mason voiced approval for the report, indicating that staff has gone beyond the initial request to respond to concerns of large additions enveloping existing homes.

MOVED by Councillor Mason, seconded by Mr. Hayter to amend the motion with consideration to the following matters:

- **Size limit on one allowable storage room be limited in square feet to a size determined appropriate by staff. Any storage room that exceeds that square footage would count as a habitable room.**

Councillor Watts questioned what the differences would be between the north and south of the peninsula. Ms. Chapman responded that the proposed changes apply only to the additions. She listed a small number of properties but indicated that a full review of the different sites had not yet been performed.

Mr. Cooke questioned the rule of 5 habitable rooms except for existing units. Ms. Chapman clarified that one existing unit per lot would be exempt.

Ms. Kitching questioned if 45 habitable rooms per lot was reasonable. Ms. Chapman responded that the number would allow 14 2 bedroom units with living rooms. Councillor Watts stated that it is not bedrooms but habitable rooms. She also stated that one massive room would not be possible, as it would count as two

rooms. Councillor Mason questioned the definition of the footprint of the addition. Ms. Chapman responded with the definition of footprint as described on section 5, page 5 of the January 21, 2015 report.

The Chair questioned the intent of the special conditions listed in the R-2A zone. Ms. Chapman responded that the intent of the special conditions was to bring a measure of fairness to the zone. She indicated that upon review there were not many one storey buildings in the South End, or buildings on a large lot with a lot of space. She indicated that if a building had a large setback, there may have been space in the front; however, she further stated that at this time there is no ability for design regulations so buildings built in the front could be heavy.

In response to a question around the consistency of height in the zone, Ms. Chapman stated that most developments were approximately 35 ft.

MOTION PUT AND PASSED.

7.3 COMMITTEE MEMBER UPDATES

8. ADDED ITEMS

8.1 Committee correspondence

The Legislative Assistant stated that as a matter of procedure for the Committee, questions and concerns regarding applications should be held to the meeting date and not discussed prior to the meeting. He indicated that this allows for transparency. Councilor Mason commented that providing notification through the formal process ensures everyone knows it is going to be discussed. Mr. Bradfield also commented that members must be present at meetings to lay out the issue but it should not preclude anyone from sending comments.

8.2 PAC Feedback

The Committee held a discussion on keeping an information file on lessons learned with the Planning Advisory Committee, as well as potential suggestions to staff and other bodies. In response to a comment on the PACs role regarding the Centre Plan, Mr. Pyle clarified that the Committee may not process anything related to the Centre Plan. He stated that in the past local PACs had not been involved in regional issues.

A Committee member questioned if there would be a chance for the PAC to give feedback. Councillor Watts suggested that discussion points could be prepared for circulation in June to Community Council. Councillor Watts asked staff to be clear in reports regarding things to be commented on by the PAC. She further indicated that the role of the PAC is to give guidance, not offer a recommendation.

A Committee member requested that reports be consistent in listing questions asked of the PAC. Mr. Pyle responded that this would be possible to an extent, stating that planning staff must not draw bias in determining issues. He stated that staff wants to be open and hear the PAC's comments. Mr. Pyle also indicated that the issue with Halifax plans is that a great deal of policy guidance is not given in terms of what to consider. He stated that a list will be provided in the future.

10. DATE OF NEXT MEETING – March 23, 2015

11. ADJOURNMENT

The meeting adjourned at 6:00 p.m.

Andrew Reid
Legislative Assistant