



**DISTRICTS 7 & 8 PLANNING ADVISORY COMMITTEE
PUBLIC MEETING MINUTES
October 21, 2015**

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

REGRETS: Ms. Sunday Miller
Mr. Grant Cooke
Mr. John Czenze
Mr. Adam Hayter
Councillor Waye Mason

STAFF: Mr. Andrew Bone, Senior Planner
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 PAC are available online: <http://www.halifax.ca/boardscom/D78PAC/151021d78pac-agenda.php>

The meeting was called to order at 7:10 p.m., and adjourned at 8:05 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 7:10 p.m. in the Maritime Hall, Halifax Forum.

2. PUBLIC PARTICIPATION

2.1 Case 19531 - Application by W. M. Fares Group, for the lands of Young Development Inc., to amend the Halifax Municipal Planning Strategy to enable the application of a development agreement to permit a mixed use (commercial/residential) development at the northeast corner of Windsor Street, Bayers Road and Young Street, Halifax, and to enter in to a development agreement for the fore-mentioned site, specifically consisting of three buildings (5, 16 and 21 storeys) containing approximately (a) 351 dwelling units and (b) 7171 sq. m. (77,200 sq. ft.) of commercial space.

Mr. Andrew Bone, Senior Planner, presented Case 19531. He described his role in the application process. He described the site location, stating that it was formerly engineering yards owned by the Department of National Defence but was put on surplus and disposed of by the Government a number of years ago. He stated that the site's designation since that time has remained Institutional. He noted that the site was zoned Park and Institutional and was 10,138 square meters. He stated that to establish another use on the land, an MPS amendment was required. He highlighted that it was common when government sells land that an MPS amendment process is initiated to determine an appropriate use. Mr. Bone described the planning process following the public information meeting. He highlighted that the application would include a detailed review by agencies such as Nova Scotia Environment, Halifax Traffic and Transportation, Development Engineering, and Water, in addition to consultation with the Department of National Defence because of their proximity.

Mr. Jacob JeBailey, Architect, WM Fares, presented a figure ground illustration of the site and surrounding context. He described the site as a connector zone between the North and West End. Mr. JeBailey noted pedestrian desire lines on the site, stating that the pedestrian path was the focal point of the proposal's design. Mr. JeBailey presented the footprints of the three buildings, an open civic space, back-lot parking, and areas of maximum sun exposure. He described the continuous, patterned pavement as a feature of the site. He presented the podiums and heights of each building, noting building A at 5 storeys, building B at 15 storeys and building C at 21 storeys. Mr. JeBailey described the materials and awnings of building A. He described the terraced open space situated on the third storey. He described building B, emphasizing the mixture of materials and patterns facing Bayers Road. Mr. JeBailey presented building C in terms of its elevation; its streetwall and tower patterns. He described the pedestrian space between the buildings, noting inset balconies on building B. Mr. JeBailey stated that there were two levels of underground parking providing 564 stalls and 58 stalls above grade parking. He indicated there were 351 total dwelling units.

The Chair opened the floor to comments from the public.

A resident from the area questioned if the units would be condos or apartments. Mr. Bone responded that Planning and Development would treat it the same. Mr. Cesar Saleh added that it is appearing the development would be a mixture of the two.

Mr. Ashley Morton questioned two different versions of the site plan, highlighting the current plan had changed from the plan included in the initiation report. He voiced support for the site overall, stating it was an improvement over the brownfield site. He stated concern for the limited set back, highlighting that the pedestrian access was narrow at the entrance on Young Street. He stated support for the original site plan. He stated that there was no crosswalk at Bayers Road and Windsor Street where the diagonal pedestrian desire line terminated. Mr. Morton questioned if there could be an active transportation connection through to the Superstore, as it would prove a valuable connection and provide a more amenable walking path than Young Street. He suggested that the site would also make a great location

for a public transportation interchange. He suggested the Municipality accept a deal with the developer whereby less parking would be required if an enclosed public transportation area was provided. He also voiced support for 3-4 bedroom units to support families.

Mr. Bone confirmed changes to the site plan in the most recent design . Mr. JeBailey commented that in building B, 3% were 3 bedrooms and Building C 60% 2 bedrooms.

Mr. Steve Parcell questioned which individuals owned Young Developments. He also questioned on what basis the Municipality would establish guidelines or limits for the site and if there were any precedents or limits in place. Mr. Parcell questioned if a subsequent public information would be held after more analysis had been performed. Mr. Bone responded that a second meeting would not normally be held unless significant changes occurred. Mr. Bone responded that growth was directed by Regional Plan policy. He stated that because the area was not considered for residential development in the past, an analysis would be performed in terms of residential infrastructure. He stated that the recent development at Young and Monahan would also be reviewed. Regarding Young Developments, Mr. Bone responded that it was a local company and that information could be obtained through the Service Nova Scotia's Registry of Joint Stocks.

Mr. Bone encouraged anyone with additional questions or comments check the website or get in touch with him directly.

3. ADJOURNMENT

The meeting was adjourned at 8:05 p.m.

Andrew Reid
Legislative Assistant