



**DISTRICTS 7 & 8 PLANNING ADVISORY COMMITTEE
MINUTES
March 21, 2016**

PRESENT: Ms. Sunday Miller, Chair
Mr. Ashley Morton, Vice Chair
Mr. Grant Cooke
Mr. Michael Bradfield
Mr. Brenden Sommerhalder
Councillor Wayne Mason
Councillor Jennifer Watts

REGRETS: Ms. Sarah MacDonald

ABSENT: Mr. Joe Metlege

LEAVE OF ABSENCE: Ms. Katherine Kitching

STAFF: Mr. David Lane, Senior Planner
Ms. Krista Vining, Legislative Assistant
Ms. Cailin MacDonald, Legislative Support

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/160321d78pac-agenda.php>

The meeting was called to order at 4:05 p.m. and adjourned at 4:49 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 4:05 p.m. at Halifax City Hall, 1841 Argyle Street.

- Community Announcements –

Councillor Watts notified Committee members of two public meetings, the Centre Plan kickoff meeting beginning at 6 p.m. following their Committee meeting, as well as the Halifax peninsula public meeting for Halifax's Green Network Plan being held on March 31, 2016.

Mr. Brenden Sommerhalder announced his resignation from the Committee following the current meeting. He extended his thanks to the Committee for giving him the opportunity to serve as Chair and commented on the growth and successes the Committee has shared in.

Mr. Sommerhalder then turned the meeting over to Ms. Krista Vining, Legislative Assistant for the election of the Chair and Vice Chair.

ELECTION OF CHAIR AND VICE CHAIR

Ms. Vining called for nominations for the position of Chair of the Districts 7 & 8 Planning Advisory Committee.

MOVED by Mr. Sommerhalder, seconded by Councillor Mason

THAT Ms. Sunday Miller be nominated Chair of the Districts 7 & 8 Planning Advisory Committee.

Ms. Vining called three times for any further nominations and, hearing no further nominations, called for the vote on Ms. Miller's nomination.

MOTION PUT AND PASSED.

Ms. Miller was declared Chair.

Ms. Vining called for nominations for the position of Vice-Chair of the Districts 7 & 8 Planning Advisory Committee.

It was then MOVED by Mr. Sommerhalder, seconded by Councillor Mason

THAT Mr. Ashley Morton be nominated Vice-Chair of the Districts 7 & 8 Planning Advisory Committee.

Ms. Vining called three times for any further nominations and, hearing no further nominations, called for the vote on Mr. Morton's nomination.

MOTION PUT AND PASSED.

Mr. Morton was declared Vice-Chair.

Ms. Vining turned the Chair over to Ms. Miller at this time.

The Chair thanked Mr. Sommerhalder for his years of service on behalf of the Committee.

2. APPROVAL OF MINUTES – February 22, 2016

Mr. Sommerhalder asked to have Committee member Ms. Katherine Kitching identified on minutes and website as being on a leave of absence. Ms. Vining responded that this change would be accommodated.

MOVED by Mr. Morton, seconded by Mr. Bradfield

THAT the minutes of February 22, 2016 be approved as amended.

MOTION PUT AND PASSED.

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

The agenda was approved as distributed.

4. BUSINESS ARISING OUT OF THE MINUTES

Councillor Watts referred to the development at the corner of Macara and Gottingen Streets discussed at the last Committee meeting. Councillor Watts was not in attendance; however, she had sent in written correspondence. Councillor Watts shared her concerns when approving commercial entities in primarily residential areas, are potential issues that could arise around hours of operation. Councillor Watts indicated that she is following up with staff regarding this matter.

5. CALL FOR DECLARATION OF CONFLICT OF INTERESTS – NONE

6. CONSIDERATION OF DEFERRED BUSINESS – NONE

7. CORRESPONDENCE, PETITIONS & DELEGATIONS

7.1 Correspondence

Ms. Cailin MacDonald, Legislative Support noted that there were 35 pieces of correspondence received for Case 18388 and that these items had been circulated to all members of the Committee.

7.2 Petitions – NONE

8. INFORMATION ITEMS BROUGHT FORWARD – NONE

9. REPORTS

9.1 STAFF

9.1.1 Case 18388 – Application by Mythos Development Ltd. to amend the Municipal Planning Strategy for Halifax and Land Use By-law for Halifax Peninsula to develop a multiple unit residential building at 6389, 6395, and 6399 North Street, Halifax.

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

- A staff memorandum dated March 16, 2016

The Chair invited Mr. David Lane, Planner to present to the Committee. Mr. Lane commented that since the public information meeting held on January 18, 2016, the applicant has met with staff and expressed their interest in moving the project forward. At this stage, he shared that the file is being brought to the Committee for a recommendation which will be incorporated into a recommendation report to be presented to Community Council and Regional Council.

Mr. Lane reviewed the process for the application and stated that the request requires an amendment to the Municipal Planning Strategy (MPS) for Halifax and Land Use By-law for Halifax Peninsula for approval by Regional Council, after a development agreement will be negotiated and brought forward to Community Council.

Mr. Lane described the location and context of the site. He noted that the applicant is proposing to develop a multiple unit residential building at the corner of North, Oxford and Seaforth Streets. Mr. Lane commented that an additional property was added prior to the Public Information Meeting and further shared that all of the existing structures are being proposed to be removed.

Mr. Lane described the current designation, Medium Density Residential (MDR) which envisions a mixed residential environment in the form of single family dwellings, duplex and semi-detached housing, and buildings containing three to four units. He further shared that the zoning limits lot coverage to a maximum of 35 per cent with setbacks, building height, unit mix and size restrictions. Mr. Morton clarified that the zoning maximum is for four units. Mr. Lane confirmed and commented that the existing 44 unit building is a non-conforming use.

Mr. Lane reviewed renderings with the Committee of the initial proposal presented in 2014, the proposed design presented at the Public Information Meeting as well as the current proposal. He commented that the design initially proposed was seven storeys and that a nine storey development was presented at the Public Information Meeting. He continued that the current design is back to seven storeys with additional design treatments.

Mr. Lane outlined the following areas of discussion related to the proposal for the Committee:

- Merits of amending the community Plan
- Height and mass
- Design and built form
- Streetscaping
- Transition to neighbourhood

The Chair thanked Mr. Lane for his presentation and opened the floor to questions of clarification from the Committee.

Councillor Watts asked for clarification on the intentions of the applicant and the role Committee. The Committee further discussed their role in determining the merit of amending the Municipal Planning Strategy. Mr. Lane responded that recommendations put forth by the Committee will be taken to the applicant for further negotiation and consideration.

MOVED by Mr. Morton, seconded by Mr. Sommerhalder

THAT the Districts 7 & 8 Planning Advisory Committee has reviewed Case 18388: Application by Mythos Development Ltd. to merit consideration to amend the Municipal Planning Strategy for Halifax and Land Use By-law for Halifax Peninsula to develop a multiple unit residential building at 6389, 6395, and 6399 North Street, Halifax.

Mr. Morton expressed concerns that there has been no due consideration of single family dwellings in the development. He also shared concerns with the street interface and the magnitude of the development.

Mr. Sommerhalder expressed mixed opinions around amending the MPS. He commented that during community consultation, residents have shared their willingness to go moderately higher and noted that the current proposal goes beyond what would be considered as reasonable. He shared significant concerns with amending the MPS given the mass and structure of the current proposal.

Mr. Bradfield commented that the applicant did not provide an appropriate rationale or merit as to why the MPS should be amended.

Mr. Cooke echoed Mr. Bradfield comments and stated that the proposed development requires significant accommodation which is beyond reason.

Councillor Mason referred to Attachment D of the March 16, 2016 staff memorandum and commented that the proposal requires more consideration of the transitions. He continued by sharing that there was not a compelling rationale to support an amendment to the MPS.

Councillor Watts expressed concerns with implementing an amendment to the MPS. She commented that while there is an appreciation that more density is needed it also needs to be considered thoughtfully and in a larger context. Councillor Watts noted that the Centre Plan would help to address issues around height and massing, transitions, density, greenspace, lot coverage and urban design within the urban core which will provide overall guidelines for developments like the one being proposed.

Mr. Sommerhalder expressed concerns with the proposed height and massing of the development for this area. He commented that he would like to see a design of maximum of three storeys and stepping up to five as well as a mix of unit size of three bedrooms or larger.

MOTION PUT AND DEFEATED UNANIMOUSLY.

10. ADDED ITEMS – NONE

11. DATE OF NEXT MEETING – April 25, 2016

Councillor Mason commented that the Accessibility Advisory Committee meetings sometimes conflicts with this Committee's meetings. The Legislative Assistant commented that she would review the meeting schedules between the two Committees.

12. ADJOURNMENT

The meeting adjourned at 4:49 p.m.

Cailin MacDonald,
Legislative Support