



**DISTRICTS 7 & 8 PLANNING ADVISORY COMMITTEE  
SPECIAL MEETING  
MINUTES  
July 25, 2016**

PRESENT: Mr. Ashley Morton, Vice Chair  
Mr. Michael Bradfield  
Ms. Katherine Kitching  
Ms. Sarah MacDonald  
Councillor Waye Mason  
Ms. Amy Siciliano  
Councillor Jennifer Watts

REGRETS Mr. Grant Cooke  
Mr. Joe Metlege  
Ms. Sunday Miller, Chair

STAFF: Mr. Jacob Ritchie, Urban Design Program Manager  
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/160725d78pac-agenda.php>.*

*The meeting was called to order at 4:30 p.m. and adjourned at 5:22 p.m.*

**1. CALL TO ORDER**

The Chair called the meeting to order at 4:30 p.m. at Halifax City Hall, 1841 Argyle Street.

**Community Announcements**

The following reminders were noted:

- July 25, 2016 - public information session re: Bloomfield Centre, 6:00 p.m. at the Halifax Forum
- August 5, 2016 - deadline to contribute comments related to the Centre Plan growth scenarios

**2. APPROVAL OF MINUTES – July 11, 2016 special meeting**

Mr. Bradfield sought clarification on the information provided by Mr. Ritchie respecting how Case 20510 would be moving forward as part of the Centre Plan (Item 6.1). It was noted that the Clerk's Office would review and follow up with the Chair if additional clarification was needed for this section of the minutes.

MOVED by Mr. Bradfield, seconded by Councillor Mason

**THAT the minutes of July 11, 2016 be approved upon review/confirmation of the information provided for Case 20510 (Item 6.1).**

**MOTION PUT AND PASSED.**

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

Addition:

4.1 Discussion re: process moving forward for 6067 Quinpool Road

MOVED by the Councillor Watts, seconded by Ms. MacDonald

**THAT the agenda be approved as amended.**

**MOTION PUT AND PASSED.**

**4. BUSINESS ARISING OUT OF THE MINUTES – July 11, 2016**

**4.1 Discussion re: process moving forward for 6067 Quinpool Road**

Mr. Jacob Ritchie, Urban Design Program Planner provided brief context and background for Case 20510. He noted that the Municipality sought input from the community around the type of private development that would be appropriate for the site after disposal and that would help determine: the value of the land, limit the development on the site and allow for accurate bidding on the site. Mr. Ritchie explained that this would be accomplished by creating a site specific zone to help control the mass and form of the building.

Mr. Ritchie noted that the public sought to see public goods on the site and that the chosen tool prevented this from being feasible. He went on to note that as Case 20510 continued in parallel to the Centre Plan, it became evident that the Centre Plan would offer greater opportunities to developing a site specific zone. Mr. Ritchie shared that the site is located inside of a primary growth area and provided

background on the urban design plan for developing these areas. He also commented that this approach will allow for additional policies and tools to be used as a result of the Centre Plan.

Mr. Ritchie provided a brief update on the Centre Plan process as well as a few of the priorities including: affordable housing, allowable density and height framework, and other residential needs like providing smaller spaces for community gatherings.

In response to a question about the process for 6067 Quinpool Road and further consultation for the site after the Centre Plan is approved, Mr. Ritchie responded that because the site is within a primary growth area, he anticipates that the Centre Plan will provide clear policies for development in the area. He also commented that should the Centre Plan be delayed, the application for 6067 Quinpool Road could be reactivated.

The Vice Chair clarified that the Committee no longer has an application to review and that from the Committee's point of view, there is no item of business to discuss. He further noted that there are two ways for the Committee to review applications; either planning matters are referred to the Committee by Community Council or applications in progress may be brought to the Committee by planning staff. The Vice Chair went on to note that staff may reactivate this application should the Centre Plan be delayed and that it would then be referred back to the Committee.

In response to a question raised, Ms. Krista Vining, Legislative Assistant confirmed that the Committee's working notes, included in the July 11, 2016 agenda package, would be made available to staff.

In response to a question about whether the Centre Plan will be referred to the Committee, Mr. Ritchie clarified that it would not be referred to any of the planning advisory committees. The Committee expressed their concern with this approach and recommended that this process be reviewed.

The Committee expressed that documentation, including minutes and correspondence, related to Case 20510 be contributed to the Centre Plan process. The Legislative Assistant commented that staff has received all documentation related to Case 20510 and noted that correspondence may not be made publicly available due to Freedom of Information and Protection of Privacy legislation although it can be individually requested.

In response to a question on Council's approval of the revised process for Case 20510, Mr. Ritchie responded that five similar applications have been initiated under the 1978 Municipal Planning Strategy and that research conducted on the regional centre over the last 18 months by the Urban Design Program team, has given staff enhanced knowledge to provide more accurate reports and establish better development agreements within the existing framework. The Committee continued to discuss with staff the implications of applications and current policies.

As the status of Case 20510 has changed, the Vice Chair determined the following proposed motion of June 27, 2016 to be out of order.

*MOVED by Mr. Morton, seconded by Mr. Bradfield*

***THAT the District 7 & 8 Planning Advisory Committee has reviewed Case 20510, as contained in the staff memorandum dated May 30, 2016 and recommend that the future use of 6067 Quinpool Road be determined as part of the Centre Plan in order to provide for the possibility to better accommodate sustainable building considerations, possible requirements for affordable housing, and integration with the remainder of the plan such as the comprehensive heights framework and density goals.***

**5. CALL FOR DECLARATION OF CONFLICT OF INTERESTS – NONE**

- 6. **CONSIDERATION OF DEFERRED BUSINESS – July 11, 2016 special meeting**
- 6.1 **Case 20510 Regional Council-initiated amendment to the Halifax Municipal Planning Strategy and the Halifax Peninsula Land Use By-law to create a site specific zone for 6067 Quinpool Road, the former St. Patrick’s High School property.**

This matter was addressed under Item 4.1, see page 2.

- 7. **CORRESPONDENCE, PETITIONS & DELEGATIONS**
- 7.1 **Correspondence – NONE**
- 7.2 **Petitions – NONE**
- 8. **INFORMATION ITEMS BROUGHT FORWARD – NONE**
- 9. **REPORTS**
- 9.1 **STAFF – NONE**
- 10. **ADDED ITEMS – NONE**
- 11. **DATE OF NEXT MEETING – September 26, 2016**
- 12. **ADJOURNMENT**

The meeting adjourned at 5:22 p.m.

Cailin MacDonald,  
Legislative Support