



**DISTRICTS 7 & 8 PLANNING ADVISORY COMMITTEE  
MINUTES  
September 26, 2016**

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

REGRETS Mr. Joe Metlege

STAFF: Ms. Melissa Eavis, Planner II  
Mr. Carl Purvis, Planning Applications Manager  
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/160926d78pac-agenda.php>.*

*The meeting was called to order at 4:21 p.m. and adjourned at 5:15 p.m.*

**1. CALL TO ORDER**

The Chair called the meeting to order at 4:21 p.m. in Halifax Hall, 2<sup>nd</sup> Floor City Hall, 1841 Argyle Street.

• **Community Announcements**

The following reminders were noted:

- September 28 and 29 – Integrated Mobility Plan Meetings, Alderney Landing, Harbour City East Community Room, afternoon and evening sessions and feedback can be provided online at Shape Your City <http://www.halifax.ca/shapeyourcity/index.php>
- October 11 – Centre Plan Objectives & Policies Public Launch Event, Alderney Landing at 7 p.m.
- October 19 – Centre Plan Urban Structure Release & Presentation
- October 26 – Community Design Advisory Committee meeting re: Discussion and Release of the Full Draft Centre Plan
- November 9, 14, 16 & 17 – Draft Centre Plan Neighbourhood Discussion Workshops
- September 27 – Dalhousie History Department hosting a forum on the future of Halifax in District 8

**2. APPROVAL OF MINUTES – July 25, 2016**

MOVED by Councillor Mason, seconded by Mr. Morton

**THAT the minutes of July 25, 2016 be approved as presented.**

**MOTION PUT AND PASSED.**

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

MOVED by Mr. Bradfield, seconded by Ms. MacDonald

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

**MOTION PUT AND PASSED.**

**4. BUSINESS ARISING OUT OF THE MINUTES**

Mr. Bradfield inquired about the resolution to the Committee's concerns related to the way forward for 6067 Quinpool Road. Mr. Morton responded that he worked with the Clerk's Office to have further clarification and context reflected in the minutes.

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

**6. CONSIDERATION OF DEFERRED BUSINESS – NONE**

**7. CORRESPONDENCE, PETITIONS & DELEGATIONS**

**7.1 Correspondence – None**

**7.2 Petitions – None**

**8. INFORMATION ITEMS BROUGHT FORWARD – NONE**

## 9. REPORTS/DISCUSSION

### 9.1 Case 20489: Application by Studioworks International Inc. to enter into a development agreement for 5540 Kaye Street, Halifax to allow a single residential unit penthouse at the 6th floor of a commercial building already under construction

The following was before the Committee:

- Staff memorandum dated August 16, 2016

Ms. Melissa Eavis, Planner II presented Case 20489: Application by Studioworks International Inc. to enter into a development agreement for 5540 Kaye Street, Halifax to allow a single residential unit penthouse at the 6th floor of a commercial building already under construction. The following points were noted:

- The current zone requirements do not allow for residential development on the site
- The building has been mostly constructed and the applicant is proposing a residential penthouse, with no proposed changes to the building's exterior
- The application is being considered under Policy 4.6 of the Municipal Planning Strategy (MPS)
- Staff is seeking advice on whether the proposal meets the requirements of Policy 4.6 and whether it is an appropriate use on this property

A copy of staff's presentation is on file.

In response to a question about the public correspondence received, Ms. Eavis shared that comments varied, noting that staff received the following: one in favour of the development, some opposing the design and some expressing concerns about parking in the area.

Councillor Watts expressed concern that as area councillor she was not informed or consulted that an alternative form of public consultation was taking place instead of a Public Information Meeting (PIM). She also expressed concern that correspondence in this consultative process are provided directly to planning staff and therefore is not circulated to the Committee. She commented that it is problematic that there is no public documentation of the correspondence received and suggested that the implications of this be explored by the Clerk's Office.

The Committee further discussed the public consultation process and the need to see all feedback provided by the public.

In response to questions raised, the following clarification was provided to the Committee:

- Currently the lot area meets a commercial zone but does not meet the requirements of a residential zone
- As a commercial property, parking is not required; residential requires some form of parking either vehicular or bicycle
- The floorplan does not clearly indicate whether or not there is outdoor space
- The neighbouring site is residential and has a penthouse which was likely built through a variance process
- The proposed changes will be made through a development agreement and not non-conforming

Mr. Carl Purvis, Planning Applications Manager addressed concerns raised by the Committee about the public consultation for this application. He further commented that staff is working on a framework to standardize the level of public consultation and engagement required for various applications.

MOVED by Mr. Bradfield, seconded by Mr. Cooke

**THAT although the Districts 7 & 8 Planning Advisory Committee believes that not all criteria of Policy 4.6 are met, the Committee recommends that the proposed changes to Case 20489 have merit.**

The Committee discussed the application and the provisions to include in the motion.

MOVED by Mr. Morton, seconded by Mr. Cooke

**THAT the motion be amended to include that the Committee:**

- **Values mixed-use developments, in general;**
- **Values the additional residential density in the neighbourhood;**
- **Believes that the change will reduce concerns regarding parking and traffic; and**
- **Recognizes the changes as consistent with neighbouring properties, which have mixed use.**

**MOTION TO AMEND PUT AND PASSED.**

The motion now reads:

MOVED by Mr. Bradfield, seconded by Mr. Cooke

**THAT although the Districts 7 & 8 Planning Advisory Committee believes that not all criteria of Policy 4.6 are met, the Committee recognizes that the proposed changes to Case 20489 have merit. The Committee:**

- **Values mixed-use developments, in general;**
- **Values the additional residential density in the neighbourhood;**
- **Believes that the change will reduce concerns regarding parking and traffic; and**
- **Recognizes the changes as consistent with neighbouring properties, which have mixed use.**

**MOTION AS AMENDED PUT AND PASSED.**

**10. ADDED ITEMS – NONE**

**11. DATE OF NEXT MEETING – October 24, 2016**

**12. ADJOURNMENT**

The meeting adjourned at 5:15 p.m.

Cailin MacDonald,  
Legislative Support