



**DISTRICTS 7 & 8 PLANNING ADVISORY COMMITTEE  
MINUTES  
May 29, 2017**

**PRESENT:** Councillor Lindell Smith  
Councillor Wayne Mason  
Ashley Morton, Chair  
Grant Cooke  
Michael Bradfield  
Amy Siciliano

**REGRETS:** Sarah MacDonald, Vice Chair  
Jeana MacLeod  
Joe Metledge  
Sunday Miller

**STAFF:** Darrell Joudrey, Planner II, Urban Enabled Applications  
Phoebe Rai, Legislative Assistant, Office of the Municipal Clerk  
Aaron Windsor, Legislative Support, Office of the Municipal Clerk

*The following does not represent a verbatim record of the proceedings of this meeting.*

*The agenda, supporting documents, and information items circulated to the Committee are available online: <http://www.halifax.ca/boardscom/D78PAC/170529d78pac-agenda.php>*

*The meeting was called to order at 4:00 p.m., and adjourned at 5:04 p.m.*

**1. CALL TO ORDER**

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

- Community Announcements

Councillor Smith made note of the case 20149 (Gottingen & Macara Street development) public hearing scheduled for May 30, 2017 at the Halifax and West Community Council.

The Chair made note of the case 20719 (Bilby Street development) public consultation scheduled for June 7, 2017 at the Halifax Forum in the Maritime Hall.

**2. APPROVAL OF MINUTES – March 27, 2017**

MOVED by Michael Bradfield, seconded by Councillor Mason

**THAT the minutes of the March 27, 2017 meeting be approved as distributed.**

**MOTION PUT AND PASSED.**

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

MOVED by Councillor Mason, seconded by Councillor Smith

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

**MOTION PUT AND PASSED.**

**4. BUSINESS ARISING OUT OF THE MINUTES - NONE**

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

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

**7. CORRESPONDENCE, PETITIONS & DELEGATIONS**

**7.1 Correspondence**

The Legislative Assistant noted that there was a correspondence received for item 9.1.1, and that this correspondence was distributed to the Committee for consideration.

**7.2 Petitions – NONE**

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

**9. REPORTS**

**9.1 STAFF**

**9.1.1 Case 20417 – Application by Studio Works International Ltd. for approval of a development agreement to enable a 13 storey, 49 unit residential development as an addition to St. Patrick’s Rectory at 2267 Brunswick Street, Halifax.**

The following was before the Committee:

- A staff memorandum dated May 29, 2017

Darrell Joudrey, Planner II, presented the case as outlined in the staff memorandum dated May 29, 2017.

The Committee asked about elevations for various frontages of the application, and if some of the residential development floors could be below grade relative to Brunswick street at other frontages. Staff responded that the application as presented only puts parking below grade to Brunswick Street.

The Committee asked if the property itself is a Heritage Registered Property or if the property's location within the Brunswick Street Heritage Area would require the application to go to the Heritage Advisory Committee for further approval subsequent to this meeting. Staff responded that this property itself is not a registered heritage property and does not need to go to the Heritage Advisory Committee. Staff further noted that the property does abut an existing registered heritage property.

The Committee asked if the property had ever been registered as a heritage property. Staff responded that the property had once been registered as a heritage property but that this had been in error and that the designation had been moved to the adjacent church when the error was discovered.

The Committee asked about the existing zoning for the property and whether this application would require an amendment to the Land Use Bylaw. Staff responded that the property is zoned R2 and that the application does not require an amendment to the Land Use Bylaw. The Committee further asked if the application matches the requirement for parking under that zoning. Staff responded that it does.

The Committee asked about amenity spaces for this application and whether the penthouse level space would be open to the public. A Studio Works representative responded that the penthouse level amenity space would be enjoyed in common by residents of the development.

The Committee discussed concerns with the application as presented, including:

- That the development would overwhelm adjacent heritage properties and is not suitable for an HA1 district
- The impact of the development on view planes, particularly of the adjacent church
- Shadow and wind effects on nearby properties
- The impact of the development on on-street parking demand for the surrounding community
- Community concerns about the developments potential to infringe on the accessible entry to the adjacent Church
- That the development may be offside with the in-development Centre Plan

MOVED by Grant Cooke, seconded by Councillor Mason

**THAT the Districts 7 & 8 Planning Advisory Committee has reviewed the Development Agreement application for Case 20417 and recommends rejection. The Committee feels that the concept, as presented, is not acceptable or workable and recommends that the applicant explore an alternative design. The Committee further notes the following concerns:**

- **The design appears to not observe the principles of the heritage district, in that it overwhelms and subordinates the adjacent building (the church)**
- **The design would be more acceptable at a height of approximately 3-6 storeys, generally in keeping with the height of the church roof**
- **The committee would support a requirement to analyze the impact of wind and shade of the building**
- **The committee feels that the limited number of parking spaces proposed would have a negative impact on the ability of neighbours to find parking**

The Committee discussed the utility of adding additional concerns to the motion.

MOVED by the Amy Siciliano, seconded by Michael Bradfield

**THAT the motion be amended to include the following:**

- **The Committee has concerns regarding overall lot coverage, particularly sideyards adjacent to existing residential uses**

**MOTION PUT AND PASSED.**

The question was called on the motion amended as follows:

**THAT the Districts 7 & 8 Planning Advisory Committee has reviewed the Development Agreement application for Case 20417 and recommends rejection. The Committee feels that the concept, as presented, is not acceptable or workable and recommends that the applicant explore an alternative design. The Committee further notes the following concerns:**

- **The design appears to not observe the principles of the heritage district, in that it overwhelms and subordinates the adjacent building (the church)**
- **The design would be more acceptable at a height of approximately 3-6 storeys, generally in keeping with the height of the church roof**
- **The committee would support a requirement to analyze the impact of wind and shade of the building**
- **The committee feels that the limited number of parking spaces proposed would have a negative impact on the ability of neighbours to find parking**
- **The Committee has concerns regarding overall lot coverage, particularly sideyards adjacent to existing residential uses.**

**AMENDED MOTION PUT AND PASSED.**

**10. ADDED ITEMS – NONE**

**11. DATE OF NEXT MEETING – June 26, 2017 Regular Meeting**

**12. ADJOURNMENT**

The meeting adjourned at 5:04 p.m.

Aaron Windsor  
Legislative Support