



**REGIONAL CENTRE COMMUNITY COUNCIL
SPECIAL MEETING
MINUTES
July 20, 2020**

PRESENT: Councillor Sam Austin, Chair
Councillor Waye Mason, Vice Chair
Councillor Tony Mancini
Councillor Lindell Smith
Councillor Shawn Cleary

STAFF: Meg MacDougall, Solicitor
Andrew Faulkner, Principal Planner, Current Planning
Andrea Lovasi-Wood, Legislative Assistant
Alicia Wall, Legislative Support

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

The agenda, reports, supporting documents, and information items circulated are online at halifax.ca.

The meeting was called to order at 6:04 p.m. and Community Council adjourned at 6:38 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 6:04 p.m.

2. APPROVAL OF MINUTES – March 3, 2020

MOVED by Councillor Mason, seconded by Councillor Cleary

That the minutes be approved as presented.

MOTION PUT AND PASSED.

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

MOVED by Councillor Cleary, seconded by Councillor Mason

THAT the Order of Business be approved as presented.

MOTION PUT AND PASSED.

4. CALL FOR DECLARATION OF CONFLICT OF INTERESTS - NONE

5. HEARINGS

5.1 Variance Hearing

5.1.1 Case 22805: Appeal of Site Plan Approval – 1392 to 1444 Seymour Street, Halifax

The Chair reviewed the rules of procedure for the virtual variance hearing.

Andrew Faulkner, Principal Planner, Current Planning presented Case 22805. The proposed development is a 6-storey, 141-unit building with the required amount of parking and bicycle parking. The existing zoning is HR-1, Higher-Order Residential in the Regional Centre Land Use By-law. The application for site plan approval meet the requirements of Part VI of the Land Use By-law with the exception of a minor variation to the streetwall height in one corner of the development from the 11 meters allowed to 11.04 meters.

Faulkner spoke to the site plan approval process including the approval of the minor variance and indicated one owner in the area appealed the approval. Some of the Appellant's complaints included the building being of non-descript design and out of place with the neighborhood. Faulkner noted that staff's recommendation is to deny the appeal.

Faulkner answered questions of clarification confirming that the site plan meets all requirements of Land Use By-law except for the 40 mm increase to the height of the streetwall.

A copy of the staff presentation is on file.

The Chair invited the Appellant, Owen Carrigan, to address Community Council.

Owen Carrigan, Coburg Road, Appellant indicated that the building would create an overwhelming presence on a small street, that it had no redeeming architectural features and that it would increase traffic and create more parking problems. Carrigan feels there would be a lot of violations to the Noise By-law by perspective tenants and that construction would endanger health and create stress and nuisances.

Carrigan would like to see the impacts of construction on health to be considered and stated it is a well-documented subject. Carrigan raised concerns about the building of privately owned student residences. There are a lot of seniors in the area that are vulnerable to health risks.

The Chair invited the property owner to come forward to address Community Council.

Maggie Terrone, Werkliv indicated the project has been in the works for a little over two years and feels they have been very transparent with the process. Terrone feels the design reflects the existing neighborhood and current times.

Connor Wallace, ZZap worked with HRM staff on the project's design including several modifications made along the way to meet zoning requirements. Some of the items modified were building materials, bike parking spaces and the amenity space. The variance is being sought to address the sloping condition on the site. Wallace further indicated residential housing is needed in the area and would like to see the development officer's decision upheld.

MOVED by Councillor Mason, seconded by Councillor Cleary

THAT the Appeal Hearing close.

MOTION PUT AND PASSED.

The Chair declared the Appeal Hearing Closed.

The following was before the Committee:

- Staff Report dated June 20, 2020
- Staff Presentation dated July 20, 2020
- Correspondence from Dr. D. Owen Carrigan dated July 14, 2020

Moved by Councillor Mason, seconded Councillor Cleary

THAT the appeal be allowed.

The Community Council noted that the design meets the Land Use By-law and Design Manual requirements with the exception of the very minor variance being requested. The design is an improvement over the existing 1960s era buildings. The Community Council understands the Appellant's concerns, but the recent changes to the Construction By-law will allow for a construction mitigation plan that considers community concerns.

MOTION PUT AND DEFEATED (Development Officer's decision upheld.)

6. CORRESPONDENCE, PETITIONS & DELEGATIONS

6.1 Correspondence

Correspondence was received for Item 5.1.1 and circulated to the Committee.

6.2 Petitions – NONE

7. REPORTS

7.1 STAFF – NONE

8. IN CAMERA (IN PRIVATE) - NONE

8.1 In Camera (In Private) Minutes – March 3, 2020

This matter was dealt with in public.

MOVED by Councillor Cleary, seconded by Councillor Mancini

That the In Camera (In Private) minutes of March 3, 2020 be approved as circulated.

MOTION PUT AND PASSED.

9. ADJOURNMENT

The meeting was adjourned at 6:38 p.m.

Alicia Wall
Legislative Support