



**HALIFAX PENINSULA PLANNING ADVISORY COMMITTEE
MINUTES
August 28, 2017**

PRESENT: Ashley Morton, Chair
Michael Bradfield
Jeana MacLeod
Joe Metledge
Sunday Miller
Grant Cooke
Councillor Lindell Smith

REGRETS: Sarah MacDonald, Vice Chair
Amy Siciliano
Councillor Wayne Mason

STAFF: Miles Agar, Principal Planner, Planning and Development
Leah Perrin, Planner II, Planning and Development
Sean Gillis, Planner, Planning and Development
Phoebe Rai, Legislative Assistant, Office of the Municipal Clerk
Sharon Chase, Legislative Support, Office of the Municipal Clerk

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 4:00 p.m., and adjourned at 6:14 p.m.

1. CALL TO ORDER

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

- Community Announcements- none

2. APPROVAL OF MINUTES – July 24, 2017

MOVED by Michael Bradfield, seconded by Councillor Lindell Smith

THAT the minutes of the July 24, 2017 meeting be approved as presented.

MOTION PUT AND PASSED.

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

The Chair suggested that the order of business change where 9.4 will be addressed ahead of 9.3 to reflect the interest of the public in attendance and time constraints.

MOVED by Michael Bradfield, seconded by Grant Cooke

THAT the agenda be accepted as amended.

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 Chair noted that correspondence has been received relating to agenda items 9.2, 9.3 and 9.4. This correspondence was circulated to the Committee. For a detailed list of correspondence received refer to the specific agenda item.

7.2 Petitions - None

7.3 Presentations- None

8. INFORMATION ITEMS BROUGHT FORWARD- NONE

9. REPORTS/DISCUSSION

9.1 Memorandum from Kate Greene, Policy & Strategic Initiative Program Manager dated August 17, 2017 re: Site-specific SMPS amendment requests within the Regional Centre Boundary

The following was before the Committee:

- Staff memorandum dated August 17, 2017 regarding Site Specific SMPS amendment requests
- Staff presentation dated August 28, 2017

Miles Agar, Principal Planner, reviewed the memorandum with the Committee which deals with site specific amendment requests in the Regional Centre. On August 1, 2017, Regional Council received a staff report regarding 22 proposals for new planning policy. It was recommended to continue planning on 12 proposals which align with the Centre Plan and its principles. 2 additional proposals should also move forward due to their unique circumstances under existing policy. 10 of these proposals are on the peninsula. They reviewed the Centre Plan context, framework for amending existing planning and for creating new planning documents. The specific applications for HPPAC's consideration were highlighted and a schedule proposed.

9.2 Case 20323 – Application by WSP Canada Inc. and Architecture 49 on behalf of Westwood Group for a secondary planning strategy amendment related to Ben's Bakery Redevelopment, Quinpool Road, Pepperell Street, Preston Street, and Shirley Street, Halifax

The application details can be found at <https://www.halifax.ca/business/planning-development/applications/case-20323-former-bens-bakery-lands-halifax>

The following was before the Committee:

- Correspondence from Robert Young, Sandy Greenberg, Councillor Waye Mason, Carole Woodhall, Friedemann Brauer, Andrea Arbic, Peggy Cameron, Margie Macdonald and Paul Armstrong.
- Staff presentation dated August 28, 2017

Leah Perrin, Planner II, reviewed the request and proposal as well as sharing the site context. The conceptual design has three components: stacked and standard townhouses in a low-rise building form, a multi-unit residential complex which is 6 stories and a commercial/residential building with the commercial design presently being revised and the residential portion being a townhouse style on Pepperell Street.

The applicant has solicited feedback from the neighbourhood. The Chair asked for an update on the public consultation process to date and moving forward. Staff have sent a mail out notification and are gathering comments which will be presented to the Committee. The next steps will be a staff report and then a public hearing at Community Council.

The Committee reviewed the planned greenspace which includes public walkways through private land and a combination of back yards and shared space for residents. A question was asked about balconies on Quinpool Road as a tool to mitigate wind as has been done in other developments. There are mature trees on city property which should be preserved and a tree mitigation plan has been requested. The issue of pest control during construction was brought up with a suggestion that this be built into the agreement. It was clarified that this would be covered in the demolition permits rather than the agreement itself. It was noted that building massing had not been finalized and was open for discussion. The Committee asked if shadow studies have been done. Leah Perrin noted that the orientation appears to have shadow over Quinpool Road. Parking access and driveways were reviewed. It was confirmed that the townhouses would be 3 ½ stories and the heights and step backs were also clarified with Quinpool Road having a height of 45 feet. These meet both the current plan and Centre Plan guidelines.

MOVED by Joe Metledge, seconded by Grant Cooke

THAT the Halifax Peninsula Planning Advisory Committee has reviewed the application for a secondary planning strategy amendment related to Ben's Bakery Redevelopment and recommends that the Halifax and West Community Council proceed with the process of the approval of Case 20323.

The Committee had further discussion and considered the planning principles of transition, scale, building design, pedestrian orientation and context. It was noted that Quinpool Road is designated as a commercial corridor in the Centre Plan and the Committee was eager to see how the design of the Quinpool-facing commercial piece would develop. It was noted that the pedestrian passages were important and that lighting and benches should be incorporated to address safety and encourage public

use. Having no surface parking was appreciated. Setbacks were reviewed both in relation to the street and the transition to the other properties on Pepperell Street. It was felt that the changes made since the last round of public discussion resulted in the massing being too large with the potential for wind and shadow issues on the Quinpool Road piece. Although the townhouse's flat roofs blend in with the surrounding houses it was not necessarily considered the best design. The green space was noted as a positive feature and it was hoped that the residents of the townhouses would all have access to recreational space. It would be necessary to incorporate effective design features to ensure the public pass through was not seen as a detriment to the resident's use of the green space. The street wall on Quinpool Road was discussed as well as the width of the sidewalks throughout and whether they were on public or private land. It was clarified that the Berkeley senior's residence is designated as a multi-unit residential building and is not an institution. Its inclusion was seen to encourage a diverse demographic and a considered benefit. It was suggested that present design on Pepperell Street would result in a long unbroken wall which could be changed by increasing the height and shortening the building. The Committee would like to ensure that bicycle parking is incorporated in accordance with the Land Use By-law. Although two public meetings have been hosted by the developer, HRM had not yet held a public meeting. This was seen as a concern and challenge for the Committee in reviewing an application.

MOVED by Joe Metledge, seconded by Sunday Miller

THAT the motion be amended such that Halifax Peninsula Planning Advisory Committee notes the following:

The Committee:

- Values the diversity of types of units and buildings proposed.
- Values the location of the proposal's parking, in that there is no proposed surface parking.
- Recommends that the proposal include, at a minimum, the bicycle parking as required by the Land Use Bylaw.
- Recommends that the façade of the townhouses on Pepperell Street be more greatly differentiated, in materials, setbacks and height.
- Recommends that the transition to the property directly to the east of the project on Pepperell be improved.
- Is concerned about the mass of the building on Quinpool.
- Values the proposal's public access pass-through, and recommends that these spaces include public amenities such as lights, benches, etc.
- Recommends that comprehensive wind and shadow studies be undertaken before proceeding towards approval.
- Values the Green roofs indicated.
- Values the proposal's green space, and should ensure access for residents in over/under townhouses to green space
- Recommends the retention of existing trees as a priority.

MOTION TO AMEND PUT AND PASSED.

AMENDED MOTION PUT AND PASSED.

As determined through the approval of the order of business, the Committee proceeded to consider item 9.4 next on the agenda.

9.4 Case 20158 – Application by Paul Skerry Associates on behalf of Cousins Realty Ltd. for a secondary planning strategy amendment related to Cousins Restaurant at Duffus and Robie Streets, Halifax

The application details can be found at <https://www.halifax.ca/business/planning-development/applications/case-20158-robie-duffus-streets-cousins-restaurant>

The following was before the Committee:

- Correspondence from Stanley and Lynn Bauld, Denise Parker, Dan MacCormack, Andrew Inch, Mike Currie, Danielle St Jean, Michael Feener, Penelope Jackson, Ashlea Hawker, Barb Arsenault, M Newell on behalf of E Newell and T Newell, Suzanne Sleep, Dora McGrath, Ted MacNeil, Nigel Lutes, Sandra Tweed, Colin James Coady and Natalie Trask
- Staff presentation dated August 28, 2017

Sean Gillis, Planner, reviewed the request and proposal for the development of a 6-storey building with ground floor commercial and 60 residential units. The neighbourhood and site context were also reviewed. The current zoning is C2-A, minor residential and R2, general residential. When looking at the Centre Plan for policy direction this meets the 4-6 story framework. The urban approach to the proposed building was noted and the elevations and lot coverage was reviewed. They highlighted transition in neighbourhood, density and lot size as considerations for the Committee.

The Committee reviewed the driveway, underground parking and the overhang covering some surface parking. It was determined that the sidewalks were on public space. They questioned whether higher order residential was appropriate in this area, noting the public feedback. Changes in the landscape need to be considered, recognizing the number of mature trees in the area; would they remain or be lost? This should be forwarded to an urban forester for input. Sean Gillis commented that generally tree recommendations can be added to LUB's and regulations. The Committee looked at whether the existing bus stop might end up being moved. This decision would be made by Metro Transit. They noted the volume of public correspondence and asked if it had been considered by staff at this point. The Committee then reviewed correspondence to highlight some of the public's concerns. There appeared to be contradictions between the site and proposal; setbacks and property lines being one example. Sean Gillis reminded the Committee that this site-specific proposal is addressing a request to amend the MPS and LUB which would set guidelines to be applied in the future. They then reviewed heights and step backs presented in the proposal.

MOVED by Michael Bradfield, seconded by Sunday Miller

THAT the Halifax Peninsula Planning Advisory Committee has reviewed the application for a secondary planning strategy amendment for Cousins Restaurant and recommends that the Halifax and West Community Council not proceed further with the process.

The Committee had further discussion addressing these points: fails to meet criteria for consideration; too large, too high, too close and a poor pedestrian experience. It was felt that parking needed to be re-visited as the new commercial spaces will see a significant change in demand for parking. They would like to ensure the mature trees are kept which creates buffering for neighbours. There should also be no loss of public sidewalks. It was noted that the design was good, specifically: the curvature of the building, mix and change of materials and roof lines, parking being subtle and underground. The transitioning to other residential buildings was a concern as neighbours should retain the enjoyment of their properties. It is important the use of public transit be enhanced not hindered by development. Although it aligns with Centre Plan heights, it was agreed that 4 storeys was more appropriate. Too much lot coverage places the building too close to the sidewalk, although the design of the commercial space windows may mitigate this. Spaces for families seemed to be lacking. The traffic impact statement was produced in 2014 and should perhaps be re-visited or have traffic engineers consulted. The need for further public consultation was suggested.

MOVED by Jeana MacLeod, seconded by Michael Bradfield

THAT the motion be amended such that Halifax Peninsula Planning Advisory Committee recommend that the Halifax and West Community Council not proceed further with the process of approving Case 20158 without significant modifications to the proposal. The Committee:

- **Recommends that the property be set back further from the sidewalk.**
- **Wishes to encourage the retention or expansion of the existing effective width of the sidewalks on Robie and Duffus;**

- Is concerned about the transition to neighbouring properties, particularly associated with setbacks from property lines;
- Is concerned that the parking as indicated may not be sufficient for the increased commercial area.
- Values the diversity in rooflines, profiles and materials of the faces of the buildings, particularly the large windows on commercial units
- Values the retention of existing mature trees, and recommends that staff incorporate recommendations in keeping with the Urban Forest Master Plan
- Is concerned about the disruption of existing trees on neighbouring properties.
- Recommends that the height be limited to a maximum of four stories
- Recommends that the transit infrastructure in the area be enhanced by this project, and is concerned that the proposal as presented may damage it.
- Feels that the overall lot coverage is too great.
- Recommends that greater public consultation be included in the process before presentation to Halifax & West Community Council
- Recommends that amenity spaces, particularly ones appropriate for families, be included in the proposal.

MOTION TO AMEND PUT AND PASSED.

AMENDED MOTION PUT AND PASSED.

9.3 Case 20148 – Application by Dixel Developments for a secondary planning strategy amendment related to a proposed mixed-use development at Robie, Pepperell and Shirley Streets, Halifax

The applications details can be found at <https://www.halifax.ca/business/planning-development/applications/case-20148-robie-pepperell-shirley-streets-halifax>

Due to lack of time, the Committee agreed to defer this matter to the next meeting.

9.4 Case 20158 – Application by Paul Skerry Associates on behalf of Cousins Realty Ltd. for a secondary planning strategy amendment related to Cousins Restaurant at Duffus and Robie Streets, Halifax

This matter was considered earlier in the meeting. Please see pages 4-6 for details.

At this time, the Chair proposed a Special Meeting be held on September 11, 2017 to address 9.3 Case 20148. The Committee agreed to this suggestion.

10. ADDED ITEMS – NONE

11. DATE OF NEXT MEETING – Special Meeting September 11, 2017 and Regular Meeting September 25, 2017.

12. ADJOURNMENT

The meeting was adjourned at 6:14 p.m.

Sharon Chase
Legislative Support