



**HALIFAX PENINSULA PLANNING ADVISORY COMMITTEE  
SPECIAL MEETING MINUTES  
December 11, 2017**

**PRESENT:** Ashley Morton, Chair  
Jeana MacLeod  
Jason Cooke  
Margo Grant  
Deputy Mayor, Wayne Mason  
Councillor Lindell Smith

**REGRETS:** Sarah MacDonald, Vice Chair  
Amy Siciliano  
Grant Cooke  
Houssam Elokda

**STAFF:** Andrew Bone, Planner III, Planning and Development  
Sharon Chase, Legislative Assistant, Office of the Municipal Clerk  
Hannah Forsyth, 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 at [Halifax.ca](http://Halifax.ca)*

*The meeting was called to order at 4:30 p.m. and the Committee adjourned at 6:05 p.m.*

## **1. CALL TO ORDER**

The Chair called the meeting to order at 4:30 pm at Halifax Hall, 2nd Floor, City Hall, 1841 Argyle Street.

## **2. CALL FOR DECLARATION OF CONFLICT OF INTERESTS - NONE**

## **3. CORRESPONDENCE, PETITIONS & DELEGATIONS**

**3.1 Correspondence-** has been received for agenda items 4.1 and 4.2

### **3.2 Petitions**

## **4. REPORTS/DISCUSSION**

**4.1 Case 20267** – Application by WM Fares, on behalf of Jane Group Limited., to amend the Halifax Municipal Planning Strategy and Halifax Peninsula Land Use By-law to permit a 5-storey building, with residential units and ground floor commercial on Chebucto Road. The proposal includes 6482 Chebucto Road, Halifax which is located at the corners of Chebucto Road, Beech Street and Elm Street.

The applications details can be found at: <https://www.halifax.ca/business/planning-development/applications/case-20267-chebucto-beech-elm-halifax-0>

The following was before the Committee:

- Correspondence from Ines Rei, Alicia Rei, Ann Susan McIntyre, Peter Oram, Melissa Rothfus, Rebecca Robertson, Richard Rudnicki, Susan Tooke, Sheila Fougere.

Andrew Bone, Planner III outlined the applicant's proposal, described the site plan and the process thus far. Staff summarized comments made through the public engagement. Public engagement included 49 comments from an open house in 2016, 290 mail-outs, 130 attendees at the public meeting in October 2017, 15 speakers and 20 comments via email and letters. Staff asked the committee to consider if the proposal addresses the planning principles of transition, pedestrian-orientation, scale, building design, and context as outlined in the memorandum from staff dated August 17, 2017, available at <https://www.halifax.ca/sites/default/files/documents/city-hall/boards-committees-commissions/hppac170828item91.pdf>.

The committee asked if the proposal had changed since December 2016. Staff indicated that no amendments have been sent to the developer and any revisions will be made once there is a complete comments report. The committee asked if it was possible to construct a lay-by for deliveries. Staff clarified that there are no plans to build a lay-by, however it could be discussed with engineers. The committee also asked for the number of commercial units and parking spaces. Staff stated that there would be 4082 square feet for four commercial units and forty underground parking spaces.

MOVED by Jeana MacDonald, seconded by Councillor Lindell Smith

**THAT the Halifax Peninsula Planning Advisory Committee has reviewed the proposal in case 20267. The Committee recommends that the Halifax & West Community Council proceed with the approval of this proposal, given further considerations.**

The committee discussed the appropriate amendments needed before they could recommend that the approval process proceed. Members provided the following key notes:

- public feedback did not dismiss the development outright
- the height should be limited to 4 storeys
- sidewalks should be made to be more accessible

- increased setbacks for pedestrians experience
- traffic concerns a serious consideration
- Beech Street side had positive comments on design, Elm Street needs improvement
- concerns with parking and need for permanent parking
- two to three storeys on the residential units
- streetscaping a priority
- Chebucto corridor should be four storeys
- inset balconies are favorable
- plenty of transit options for residents
- more two bedroom plus den units for families
- townhouse style is favorable
- more bike parking needed underground.

MOVED by Councillor Lindell Smith, seconded by Deputy Mayor Wayne Mason

**THAT the motion be amended to add that the Halifax Peninsula Planning Advisory Committee:**

- **Is of the opinion that a maximum height of 4 storeys would be more appropriate.**
- **Would value a wider sidewalk to improve the pedestrian experience, through setbacks or other strategies**
- **Is concerned about the Elm Street side of the proposal, and would value greater architectural development on this face.**
- **Is concerned about an overall increase in traffic in the area, particularly on Beech & Elm. The committee recommends that Planning staff work with Transportation to develop a strategy for this.**
- **Recommends a limitation to a 35' height or another similar standard on the street wall both Beech and Elm Streets.**
- **Finds that the desired principle of transition is not achieved by the proposal in its current form. This should be addressed through further setbacks and/or side yards.**
- **Is particularly concerned about the limited side yard setback on the Beech Street side.**
- **Would welcome an increase in the number of 2-bedroom-with-den units.**
- **Would appreciate a strategy to ensure that deliveries to the commercial space do not obstruct the flow of traffic on Chebucto Road.**
- **Values the general design aspect of dividing the building into small visual elements.**
- **Would value indoor bicycle parking.**

#### **AMENDMENT TO THE MOTION PUT AND PASSED**

The committee then discussed adding their support of increased residential density in the area to the motion.

MOVED by Margo Grant, seconded by Deputy Mayor Wayne Mason

**THAT subject to the considerations above, the committee values the increase in residential density in the area.**

#### **AMENDMENT TO THE MOTION PUT AND PASSED**

The question was then called on the amended motion as follows:

**THAT the Halifax Peninsula Planning Advisory Committee has reviewed the proposal in Case 20267. The Committee recommends that the Halifax & West Community Council proceed with the approval of this proposal. The Committee:**

- Is of the opinion that a maximum height of 4 storeys would be more appropriate.
- Would value a wider sidewalk to improve the pedestrian experience, through setbacks or other strategies
- Is concerned about the Elm Street side of the proposal, and would value greater architectural development on this face.
- Is concerned about an overall increase in traffic in the area, particularly on Beech & Elm. The committee recommends that Planning staff work with Transportation to develop a strategy for this.
- Recommends a limitation to a 35' height or another similar standard on the street wall both Beech and Elm Streets.
- Finds that the desired principle of transition is not achieved by the proposal in its current form. This should be addressed through further setbacks and/or side yards.
- Is particularly concerned about the limited side yard setback on the Beech Street side.
- Would welcome an increase in the number of 2-bedroom-with-den units.
- Would appreciate a strategy to ensure that deliveries to the commercial space do not obstruct the flow of traffic on Chebucto Road.
- Values the general design aspect of dividing the building into small visual elements.
- Would value indoor bicycle parking.
- Subject to the considerations above, the committee values the increase in residential density in the area.

#### **AMENDED MOTION PUT AND PASSED**

**4.2 Case 20577** – Application by WM Fares, on behalf of Abe Salloum, to amend the Halifax Municipal Planning Strategy and Halifax Peninsula Land Use By-law to permit an 8-storey building, with residential units and ground floor commercial on Robie Street. The proposal includes 6014, 6018, and 6020 Cunard Street, 2180, 2178, 2176, 2166, 2164 and 2162 Robie Street, and 6025 Compton Avenue, Halifax which is located at the corners of Robie Street, Compton Avenue and Cunard Street.

The applications details can be found at: <https://www.halifax.ca/business/planning-development/applications/case-20577-robbie-cunard-st-compton-ave-halifax>

The following was before the Committee:

- Correspondence from Linda van Vulpen, Maureen Coulter, Beth Abbott, Judith Fingard, Judy Haiven, Peggy Cameron

Andrew Bone, Planner III gave an overview of the proposal and contextualized the development and site map. Staff compared the proposal to the guiding planning principles. Public engagement included 63 comments from an open house in 2016, 154 mail-outs, 100 attendees at the public meeting in October 2017, 20 speakers and 20 comments via email and letters. Staff asked the committee to consider if the proposal addresses the planning principles of transition, pedestrian-orientation, scale, building design, and context as outlined in the memorandum from staff dated August 17, 2017, available at <https://www.halifax.ca/sites/default/files/documents/city-hall/boards-committees-commissions/hppac170828item91.pdf>.

The committee noted that multiple committee members could not remain for the remainder of the meeting. Given the lack of quorum, the committee agreed to discuss the report at a future meeting.

**5. DATE OF NEXT MEETING** – January 15, 2018 – Member Orientation and Information Session  
January 22, 2018 – Election of Chair / Vice Chair

#### **6. ADJOURNMENT**

The meeting adjourned at 6:05 p.m.

**Halifax Peninsula Planning Advisory Committee Minutes  
December 11, 2017**

Hannah Forsyth  
Legislative Support