



**HALIFAX PENINSULA PLANNING ADVISORY COMMITTEE
PUBLIC MEETING MINUTES
April 19, 2018**

PRESENT: Sarah MacDonald, Chair
Matthew Novak
Deputy Mayor, Waye Mason
Councillor Lindell Smith
Jason Cooke
Houssam Elokda
Grant Cooke

REGRETS: Ashley Morton
Margo Grant
Jeana MacLeod, Vice Chair

STAFF: Tyson Simms, Planner
Alden Thurston, Planning Technician
Keith Tuffs, Applicant
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

The meeting was called to order at 7:01 p.m. and the Committee adjourned at 8:58 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 7:01 p.m. at the Westin Hotel- Harbour Suites A/B 1181 Hollis Street, Halifax NS.

The Chair introduced the Committee and outlined the schedule of the evening and the importance of the public feedback.

2. PUBLIC INFORMATION MEETING

Case 20774 - Application by Lydon Lynch Architects to amend the Halifax Peninsula Municipal Planning Strategy and Land Use By-law to allow an 8-storey multiple-unit residential building at 1110-1132 Wellington Street, Halifax.

The Chair invited Tyson Simms, Planner, to present Case 20774. Simms outlined the planning process and application so far. Simms explained that the committee will review the input collected today and incorporate it into their evaluation. The proposal is an 8-storey residential development with 101 units, that are a mix of one and two bedrooms. Simms gave an overview of the context of the proposed development and surrounding area. The relevant land use by-laws and Council's past concerns were explained.

The Chair invited Keith Tuffs, Applicant, to present the building proposal. Tuffs presented a short video of the entire project and provided commentary on the site. Tuffs explained how the design project aligns with city requirements and how architectural breaks give the building character. Tuffs stated that a 3-storey podium is to maintain street wall continuity and the streetscape with town house elements. No street parking is in the planning, with underground parking available.

The Chair clarified the rules of the question and answer and the format for a productive feedback session before opening the floor to comments from the public.

Chris Annand, Wellington Street shared concerns around increasing the density and that a 5 to 6 storey building is preferred. The town house style is appreciated but more human scale is needed. A 73% lot coverage is felt to be too high in the area, and it reflects an intensely urban area, not a residential street. Annand noted that the destruction of 4 to 5 trees will ruin the tree canopy and it will take ten to fifteen years for the new saplings to mature. Annand also noted that family size units should be considered for families to move into the area.

Brett Ryan, Wellington Street noted that the current buildings in the proposed area are not well kept and that parking is an issue on the street. Ryan suggested that green technology be used in the development when possible.

Bobbi-Lynn Keating, Peter Green Hall Children's Centre shared that a children's playground is south of the tower. Keating stated that urban development is welcomed, as are families to the south end.

Mary MacDonald, Wellington Street shared that the street is short and a two-block area. MacDonald viewed the development as a "spot development" in the middle of a short street. MacDonald noted that the proposal has an urban look with no landscaping and it does not fit in a residential neighbourhood given the lack of greenery and setbacks.

George Soumi, Wellington Street shared that they are looking to move into a new development on a quiet street and would move into this development.

Pat Whitman, Wellington Street shared concerns with the height of 8 storeys and the mass that would cause a loss of sunlight. Whitman asked if the mechanical room was a ninth floor and if the utilities would

be underground. Whitman noted that hospital parking overflows onto Wellington, and that a parking restriction should be included. Moving the garage entrance to the north side to avoid the children's care centre was also suggested.

Chris Beaumont, Fenwick/Wellington Street stated that the gross floor area ratio is 5.5 by their estimates and that the 9 storey development overloads the lot. Beaumont stated that the development does not align with the Centre Plan and that it is 1.6 times the recommended size.

Becky Jamieson, Fenwick/Wellington Street stated that the gross floor area ratio is excessive and that the development is still a solid mass along the street instead of driveways and a green space. Jamieson noted that a wind tunnel would be an issue on the south side and a 4 to 6 storey building would be appreciated and compatible with guidelines.

Madge Skinner, Victoria Road asked if bicycle parking would be available underground and outside. Skinner also noted that there should be a garbage designated room for compost and sorting. Skinner also suggested a 4 feet walkway between buildings instead of the 3 feet of walkway.

Danni Spire, Halifax noted that bicycles are an important consideration and the town house style is appreciated.

Michael McCurdy, Victoria Road stated that the underground entrance to parking is dangerous and raised concerns with parents dropping off their children at Peter Green Hall.

Susan McCurdy, Victoria Road raised concerns over the lack of green space with little setback. McCurdy stated that the development would overpower the neighbourhood.

Oriel MacLellan, Wellington Street raised concerns with the liveability of the neighbourhood. MacLellan noted that there is not enough setback and bicycle parking is needed.

Doug Kirkaldy, Wellington Street stated that the development should be 4 or 6 storeys and the length of construction should be noted.

Armani Nosoveli, Halifax stated that the development will bring young people and families to Halifax and that parking is something that everyone must deal with as a city.

Adam Conter, Halifax stated that street parking is a problem and supports underground parking. Conter noted that adding density is a good thing, and that the development will make an unaffordable area affordable.

Debbie White, Halifax noted the high demand of the area and the poor upkeep of the older homes on the street. White stated that the underground parking will help with the parking problems on the street.

Nina Power, Halifax shared that as a senior they would like to live in a small unit.

Marie Louise, Halifax shared that the development is too big for the lot and that the gross floor area ratio exceeds what is acceptable.

Samuel Rudd, Halifax noted that the street is currently not well taken care of and that the development is appropriate and needed in the city.

Brian Taylor, Halifax stated that the development would be an asset to the community.

Dhual Joshi, Halifax shared concerns over parking and would appreciate use of the underground parking.

Jay Vyas, Halifax stated that downtown living has become unaffordable for the average family and increased density will drive business activity as well.

Ziyan Xiong, Halifax stated that there are not many housing options for international students when they first arrive to Halifax. Current affordable apartments are outdated and in poor repair.

Gurpreet Singh, Halifax stated that his family must live outside of the downtown, despite working downtown, because there are not enough good accommodation options.

Grishma Chokshi, Halifax shared that the houses on the current lot are run down and the development would be an improvement.

Hussain Maboud, Halifax stated that Halifax needs to grow and if the city wants more people it needs more apartments.

Sreejata Chatterjee, Halifax stated that there is a lack of luxury apartments in the south end and renters should be welcomed. Chatterjee noted that rental prices are too high, and more competition will bring the prices down.

Keith Tuffs responded to a few questions and noted that the application was put forth because there is a demand for the housing. Tuffs stated that the floor area ratio of 3.5 and further densities will be coming. The applicant noted that there will be mirrors on the parkade for added safety and that for every tree removed, two to four additional trees will be planted or a financial compensation made to the city.

Tyson Simms noted that concerns over guest parking, Airbnb use, the floor area ratio, setbacks and property lines will all be considered by staff.

The Chair clarified contact information and comment cards for feedback and thanked the community for attending the Public Information Meeting.

3. ADJOURNMENT

The meeting adjourned at 8:58 p.m.

Hannah Forsyth
Legislative Support