



HALIFAX PENINSULA PLANNING ADVISORY COMMITTEE MINUTES

May 28, 2018

PRESENT: Sarah MacDonald, Chair
Jeana MacLeod, Vice Chair
Ashley Morton
Margo Grant
Matthew Novak
Houssam Elokda
Grant Cooke
Jason Cooke
Councillor Lindell Smith
Deputy Mayor, Wayne Mason

STAFF: Tyson Simms, Planner III, Planning and Development
Sharon Chase, Legislative Assistant, 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 4:31 p.m. and the Committee adjourned at 6:24 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 4:31 p.m. at the Barrington Room, 1st Floor City Hall, 1841 Argyle Street, Halifax.

2. COMMUNITY ANNOUNCEMENTS

Doors Open Halifax is taking place this weekend and volunteers are still needed. The Alexander is included in this event.

Town Halls for District 8 are being held on June 7th at the North Branch Library and June 14th at the Ward 5 Neighbourhood Centre.

A Public Information Meeting for Case 21288, 2859 Robie Street, is being held on June 6th at 7:00 p.m. at the Halifax Forum.

3. APPROVAL OF MINUTES – April 9, April 19 and April 23, 2018

MOVED by Councillor Smith, seconded by Ashley Morton

THAT the minutes of April 9, April 19 and April 23, 2018 be approved as distributed.

MOTION PUT AND PASSED

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

MOVED by Ashley Morton, seconded by Jeana MacLeod

THAT the agenda be approved as presented.

Two-third majority vote required.

MOTION PUT AND PASSED

5. BUSINESS ARISING OUT OF THE MINUTES - NONE

6. CALL FOR DECLARATION OF CONFLICT OF INTERESTS - NONE

7. CONSIDERATION OF DEFERRED BUSINESS - NONE

8. CORRESPONDENCE, PETITIONS & DELEGATIONS

8.1 Correspondence received from Park to Park Community Association, dated May 25, 2018

9. INFORMATION ITEMS BROUGHT FORWARD - NONE

10. REPORTS/DISCUSSION

10.1 STAFF

10.1.1 Case 21648: Coastal Inundation - HRM has initiated a request to correct errors in the Land Use By-laws (LUB) for: Bedford; Dartmouth; Downtown Dartmouth; Eastern Passage/Cow Bay; Halifax Mainland; Halifax Peninsula and Planning District 5 (Chebucto Peninsula). The errors pertain to requirements for residential properties located in areas susceptible to coastal inundation.

As one of the subject plan areas (Halifax) is located within the Halifax Peninsula Planning Advisory Committee's (HPPAC) area, feedback is sought from the Committee.

The following is before the Committee:

- Case 21648 Staff Memorandum, dated May 18, 2018

Tyson Simms, Planner III, provided the background leading to this request to change the existing Land Use By-law. It was intended that the clause be removed as part of the adoption of the revised Regional Plan in 2014. At that time, Policy E-22 was updated to replace the existing surveying system, elevation above the ordinary high-water mark (2.5 metres) with a more precise Canadian Geodetic Vertical Datum (CGVD) standard (3.8 geodetic value) and to expand this control on elevation to residential uses located within the Harbour Designation. The correction requested today is necessary as identified in Section 241 of the Municipal Charter.

MOVED by Ashley Morton, seconded by Grant Cooke

THAT the Halifax Peninsula Planning Advisory Committee recommends that Halifax and West Community Council support the removal of the Harbour Designation exemption clause from the Halifax Peninsula Land Use By-law and any other relevant planning document.

MOTION PUT AND PASSED.

10.1.2 Case 20159: Victoria Road and South Park Street, Halifax

Kassner Goodspeed Architects, on behalf of Eldorado Properties Limited, has applied to amend the Halifax Municipal Planning Strategy and Halifax Peninsula Land Use By-law to permit an addition to an existing 8-storey residential multiple unit building and to permit ground floor commercial uses at the northwest corner of Victoria Road and South Park Street intersection, Halifax. As proposed, the existing multiple unit dwelling, located at 5713 Victoria Road, will receive a one storey addition for a total of 9 storeys. Further, 2 existing residential detached dwellings, located at 1102 and 1106 South Park Street, will be removed and replaced with a 9 storey addition.

The following is before the Committee:

- 20159 Letter of Intent
- 20159 Application Package (Revised February 2, 2018)
- 20159 Shadow Analysis
- Wind Statement
- 20159 Traffic Impact Study
- Public Meeting Notes

Tyson Simms, Planner III, reviewed the application, site context and views. The Municipal Planning Strategy designation for this site is mainly high density residential with a small portion medium density residential and the site is mostly zoned R3, multiple dwelling zone, with a portion R2-A, general residential conversion zone. The site plan and elevations were reviewed noting the podium extension, commercial space, outdoor plaza and underground parkade. Simms also noted that the site is adjacent to two (2) registered heritage properties. Public engagement was reviewed including feedback received at the Public Information Meeting held on April 9, 2018.

The Committee was asked to consider this application and how it aligns with the June 2017 Centre Plan documents relative to urban structure, height and floor area ratio, and how the proposal addresses the planning principles of transition, pedestrian-orientation, human scale, building design and context sensitive.

Tyson Simms confirmed that the total area of the new structure was 119,710 square feet with no further changes made since December. Setbacks and distances between buildings were reviewed. The Committee viewed images of the two heritage properties to have a better sense of context sensitivity. It was noted that there were discretionary tools in the Centre Plan Purple Document that can be applied in

special circumstances to consider existing non-conforming buildings through a development agreement, as exists in this Case.

MOVED by Ashley Morton, seconded by Margo Grant

THAT the Halifax Peninsula Planning Advisory Committee recommends that the Halifax & West Community Council not proceed with the approval of Case 20159.

The Committee noted concerns that the proposal does not meet with Centre Plan considerations and goes against the proposed Centre Plan guidelines for this area. The transition and context sensitivity considerations were also not met. The Committee discussed the loss of the two existing Victorian Homes as well as some mature trees. It was noted that this needs to be balanced with having density on the Peninsula in areas such as this where there is good access to transit and active transportation options. It was felt that more or better setbacks should be incorporated and that amenities for residents and the community need to be provided to balance the amendment being requested. The Committee was interested in more information about how the adjacent heritage properties would be affected. They noted that the one-storey retail podium doesn't connect with the sidewalk and meet the surrounding two-storey buildings. There appeared to be a lack of architectural connection with the neighbourhood. It was appreciated that the existing building was being renovated and not just demolished.

MOVED by Ashley Morton, seconded by Councillor Smith,

THAT the motion be amended to include that the Halifax Planning Advisory Committee:

- **Does not support the idea that this would represent suitable adherence to the principles of transition and context-sensitivity;**
- **Believes that the proposal has not presented sufficiently special circumstances to warrant the exceptions to planning documents represented by this proposal;**
- **Is concerned about the loss of mature trees;**
- **Values additional pedestrian and street-facing features of the proposal, but feels they can be improved by greater sidewalk connection and other context connectivity;**
- **Would appreciate greater step-back features within the proposal;**
- **Feels that any addition of density on a scale such as this should include further amenities; and**
- **Values additional residential density in areas such as this.**

MOTION PUT AND PASSED.

MOVED by Margo Grant, seconded by Matthew Novak,

THAT the motion be further amended to include:

- **The Committee does not support the demolition of established homes with potential heritage value.**

There was discussion about what is gained by removing the two existing single-family homes. The advantages of registering buildings as heritage properties was reviewed, although consideration also needs to be given to non-registered buildings. It was noted that if these buildings were demolished what replaces them should fit the context and character of the neighbourhood. It was also noted that there has been a lot of infrastructure investment in the area for residents. Consideration should be given to ensure that whatever replaces the two homes provides equal or better value and ensures equity for citizens.

MOTION PUT AND DEFEATED.

The Committee voted on the amended motion which now reads:

THAT the Halifax Peninsula Planning Advisory Committee recommends that the Halifax & West Community Council not proceed with the approval of Case 20159. The Committee also:

- **Does not support the idea that this would represent suitable adherence to the principles of transition and context-sensitivity;**
- **Believes that the proposal has not presented sufficiently special circumstances to warrant the exceptions to planning documents represented by this proposal;**
- **Is concerned about the loss of mature trees;**
- **Values additional pedestrian and street-facing features of the proposal, but feels they can be improved by greater sidewalk connection and other context connectivity;**
- **Would appreciate greater step-back features within the proposal;**
- **Feels that any addition of density on a scale such as this should include further amenities; and**
- **Values additional residential density in areas such as this.**

AMENDED MOTION PUT AND PASSED.

10.1.3 Case 20774: Wellington Street, Halifax

Application by Lydon Lynch Architects, on behalf of Banc Investments Limited, to amend the Halifax Municipal Planning Strategy and Halifax Peninsula Land Use By-law to allow an 8 storey multiple unit dwelling at 1110-1132 Wellington Street, Halifax.

The following is before the Committee:

- Site Plan, Building Elevations and Floor Plans
- Proposed Design Rationale
- Perspective View #1
- Perspective View #2
- Shadow Study

In preparing the recommendation to Halifax and West Community Council, the Committee is being asked to consider how the proposal generally aligns with the June 2017 Centre Plan documents relative to urban structure, height and floor area ratio, and how the proposal addresses the planning principles of transition, pedestrian-orientation, human scale, building design and context sensitive as noted in Table 2 of the HRM staff report dated July 26, 2017.

Tyson Simms, Planner III, reviewed the application, site context and plans. The six (6) parcels of land fall under the South End Secondary Plan Area; are considered medium density residential under the Municipal Planning Strategy and are zoned R2-A, general residential conversion. The surrounding area includes medium density residential, pockets of high density residential, open space and park space. The Centre Plan's Urban Structure Map identifies this area as High Order Residential. Site Plans, elevations and views were shared, noting that the roof top mechanical space also has some amenity uses. Public engagement was reviewed which included a meeting in December 2016 where 42 comments were gathered; 445 mailouts; and a Public Information Meeting on April 19, 2018 which had 85 attendees and 44 speakers. Feedback was noted concerning: streetscape, form, character, impact on neighbours and process.

The Committee noted that there appeared to be some inaccuracies in the proposal which would make it challenging to review and comment on. It was acknowledged that the penthouse was a striking feature of the building and as it includes amenity space it should be considered in the height making this no longer an eight (8) storey building. The Committee felt that townhouses at street level are an attractive feature making for a pleasing streetscape and questioned whether these were in fact apartments with the appearance of being townhouses. They thought moving the main entrance to the side of the building might be more appropriate. The Committee was also looking for clarification on the rear elevation which they understood to presently be a large gravel space. The Committee noted that in order to consider whether this proposal aligns with the Centre Plan they would like to seek clarification on some of the key points noted, allowing the proponent to put their best case forward.

MOVED by Councillor Smith, seconded by Jason Cooke

THAT the Halifax Peninsula Advisory Committee defer its consideration of Case 20774 pending staff verification of the proposal details.

MOTION PUT AND PASSED

10.2 COMMITTEE MEMBERS – NONE

11. ADDED ITEMS - NONE

12. DATE OF NEXT REGULAR MEETING – June 25, 2018, Halifax Hall, City Hall

Please note HPPAC will be hosting Public Information Meetings on June 4 and June 11, 2018 at St. Andrews United Church, 6036 Coburg Road, Halifax.

13. ADJOURNMENT

The meeting adjourned at 6:24 p.m.

Sharon Chase
Legislative Assistant