



**HALIFAX PENINSULA PLANNING ADVISORY COMMITTEE MINUTES**  
**August 20, 2018**

**PRESENT:** Sarah MacDonald, Chair  
Jeana MacLeod, Vice Chair  
Deputy Mayor Wayne Mason  
Ashley Morton  
Margo Grant  
Matthew Novak  
Grant Cooke  
Jason Cooke

**REGRETS:** Houssam Elokda  
Councillor Lindell Smith

**STAFF:** Tyson Simms, Planner, Planning and Development  
Mile Agar, Planner, Planning and Development  
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 4:34 p.m. and the Committee adjourned at 6:39 p.m.

**1. CALL TO ORDER**

The Chair called the meeting to order at 4:34 pm at Halifax Hall, 2<sup>nd</sup> Floor City Hall, 1841 Argyle Street, Halifax.

**2. COMMUNITY ANNOUNCEMENTS - NONE**

**3. APPROVAL OF MINUTES – June 25 and July 9, 2018**

The language in the discussion section of Committee minutes is to be more passive going forward.

MOVED by Margo Grant, seconded by Deputy Mayor Wayne Mason

**THAT the minutes of June 25, 2018 and July 9, 2018 be approved as presented.**

**MOTION PUT AND PASSED.**

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

The Committee agreed to have Case 20761 presented immediately after Case 20218 and then proceed to a general discussion and debate before considering each individual recommendation.

MOVED by Deputy Mayor Wayne Mason, seconded by Ashley Morton

**THAT the agenda be approved as amended.**

**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- NONE**

**9. INFORMATION ITEMS BROUGHT FORWARD – NONE**

**10. REPORTS/DISCUSSION**

**10.1 STAFF**

**10.1.1 Case 20218: Spring Garden Road, Robie Street and Carlton Street, Halifax**  
**Dexel Developments has requested amendments to the Halifax Municipal Planning Strategy and Halifax Peninsula Land Use By-law to permit a mixed-use development along Spring Garden Road, Robie Street and Carlton Street.**

Tyson Simms, Planner, presented the development as a 30-storey and a 16-storey tower with approximately 250 residential units. The proposal would include office space and commercial space in addition to the residential units. Simms noted that some existing properties will be demolished to accommodate the proposed mixed-use development. The applicant is proposing to alter the 4 heritage properties through lot subdivision and a restoration of the existing structures.

Simms summarised the direction of Regional Council and the current Centre Plan documents. Simms noted the feedback from public information meetings and how this proposal and Case 20761 encompass an entire city block, so it is important to consider them together.

Simms stated that 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 sensitivity.

Jason Cooke arrived at 5:06pm.

Simms then proceeded to present Case 20761. As proposed, the development includes a 26-storey and 20-storey tower with approximately 400 residential units and commercial space on the ground floor. As proposed, existing structures located at 1389 Robie Street; 5991/5993/5989; 5977; 5963; and 5949 College Street, will be demolished to accommodate the proposed mixed-use development. The applicant has also proposed substantial alterations on three registered municipal heritage properties located at 5969 College Street, 1452 Carlton Street, and 1456 Carlton Street. Simms stated that the rationale for the alteration is to integrate these heritage properties into the larger development project on the same block. Simms noted that the designations and by-laws are the same as the previous case.

Simms stated that the Committee is being asked to consider the same planning principles as before and concluded both presentations.

The Committee asked for the floor area ratio of both proposals and staff clarified that it is 7.4 for the Spring Garden development and that the other is not available. The Committee asked if there was a driveway off Spring Garden and staff stated that there is an existing right of way at ground level for commercial vehicle access. The Committee asked how many residential units would be displaced by the developments. Staff noted that for the Spring Garden development 31 residential units would be displaced and for the Robie Street development 8 residential properties would be displaced with multiple units within the 8 homes.

MOVED by Ashley Morton, seconded by Deputy Mayor Wayne Mason

**THAT the Halifax Peninsula Planning Advisory Committee recommends that the Halifax & West Community Council proceed with the approval of Case 20218.**

The Committee discussed the input and feedback from correspondence and public information meetings. The Committee discussed the height of the towers. The Committee discussed the possibility of simultaneous construction for the two sites. The Committee considered fewer parking spaces than what is currently proposed. The Committee also discussed traffic, wind and shadow studies and the potential need for joint quantitative studies. The Committee considered the character of the neighbourhood, heritage elements and the local context. The Committee also discussed rat baiting and burying electrical utilities.

MOVED by Jeana MacLeod, seconded by Ashley Morton

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

- **Appreciates angled design elements, and design forms on Spring Garden Road;**
- **Values increased density development in this area;**
- **Has concerns about shadow impacts of 8 storey podium, and recommends a reduction in height;**
- **Has concerns about the 30 storey tower height, and recommends the tower heights conform to current and emerging Centre Plan guidelines;**
- **Appreciates design elements to improve sidewalk/pedestrian experience;**
- **Appreciates parking access planning, but has concerns about high number of parking spaces being allocated within an active public transit zone and encourages a reduction in parking spaces in favour of active and public transit infrastructure;**
- **Would value a more complete access plan for resident pick-up and drop-off, and active transportation use;**

- Recommends that internal amenity space for residents be incorporated;
- Appreciates promised effort to restore adjacent heritage buildings and community park;
- Values environmental aspects and considerations in design;
- Encourages the construction of two proposals (case 20218 and case 20761) be coordinated and happen together if both are approved;
- Recommends a quantitative wind study and joint shadow and traffic study be done for impacts of both proposals combined;
- Encourages efforts to move utilities and wiring underground during construction;
- Recommends that the CH-16 elements be considered by Heritage Advisory Committee; and
- Recommends that a number of affordable housing units sufficient to replace the units lost be incorporated into the proposal.

**MOTION TO AMEND PUT AND PASSED.**

The question was called on the amended motion as follows:

**THAT the Halifax Peninsula Planning Advisory Committee recommends that the Halifax & West Community Council proceed with the approval of Case 20218.**

The committee also:

- Appreciates angled design elements, and design forms on Spring Garden Road;
- Values increased density development in this area;
- Has concerns about shadow impacts of 8 storey podium, and recommends a reduction in height;
- Has concerns about the 30 storey tower height, and recommends the tower heights conform to current and emerging Centre Plan guidelines;
- Appreciates design elements to improve sidewalk/pedestrian experience;
- Appreciates parking access planning, but has concerns about high number of parking spaces being allocated within an active public transit zone and encourages a reduction in parking spaces in favour of active and public transit infrastructure;
- Would value a more complete access plan for resident pick-up and drop-off, and active transportation use;
- Recommends that internal amenity space for residents be incorporated;
- Appreciates promised effort to restore adjacent heritage buildings and community park;
- Values environmental aspects and considerations in design;
- Encourages the construction of two proposals (case 20218 and case 20761) be coordinated and happen together if both are approved;
- Recommends a quantitative wind study and joint shadow and traffic study be done for impacts of both proposals combined;
- Encourages efforts to move utilities and wiring underground during construction;
- Recommends that the CH-16 elements be considered by Heritage Advisory Committee; and
- Recommends that a number of affordable housing units sufficient to replace the units lost be incorporated into the proposal.

**AMENDED MOTION PUT AND PASSED.**

**10.1.2 Case 20761: Case 20761: Robie Street, College Street and Carlton Street, Halifax  
Kassner Goodspeed Architects, on behalf of 3088962 Nova Scotia Limited, has requested  
amendments to the Halifax Municipal Planning Strategy and Halifax Peninsula Land Use By-law to  
permit a mixed-use development along Robie Street, College Street and Carlton Street.**

MOVED by Ashley Morton, seconded by Jason Cooke

**THAT the Halifax Peninsula Planning Advisory Committee defer the consideration of item 10.1.2 to  
the next meeting.**

**MOTION PUT AND PASSED.**

**10.2 COMMITTEE MEMBERS – NONE**

**11. ADDED ITEMS- NONE**

**12. DATE OF NEXT REGULAR MEETING – September 24, 2018**

**13. ADJOURNMENT**

The meeting adjourned at 6:39 p.m.

Hannah Forsyth  
Legislative Support