

**HALIFAX REGIONAL MUNICIPALITY
Public Information Meeting
Case 22005**

The following does not represent a verbatim record of the proceedings of this meeting.

**Wednesday, November 21, 2018
7:00 p.m.
Halifax Forum (Maritime Hall)**

STAFF IN

ATTENDANCE:

Dean MacDougall, Planner, HRM Planning and Development
Jared Cavers, Planning Technician, HRM Planning and Development
Cara McFarlane, Planning Controller, HRM Planning and Development

ALSO IN

ATTENDANCE:

Councillor Shawn Cleary, District 9

PUBLIC IN

ATTENDANCE:

Approximately 61

The meeting commenced at approximately 7:00 p.m.

1. Call to order, purpose of meeting – Dean MacDougall

Mr. MacDougall is the Planner and Facilitator for the application and introduced the area Councillors, the applicant and staff members.

Case 22005 – HRM-Initiated application to amend the internal conversion clause in the Halifax Peninsula Land Use By-law for the area known as Peninsula West Area 1 (bounded by Chebucto Road, Roosevelt Drive, Flinn Street, and MacDonald Street).

The purpose of the Public Information Meeting (PIM) is to:

- Provide information and highlight the proposal;
- Explain the planning process; and
- Receive public feedback and input regarding the proposal that will be used to prepare the staff report and go forward with this application.

No decisions are made at the PIM or have been made up to this point.

2. Presentation of Proposal – Dean MacDougall

Mr. MacDougall provided a proposal fact sheet to the audience and gave a brief presentation of the proposal for Peninsula West Area 1 Schedule outlining the status of the application, some background of downzoning in the area, the area context, the designation (Residential Environment) under the Halifax Municipal Planning Strategy (MPS), the relevant planning policies (2.4, 2.7 and 2.8) within the Halifax MPS and existing zone [R-1 (Single Family Dwelling) Zone] within the Halifax Peninsula Land Use By-law (LUB).

3. Questions and Comments

Ken Dewar, Joseph Street is opposed to the proposal. The area is already “softly” densified. There is a mix but it is primarily a single family residential area. Mr. Dewar wondered what prompted this proposal and why. **Mr. MacDougall** explained Halifax and West Community Council (HWCC) put forth a motion that directed staff to look at this proposal. Councillor Cleary brought the motion forward in an effort to bring financial and environmental sustainable changes to the community as the population in the area has decreased over time.

Bill Niven, MacDonald Street has lived in the area for 21 years and believes this proposal was brought forward due to inquiries from developers in the area. What can the residence do to stop the approval?

Gillian Allen, Joseph Street has lived in the area for 25 years and opposes to the proposal. Ms. Allen had assurance in correspondence from both Councillor Cleary and Mr. MacDougall that there would never be new construction considered for internal conversion. Council can make changes in the neighbourhood and things like affordable housing for seniors and small families will disappear.

Karen Weatherston-Brown, Roosevelt Drive is aware that there is some development happening in the area. The drainage on the street and dumping in the area are concerning. Will Council listen to the residents in the area and to the recommendation of staff? **Councillor Cleary** explained that staff is seeking feedback from the residents at this point to help prepare a recommendation in a staff report for HWCC.

Brian Loughnan, Roosevelt Drive has owned his property for 46 years, opposes to any change and feels there is an ulterior motive. In 2003, the residents were victorious in obtaining R-1 Zoning for all the properties in the area. Most residents are not interested in the types of retail in the area and go elsewhere to shop. Is concerned of what's to come in the area.

Adam Conter, Cabot Place (Hydrastone), representing a resident that lives on MacDonald Street. Mr. Conter is a developer that takes dilapidated real estate with its appropriate zoning and make it livable. This evenings meeting is a first introduction to the proposal and a chance to provide feedback to staff and the area councillor. This proposal puts forth options within the R-1 Zone for property owners in the neighbourhood. The small increase in density is what Council and city staff have been working on for the last ten years, the Centre Plan.

Peter Lloyd, Sherwood Street has lived in the area for 65 years and is opposed to the change. Mr. Lloyd was surprised to see and is curious as to why only this catchment area is being affected. In 2003, there was a long battle to rezone the area as the residents at the time were concerned as to what would happen in the neighbourhood. Mr. Lloyd would feel more comfortable if there was a larger area captured. **Mr. MacDougall's** responsibility is to follow up on and investigate HWCC's motion. **Councillor Cleary** explained that a secondary planning area was created in 2003 when it was downzoned and that's the reason for the catchment area.

Erik Hahn, Joseph Street lives across the street from one of the buildings that functions as a six-unit and parking is an issue. Mr. Hahn wondered if this particular area is down in population. **Councillor Cleary** will look into that.

Anne Landry, Churchill Drive has rented for 16 years. Parking is an issue as the house which was one time three units now functions as four units. There are four parking spots available but doesn't accommodate visitors. Also concerned that the building will be converted to more than four units. Affordable housing is a big issue in the area.

Amir Nevo, Sherwood Street would like to do an internal conversion from four to six units and has been fixing the building by doing some external renovations. Mr. Nevo believes the area is one of Halifax's biggest wasted spaces. This is a good opportunity to densify the Peninsula.

Justin, Sherwood Street has lived in the area for about two years and it was the R-1 Zoning that attracted them to the area. These proposals have to be done with the bigger picture in mind and in this case, it is the development of the community. Justin is favor of the proposal if it could be done on a case by case scenario.

Marisha Caswell, Sherwood Street – How many buildings specifically does this affect? There is concern that this proposal might be something larger. Is this whole amendment necessary or is it possible to do variances for individual buildings and on a case by case basis? **Mr. MacDougall** – Regulations have not yet been developed that identify what properties would be eligible for internal conversion. The variance suggestion will be taken into consideration but too many variances would justify changing the regulations.

John Theakston, Flinn Street asked for clarification on what a unit is to which Mr. MacDougall showed the definition from the Land Use By-law. Mr. Theakston is also concerned about increased traffic and parking. Who enforces these types of regulations? **Mr. MacDougall** – When staff determines how many properties are eligible, potential increases in traffic and parking can be examined by the engineers to see if a Traffic Impact Statement is warranted. The Development Officer and Compliance team would enforce regulations.

Dave Crawley, Joseph Street – The proposal would change the neighbourhood and most people in the area oppose it. Would there be a plebiscite or would it be deferred to the next election? **Mr. MacDougall** – The recommendation will be before HWCC before the next election.

Linda MacDonald, Roosevelt Drive has lived in the area for 18 years and knows the history of the area very well. As a neighbor to one of the potential properties, Ms. MacDonald has had to deal with it being a party house, the noise, parking on the sidewalks, etc. and as a result, property values have decreased. The building has been vacant for four or five years and wildlife has taken over. Buildings like this do not contribute to the neighbourhood. Maintenance of the property, traffic and noise are some concerns. Ms. Macdonald is opposed to increased density in the area as it will increase traffic on Chebucto Road causing safety concerns. The area is starting to age in regards to the infrastructure.

Matthew North, Roosevelt Drive was drawn to the neighbourhood because of the R-1 Zoning and wonders what the motivation was in 2003 to move it to its current zoning. R-1 Zoning talks to maintaining the community and culture of the neighbourhood and preventing development from impinging on what is in place. A strong motivation for many is property investment. Transient individuals wouldn't be as mindful and appreciative of what's around them in the community. The area is also becoming more of a shortcut for traffic which causes safety issues.

4. Closing Comments – Dean MacDougall

Mr. MacDougall informed the public on how to submit comments and contact planning staff in regards to the application and thanked everyone for their feedback.

5. Adjournment

The meeting adjourned at approximately 8:20 p.m.