

HALIFAX REGIONAL MUNICIPALITY
Public Information Meeting
Case 22029

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

Thursday, June 6, 2019
7:00 p.m.
Halifax Forum (Maritime Hall)

STAFF IN

ATTENDANCE: Dean MacDougall, Planner, HRM Planning and Development
Carl Purvis, Planning Applications Program Manager, HRM Planning and Development
Holly Kent, Planning Technician, HRM Planning and Development
Cara McFarlane, Planning Controller, HRM Planning and Development

ALSO IN

ATTENDANCE: Councillor Lindell Smith, District 8
Marc Ouellet, APL Properties Limited

PUBLIC IN

ATTENDANCE: Approximately 11

The meeting commenced at approximately 7:05 p.m.

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

D. MacDougall is the Planner and Facilitator for the application and introduced the area Councillor, the applicant and staff members.

Case 22029 - APL Properties Ltd. is applying to enter into a Development Agreement at 6009 – 6017 Quinpool Road, Halifax to allow a 25-storey mixed-use building and to amend the Halifax Peninsula Land Use By-law to reflect Housing Nova Scotia's process regarding possible affordable housing units.

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

- Identify the proposal site and highlight the proposal;
- Give the Applicant an opportunity to present the proposal; 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

D. MacDougall gave a brief presentation of the proposal for the property located at 6009 – 6017 Quinpool Road, Halifax outlining the status of the application, the Applicant's request for a development agreement and a land use by-law amendment, site context of the subject land, some history on the Municipal Planning Strategy (MPS) Policy (approved by Regional Council in June

2018), the proposal/site plan, and the land designation (Quinpool Road Commercial) and enabling Planning Policies (2.10 to 2.10.4) within the Halifax MPS and the Bonus Zoning Agreement within the Halifax Peninsula Land Use By-law (LUB).

Presentation of Proposal – Marc Ouellet

M. Ouellet presented their proposal for the subject properties outlining the site context/site plan, design rationale, evaluation of the architectural form and design, perspectives, building elevations and data table for the project.

A resident asked from what street parking will be accessed. **M. Ouellet** – Parker Street.

3. Questions and Comments

Pete Lavell, Belle Aire Terrace asked for clarification for the increased number of units from the original proposal (209 to 288). **M. Ouellet** – The increase is possible by reconfiguring within the existing massing of the building. The Policy allows for flexibility for the unit ratio. **P. Lavell** is surprised residential balcony areas can be included as part of the public amenity as they would be considered private space. **D. MacDougall** explained that the balconies are included as the building's resident amenity not for public benefit that allows for the increase in height. **P. Lavell** – An environmental crisis has been declared but yet developments don't seem to be consistent with the direction Halifax is going. Ten affordable units is much too low. It's time for all levels of government to step up and start debating the issue of affordable housing. This is a bargaining situation for which there is no reciprocal figure provided by the people who are doing the bargaining. Lately, there seems to be requests for enormous decrease in parking spaces which creates an imposition on neighbours. Enough parking should be provided for the number of residents in a building. The buildings are part of an architectural sprawl and not a solution to the crisis or densification. Long-term residents won't move in. As far as public engagement, there is a decrease in attendance as most residents are discouraged because their comments and concerns are ignored by city staff and council.

Jennifer Fox, Clifton Street asked for clarification on the unit mix. Is it possible for the numbers/ratio to change after tonight's meeting? What size are the affordable housing units? **M. Ouellet** – There are mostly one- and two-bedroom units proposed and currently no bachelor units. **D. MacDougall** – The proposal can change as a result of public feedback. Nothing is finalized at this stage. Referring to the Halifax Peninsula LUB, the requirement for affordable housing units is that it must contain two or more bedrooms and a living room area of a minimum of 70 square metres. **J. Fox** asked if the applicant has a construction mitigation plan (noise, taking over sections of the sidewalks and streets, etc.) and if it will go above what HRM requires. **D. MacDougall** – Those types of plans would be submitted at the construction permit stage further in the process. **J. Fox** asked for clarification of the public amenity space. **M. Ouellet** – There are two rooms (possibly a gym and lounge that opens to a large public terrace the residents of the building). **J. Fox** – This is not for the general public. J. Fox echoed the previous speaker regarding an environmental crisis and developers need to build smarter by creating smaller buildings and using wood construction due to the environment damage caused by building with concrete. J. Fox also echoed the comment regarding the issue around the need for affordable housing and the low public attendance due to the lack of regard for residents' concerns and comments.

Trevor Brumwell, Lawrence Street – Past and current public engagement have proven to be unsuccessful and frustrating (referred to 800 letters from the Willow Tree Group to HRM opposing the policy changes that were considered by Council as one as opposed to 800 separate submissions). Outlying Councillors are voting for proposals that don't affect their neighbourhoods. What are the differences between the current and previous proposals? The amenity space is private; therefore, is no benefit to the public and should be labelled as such (private indoor space

not amenity). **D. MacDougall** showed a chart outlining the changes in unit count (increase), parking (decrease), bicycle parking (added), amenity space – indoor/outdoor (increase – balconies included) and commercial space (decrease). **T. Bromwell** - Decreased parking in the community will be disastrous. Where will customers for the commercial enterprises park? Where will the construction workers/vehicles park? Also, the exterior designs of the building seem to be constantly changing. T. Bromwell disagrees with the rules at the public engagements as it sanitizes the process. The audience should be permitted to show their support, or opposition. Some people are not comfortable standing in front of a group and speaking into a microphone.

Carl Purvis thanked everyone for coming to the meeting. The Policy change has been implemented and staff realizes there is public frustration. Staff does appreciate hearing the residents' concerns and comments and will forward them onto Council, through way of recommendations in the Staff Report, so they are able to make a well-informed decision. **T. Bromwell** would like Council to explain why the concerns of the residents affected the most are not taken into account when making a decision.

4. Closing Comments – Dean MacDougall

D. MacDougall thanked everyone for coming and expressing their comments.

5. Adjournment

The meeting adjourned at approximately 8:00 p.m.