

HALIFAX REGIONAL MUNICIPALITY
Public Information Meeting
Case 22177

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

Wednesday, May 22, 2019
7:00 p.m.
Halifax Forum (Maritime Hall)

STAFF IN

ATTENDANCE:

Darrell Joudrey, 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 Lindell Smith, District 8
Cesar Saleh, WM Fares Architects

PUBLIC IN

ATTENDANCE:

Approximately 11

The open house portion began at approximately 7:00 p.m. with presentation from Darrell Joudrey starting at 7:15 p.m.

1. Call to order, purpose of meeting – Darrell Joudrey

Mr. Joudrey is the Planner and Facilitator for the application and introduced the area Councillor, the applicant and staff members.

Case 22177 – Application by W.M. Fares Architects to enter into a development agreement to allow an 8-storey mixed use building on lands at 6160 Almon Street and 2760 Gladstone Street, Halifax.

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

- Identify the proposal site and highlight the proposal;
- 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 – Darrell Joudrey

Mr. Joudrey gave a brief presentation of the proposal for the property located at 6160 Almon and 2760 Gladstone Streets, Halifax outlining the status of the application, the Applicant's request, site context of the subject land, the proposal, the land designation (Major Commercial), and relevant planning policies (Section XI - Peninsula North Secondary Planning Strategy, Policies 2.3.1, 2.3.2 and 2.3.3) within the Halifax Municipal Planning Strategy (MPS) and current zoning [C-2 (General Business) Zone] within the Halifax Peninsula Land Use By-law (LUB). Schedule Q is currently in place on the property. The property would be affected by the Centre Plan; therefore,

the proposed designation is Higher Order Residential (proposed height of 20 metres).

3. Questions and Comments

Chris Hawkins, Gladstone Street – What determines the height of a building? **Joudrey** – The height does not include the elevator/mechanical equipment or penthouse.

Sara Lipson, Windsor Terrace – What is the timeline of completion if and when the application is approved? **Joudrey** – The planning process should be complete within six to eight months and then it would depend on the developer. **Saleh** – Completion of the project would be a minimum of three years from this point.

Jim Purchase, Windsor Terrace is concerned about parking on Gladstone Street, is strongly opposed to any parking on that side of Gladstone Street and will insist as a resident of the area that the “No Parking” signs remain there. Where will people (staff/customers) park for the proposed businesses? **Joudrey** – The comments from Development Engineering basically state that the “No Parking” signs will remain on the side of Gladstone Street where the proposal is. HRM is following the principles of the Integrated Mobility Plan, endorsed by Council, which asks for reduced parking (surface parking) to provide residential development ideal for walking and cycling. **Purchase** – There are very few residents on Gladstone and Windsor Streets that cycle.

Paul Zwicker, Almon Street is concerned about the street parking as well. People ignore the “No Parking” signs and the street has increased vehicular noise and is becoming unsafe with speeding cars. The Zwickers are unable to have visitors at their home due to parking issues. Issues in the area are increasing due to rising development. Where is the visitor parking for the proposed building? **Saleh** – There are eight visitor parking spaces underground.

Wendy White, Gladstone has concerns about parking and traffic due to new and upcoming developments along Gladstone Street up to Robie Street. Ms. White fought for the crosswalk that is currently on Gladstone Street. Increased traffic is creating safety concerns in the surrounding area for pedestrian when crossing the street. Ms. White uses the Access-A-Bus service and often has issues with cars illegally parked; therefore, making it difficult to access the bus. When conducting traffic studies, HRM should involve the residents of the surrounding areas. Residents need to be kept informed as to who they can approach for issues concerning pedestrian safety and traffic. **Joudrey** – The applicant did submit a Traffic Impact Study which is currently being reviewed by Development Engineering and Traffic Services but upon initial review, there weren't any issues with increased traffic volumes due to this proposal. **Councillor Smith** – HRM Engineers follow guidelines in the Municipal Red Book. Council is looking to adopt new standards and guidelines around pedestrian safety, active transportation, street layout, etc. that other countries use in conjunction with HRM's current standards. The Centre Plan, when implemented, will incorporate the Integrated Mobility Plan guidelines in terms of how buildings will integrate with the neighbourhood and accessibility by pedestrians.

Zwicker – Over the years, vehicle and pedestrian traffic have increased tremendously. The city has made things worse by rearranging designated parking around the area.

Purchase – There are 50 underground parking spaces for 80 proposed units. Is there a visitor parking area? Projects need to support the proposed population. **Saleh** – There will be eight underground visitor parking spaces. **Joudrey** – The idea is if parking is reduced, vehicle usage will be reduced.

White asked about another public engagement session when more details become available in terms of the units' details. **Joudrey** – HRM is not involved in those details but the applicant may

choose to engage the public at that point.

4. Closing Comments – Darrell Joudrey

Mr. Joudrey thanked everyone for coming and expressing their comments. He encouraged the residents to fill out the comment sheet and their concerns would be forwarded to the appropriate departments.

5. Adjournment

The presentation and questions/comments portion of the meeting adjourned at approximately 8:00 p.m. while the open house segment continued.