

HALIFAX REGIONAL MUNICIPALITY
Public Information Meeting
Case 21321

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

Thursday, February 22, 2018
7:00 p.m.
Ward 5 Neighbourhood Centre

STAFF IN

ATTENDANCE: Brittny MacLean, Planner, HRM Planning and Development
Alden Thurston, Planning Technician, HRM Planning and Development
Cara McFarlane, Planning Controller, HRM Planning and Development

ALSO IN

ATTENDANCE: Erin Ashley and Catherine MacQuarrie, Michael Napier Architecture

REGRETS:

Councillor Lindell Smith, District 8

PUBLIC IN

ATTENDANCE: Approximately 10

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

1. Call to order, purpose of meeting – Brittny MacLean

Ms. MacLean is the Planner and Facilitator for the application and introduced the applicant, staff members and passed along the Councillor's regrets.

Case 21321 - Application by Michael Napier Architect to amend the Halifax Peninsula Land Use By-Law (Schedule "Q") to include one property at 2856 Gottingen Street, Halifax and requesting substantive amendments to an existing development agreement (Case 18149) to include this property and allow a multi-use building at the corner of Gottingen and Bilby Streets.

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 – Brittny MacLean

Ms. MacLean presented the proposal for 2856 Gottingen Street and the corner of Gottingen and Bilby Streets:

- Site context (aerials and a photo from Gottingen Street);
- What properties the existing (approved in 2014) / proposed (enlarge approved building, increase from 39 to 64 units, increase ground floor commercial, add another storey)

- development agreements apply to;
- Existing / proposed elevations from Gottingen Street; and
- Within the Halifax Municipal Planning Strategy and Halifax Peninsula Land Use By-law: C-2 (General Business) Zone, designated Major Commercial (under the Peninsula North Secondary Plan, Area 5), existing use – vacant commercial building and accessory building, and enabling policies – 2.3.1 (Schedule Q), 2.3.2 and 2.3.3.

Presentation of Proposal – Catherine MacQuarrie and Erin Ashley, Michael Napier Architecture

Ms. MacQuarrie presented:

- A slide showing the site on the corner of Bilby and Gottingen Streets, an approved eight storey building on the other corner (not the applicant's application) and the site between the two buildings that has been acquired (to be added to Schedule Q);
- The streetscape along Gottingen Street with images of what's been approved and being proposed;
- Building elevation from Gottingen Street: approved and proposed (same relationship and stepback to the street, materiality, commercial space, etc.);
- Building elevation from Bilby Street (approved and proposed); and
- Site plan of surrounding area showing approved building heights within the area.

Ms. MacLean showed a 3D image of what the area would look like with all the approved seven and eight storey buildings.

3. Questions and Comments

Steve Hart, Fuller Terrace asked for clarification regarding the restriction of building heights for developments across from Stadacona as it is a naval base. **Ms. MacLean** is not aware of any but will verify.

Jennifer Beamer, Bilby Street would like to know the result of the traffic impact study and the ongoing cumulative impact of the traffic from all the surrounding approved developments. **Ms. MacLean** – The result of the submitted traffic study was that there would be little to minimal impact on traffic. The study was sent to HRM Engineering for comment and given the same result. The access for the development will be onto Bilby Street and then Gottingen Street. The engineers also take into account transportation routes, number of buses, etc. The parking for the proposal would be all underground. **Ms. MacQuarrie** – Other developments in the area are taken into account when preparing a traffic study. The proposed building will have 41 parking spaces for 69 units as opposed to the approved application which has 28 spaces for 39 units (about the same percentage).

Pete Lavell, Belle Aire Terrace would like to see the maximum amount of parking provided in the building for the number of units. A six storey building should be the maximum for the area which is mentioned in the Centre Plan. The depiction of the adjacent neighbourhood with seven and eight storey buildings is deceptive and offensive to the current residents. The existing buildings are a maximum of two storeys and have been there for 100 years. There are other ways to achieve density. **Ms. MacLean** affirmed that the Centre Plan (not approved yet) depicts a mix of three to six storey buildings but that will also depend on how the policies and land use by-laws are laid out.

Mike Salterio, manages a building on Kay Street doesn't have an issue with the height. The building on Kay Street has 25 parking spaces for 25 units which are not full because people choose to use the transit system. Traffic will always be an issue.

Mr. Hart asked for a breakdown of units in the approved and proposed building. **Ms. MacQuarrie** – The approved has 39 units with 15 of them being two bedroom. The proposed is 64 units, 24 bachelor, 12 one bedroom units, 24 two bedroom units and four two bedroom plus den units. **Mr. Hart** – Why more people downtown and what is the benefit? Most cities have urban sprawl. Many people have to leave the city due to development and affordability. **Ms. MacLean** – A general planning principle is that it is more sustainable to have more people living in a downtown area. Infrastructure costs and environmental pollution are decreased. The Centre Plan provides more reasons and stats. Another section of Planning is exploring the issue of affordable housing so everyone can share the downtown area.

Patrick Murphy, Young Street would like to see planning be more inclusive and engage public participation for as of right developments. Currently, it is a disservice to the public. Residents are untrusting of the planning department. Many residents in the area have invested greatly in their homes. This is a residential neighbourhood and the taller buildings are imposing. How many units are on the additional storey. **Ms. MacQuarrie** – There are four penthouse units. **Ms. MacLean** – As of right developments are enabled if they meet the land use by-law requirements. The creation of the notification area was explained. It was recommended that the public attend some of the Centre Plan engagement and to participate in the new writing for as of right policies.

Jeff Fish, Almon and Agricola Streets is not against change or increased density. Mr. Fish likes the proposal with more of a setback and balconies, etc. It is an improvement over the approved application.

4. Closing Comments – Brittney MacLean

Ms. MacLean thanked everyone for coming and expressing their comments.

5. Adjournment

The meeting adjourned at approximately 7:55 p.m.