



**HALIFAX PENINSULA PLANNING ADVISORY COMMITTEE  
MINUTES  
June 26, 2017**

**PRESENT:** Ashley Morton, Chair  
Sarah MacDonald, Vice Chair  
Michael Bradfield  
Amy Siciliano  
Jeana MacLeod  
Joe Metledge  
Sunday Miller  
Councillor Waye Mason

**REGRETS:** Grant Cooke  
Councillor Lindell Smith

**STAFF:** Jennifer Chapman, Planner III, Urban Enabled Applications  
Carl Purvis, Principal Planner, Urban Enabled Applications  
Kevin Arjoon, Municipal Clerk  
Phoebe Rai, Legislative Assistant, Office of the Municipal Clerk  
Sharon Chase, Legislative Support, Office of the Municipal Clerk

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

*The agenda, reports, supporting documents, and information items circulated are online at [halifax.ca](http://halifax.ca).*

*The meeting was called to order at 4:03 p.m., and adjourned at 5:49 p.m.*

## **1. CALL TO ORDER**

The Chair called the meeting to order at 4:03 p.m.

- Community Announcements

Councillor Waye Mason advised that the meeting of Halifax West Community Council that had been scheduled for June 27, 2017 was cancelled and the next meeting will take place on July 25, 2017.

Chair Ashley Morton acknowledged the Committee's new name, Halifax Peninsula Planning Advisory Committee, which reflects that the mandate was expanded by the Halifax and West Community Council at their meeting held on May 30, 2017 to include part of District 9.

## **2. APPROVAL OF MINUTES – May 29, 2017**

MOVED by Michael Bradfield, seconded by Sarah MacDonald

**THAT the minutes of the May 29, 2017 meeting be approved as distributed.**

**MOTION PUT AND PASSED.**

## **3. APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS**

MOVED by Councillor Waye Mason, seconded by Sunday Miller

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

**MOTION PUT AND PASSED.**

## **4. BUSINESS ARISING OUT OF THE MINUTES- NONE**

## **5. CALL FOR DECLARATION OF CONFLICT OF INTERESTS- NONE**

## **6. CONSIDERATION OF DEFERRED BUSINESS- NONE**

## **7. CORRESPONDENCE, PETITIONS & DELEGATIONS- NONE**

## **8. INFORMATION ITEMS BROUGHT FORWARD- NONE**

## **9. REPORTS/DISCUSSION**

**9.1 Case 20719** – Application by W.M. Fares Architects to add 5516 Bilby Street, Halifax to Schedule Q of the Halifax Peninsula Land Use By-law and to amend an approved development agreement at 5530 and 5532 Bilby Street, Halifax.

Jennifer Chapman, Planner III, gave an overview of Case 20179 where the developer is asking that 5516 be added and considered under schedule Q. This development is located in a transitional neighbourhood with other approved new developments nearby. A public engagement open house was held on June 7, 2017 and their feedback has been reviewed.

The Committee asked if the city had set a clear direction regarding parking, or if this is being explored with the Centre Plan? Staff responded that presently parking is site specific; with this development having 52 parking spaces for 63 units.

The Committee reviewed the mix of commercial and residential properties as well as proposed and approved developments in the area. It was noted that the existing municipal planning strategy for this area is major commercial and a commercial development for this site could be built as-of-right. .

The Committee reviewed the design changes including an increased footprint and greater number of units noting the family unit ratio of the new plan. They questioned the rationale for the changes in the streetwall and how that might affect pedestrians and the neighbouring buildings. The developer noted that the changes were made to better suit the architectural proportions and was an improvement for pedestrians.

MOVED by Joe Metledge, seconded by Sunday Miller

**THAT the Halifax Peninsula Advisory Committee has reviewed the application to amend an approved Development Agreement for Case 20719 and recommends approval of this project.**

The Committee had further discussion where specific recommendations were considered.

It was felt that the 3 story streetwall was too high which might impact sun/shade. The building goes right to the edge of the next property with no buffer for the adjacent single residence. The opportunity exists for the use of trees and plants to soften the design; noting the benefits of urban forests, green roofs and tree banks. The Committee was encouraged that this development brings more residents to the area, increasing foot traffic, activity and grows the community. It was suggested that an outside amenity space for residents would be a great feature to consider.

A short discussion followed about how this development fits with the direction of the Centre Plan. Carl Purvis, Principal Planner, highlighted what makes a successful planning agreement; a balance of what needs to be specific and what can be left to interpretation. The specific example of family mix was considered a topic worth further discussion, perhaps as a future agenda item.

MOVED by Joe Metledge, seconded by Councillor Wayne Mason

**THAT the Halifax Peninsula Advisory Committee has reviewed the application to amend an approved Development Agreement for Case 20719 and recommends approval. Further, the committee:**

- **Values the requirement for 50% multi-bedroom units, and believes that this requirement should not be changed without a substantive amendment to the Development Agreement;**
- **Is concerned about aesthetic considerations of the east side of the proposed development, including the lack of a setback and the large blank wall;**
- **Would value the addition of more natural outdoor features, such as trees, on all of the ground floor, the terraces, and the roof;**
- **Recommends a streetwall of two storeys rather than three;**
- **Would value appropriate wind and shade analyses prior to finalizing the development agreement;**
- **Would value environmentally-responsible choices in building materials and systems design to limit the development's emissions and other negative environmental impacts;**
- **Considers the height of the proposal to be acceptable, but would recommend that any increase in this should require a substantive amendment; and**
- **Values the increase in residential density.**

**MOTION PUT AND PASSED.**

## **9.2 Requested Information Regarding Planning Matters**

Chair Ashley Morton opened the discussion by asking what types of information the Committee would like to have access to when considering their work: what's important, what's optional and what is valued? Carl Purvis acknowledged that the existing packages can be onerous and felt that there is an opportunity to provide the Committee with the information they need to make decisions in a more efficient manner.. An example would be links to pertinent information on the municipal planning website. They pointed to the Committee request section in today's report and asked if this was helpful for the group?

The Committee agreed that the present packages were process heavy Having early access to specific projects on the planning website and areas for feedback noted in staff memo's is helpful when preparing for upcoming meetings. The Committee was also interested in knowing when public information sessions are taking place and having some notice of upcoming projects that will come to the group for their consideration. Staff and the Clerk's Office agreed to facilitate this moving forward. Knowing in advance which decisions could set a precedent would be important for the group. Carl Purvis explained that in general specific cases do not set precedence but decisions around amending policy could influence future decisions. A question was asked about when studies such as traffic, shadow and wind are requested as these are important for the Committee's review. Carl Purvis shared how and when studies are requested by various HRM departments. In planning applications, you are more likely to see statements included that cover these aspects of their project.

The Committee then discussed that challenges around the timing of projects coming to the Committee for review and what feedback or recommendations are appropriate at what stage. Councillor Mason used the examples of public consultation on Municipal Planning Strategies vs. Schedule Q development agreements to illustrate this point. Carl Purvis then summarized what had been discussed and agreed upon as helpful for the Committee.

**10. ADDED ITEMS – NONE**

**11. DATE OF NEXT MEETING – July 24, 2017 Regular Meeting**

**12. ADJOURNMENT**

The meeting adjourned at 5:49 p.m.

Sharon Chase  
Legislative Support