



**HALIFAX PENINSULA PLANNING ADVISORY COMMITTEE
SPECIAL MEETING MINUTES
September 11, 2017**

PRESENT: Ashley Morton, Chair
Sarah MacDonald, Vice Chair
Michael Bradfield
Grant Cooke
Amy Siciliano
Councillor Waye Mason
Councillor Lindell Smith

REGRETS: Jeana MacLeod
Joe Metlege
Sunday Miller

STAFF: Miles Agar, Principal Planner, Planning and Development
Paul Sampson, Planner II, Planning and Development
Sean Gillis, Planner II, Planning and Development
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.

The meeting was called to order at 4:05 p.m., and adjourned at 5:57 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 4:05 p.m.

2. CALL FOR DECLARATION OF CONFLICT OF INTERESTS- NONE

3. CONSIDERATION OF DEFERRED BUSINESS – August 28, 2017

3.1 Case 20148 – Application by Dixel Developments for a secondary planning strategy amendment related to a proposed mixed-use development at Robie, Pepperell and Shirley Streets, Halifax

The applications details can be found at <https://www.halifax.ca/business/planning-development/applications/case-20148-robie-pepperell-shirley-streets-halifax>

The following was before the Committee:

- correspondence from Janet Maybee, Katherine Kitching, Carolyn Smedley, Peter Ewert, Carroll Godzman, Judy Haiven, Joanne Light, Mary Evans, Peggy Cameron on behalf of Friends of Halifax Common, Graham Read, Judith Fingard, Councillor Waye Mason
- proposal information for Case 20148
- wind impact qualitative assessment by Ekistics Planning and Design dated August 7, 2015
- traffic impact study by Ekistics Planning and Design dated August 2015

Sean Gillis, Planner II, reviewed the developer's request for changes to the Municipal Planning Strategy and Land Use By-law to allow a 14-story tower of 159 units with ground floor commercial space. Currently it is zoned R-2 and medium density residential. They reviewed the site context, views and plan; noting that there is a lot of change happening in this area. Setbacks and massing were indicated with the larger portion of the structure on Robie Street. Drawings reflecting human scale and streetscapes were shared. The Committee's feedback is requested with consideration of the following concepts highlighted in the proposed Centre Plan: urban structure maps, floor-area-ratio, transition, pedestrian orientation and human scale.

The Committee asked for clarification on the public participation for case. Miles Agar, Principal Planner, reviewed public participation on this case. The public open house held in December 2016 covered 18 proposals including this one. A neighbourhood questionnaire was also sent out; 6-8 replies were received with mixed feedback most concerned with the height as it is located next to the Halifax Commons and the Community Garden. This feedback will be included in the staff report to Halifax West Community Council. It was noted that questionnaires are sent to property owners and not individual tenants.

The wind and shadow studies done for the original 12 storey building were reviewed and will be updated to reflect the request for 14 stories. The Committee asked if the setback allows for a green median. It was clarified that HRM owns the street right of way which includes the sidewalk and there was only a few feet then to the building. Lot coverage is approximately 74%.

MOVED by Councillor Waye Mason, seconded by Grant Cooke

THAT the Halifax Peninsula Planning Advisory Committee has reviewed the application for a secondary planning strategy amendment and recommends that the Halifax and West Community Council proceed with the approval process of Case 20148.

The Committee had further discussion on details of the application, noting that some of the feedback gathered at the December meeting has been outlined in the proposal by the developer. The large block wall on Pepperell Street is a concern particularly as it moves from 5-6 feet tall due to street grading.

Some consideration to soften the street feel would improve the pedestrian experience. Other improvements for the transition and pedestrian experience might include increased setbacks which incorporate buffers of green space. The Committee reviewed the elevations on Robie and Shirley Streets noting the storefront glass. The relationship with the Halifax Commons and the Community Garden was also noted. Amenity space was reviewed, mainly balconies and some rooftop space with planters. Amenity space is valued by the Committee and always encouraged. The Committee looked at the shadow and wind studies. The Committee feels that the proposed height will have a negative impact on wind and that the reports do not seem reflective of the personal pedestrian experience of some members in that area. Tree Planning recommended in the study should be endorsed. It was agreed that 12 storeys could work but that 14 is too high impacting volume, wind and scale. Emphasizing the Centre Plan focus of active transportation, it was agreed that this site is well suited as supported by the traffic study. It was confirmed that the number of bike stalls will meet the bylaw requirements.

MOVED by Councillor Lindell Smith, seconded by Michael Bradfield

THAT the motion be amended where the Halifax Peninsula Planning Advisory Committee notes the following:

- **The committee dislikes the blank concrete planter walls on the West End of Pepperell Street.**
- **The committee values the interface with the backyards and backs of homes on Shirley Street.**
- **The committee values a detailed design that should pay close attention to the pedestrian interface to and from the development.**
- **The committee recommends tree planting on the property as suggested by the Wind Impact Assessment.**
- **The committee recommends that the proposal include, at a minimum, the bicycle parking as required by the Land Use Bylaw.**
- **The committee recommends keeping the amenity spaces and they are valued.**

MOTION TO AMEND PUT AND PASSED.

The Committee then addressed the proposed parking. There are 159 residential units with 215 parking spaces. Reasons for this large number were suggested; it would free up on street parking or be an opportunity to take overflow parking from the nearby hospital. With the Centre Plan's intent of minimizing the dependence on cars; it was agreed that zoning minimums for parking spaces should be followed in new buildings.

MOVED by Sarah MacDonald, seconded by Grant Cooke

THAT the motion be amended where the Halifax Peninsula Planning Advisory Committee notes the following:

- **The committee recommends decreasing the parking spaces in the development to the number of units.**

MOTION TO AMEND PUT AND PASSED.

MOVED by Michael Bradfield, seconded by Councillor Lindell Smith

THAT the motion be amended where the Halifax Peninsula Planning Advisory Committee notes the following:

- **The committee recommends decreasing the building height to 11 storeys**

The Committee questioned the height and was concerned about the transition to the neighbourhood. They looked at what impact this change would pose on other design features of the building. Miles Agar reviewed lower/wider versus higher/slender design implications. The 14 floors on Robie Street are in a tower form. The Committee would welcome an analysis of a reduction in height as supported by planning staff. The Committee felt it is difficult to make an informed decision without design detail or the floor area ratio (FAR) proposed by the Centre Plan. It was acknowledged that a change in height would necessitate larger design changes.

MOTION TO AMEND DEFEATED.

The question was called on the motion as stated.

THAT the Halifax Peninsula Advisory Committee has reviewed the application and recommends to proceed with the approval process of Case 20148 with the following comments and suggestions:

- **The committee dislikes the blank concrete planter walls on the West End of Pepperell Street.**
- **The committee values the interface with the backyards and backs of homes on Shirley Street.**
- **The committee values a detailed design that should pay close attention to the pedestrian interface to and from the development.**
- **The committee recommends tree planting on the property as suggested by the Wind Impact Assessment.**
- **The committee recommends that the proposal include, at a minimum, the bicycle parking as required by the Land Use Bylaw.**
- **The committee recommends keeping the amenity spaces and they are valued.**
- **The committee recommends decreasing the parking spaces in the development to the number of units.**

AMENDED MOTION PUT AND PASSED UNANIMOUSLY.

4. CORRESPONDENCE, PETITIONS & DELEGATIONS

4.1 Correspondence

The Chair noted that correspondence has been received relating to agenda items 3.1, and 5.1. This correspondence was circulated to the Committee. For a detailed list of correspondence received refer to the specific agenda item.

4.2 Petitions- None

5. REPORTS/DISCUSSION

5.1 Case 20923 - Application by Myles Baldwin, Shane Beehan and Jillian Demmons for a development agreement at 2720 Gottingen Street, Halifax to allow for a restaurant and pub (Narrows Public House).

The proposal details can be found at: <https://www.halifax.ca/business/planning-development/applications/case-20923-2720-gottingen-street-halifax>

the following was before the Committee:

- correspondence from Jeremy Arsenault, Peter Burbridge, Grace Allen, Katherine Kitching, Jenner Cormier and Annie Brace-Lavoie
- letter of intent from applicants

Paul Sampson, Planner II, reviewed the development agreement application for the former bed and breakfast to be converted to a pub and restaurant with some residential and office space. The site context including surrounding residential, building plans and renderings were shared with the Committee. This site is zoned R2- general residential with both medium density residential and heritage designations. The applicant would like to introduce a commercial use through a development agreement for a heritage property. They reviewed the planning application process; a public information meeting was held on August 10, 2017 followed by consultation with this Committee and the Heritage Advisory Committee resulting in a staff report which will go to the Halifax and West Community Council. The public engagement issues were then reviewed. The Committee is asked to consider the following: compatibility, hours of operation, patio use, use of vacant space and land use impacts.

The Committee reconfirmed the zoning, dimensions of the building and site and the location of parking. They asked if there had been any precedent set with heritage buildings. Paul Sampson stated that there had been change in use but was not sure about any other public house requests. The Committee inquired about accessibility on the site. There is a wheelchair ramp at the back of the property, an accessible parking space and an accessible washroom, which meets the standards required. Public feedback has been largely positive with some neighbours being concerned with noise and liquor compliance both of which can be successfully managed with existing by-law enforcement. It was noted that the applicants have engaged the neighbourhood and taken their feedback into consideration. The Committee agreed that this was an exciting project and a positive addition to a changing residential neighbourhood. The hours of operation as well as the provision for no amplified live music were felt to minimize any negative impacts. The patio was an appropriate amenity. The proposed use of the vacant space will be important for planning to consider. The size of onsite parking was not a concern as there is on street parking available and it would also encourage walking and active transportation for patrons. Committee members did acknowledge that in their personal experience it is hard to contain and control noise and hoped regulatory bodies would enforce the strict noise bylaws.

MOVED by Grant Cooke, seconded by Sarah MacDonald

THAT the Halifax Peninsula Advisory Committee has reviewed the application for a development agreement in Case 20923 and recommends that Halifax West Community Council proceed with a development agreement similar to the Letter of Intent as provided.

MOTION PUT AND PASSED.

6. DATE OF NEXT MEETING – September 25, 2017 Regular Meeting
 October 5, 2017 Public Information Meeting
 October 11, 2017 Public Information Meeting

The Chair emphasized the importance of Committee member attendance at the upcoming Public Information Meetings.

7. ADJOURNMENT

The meeting was adjourned at 5:57 p.m.

Sharon Chase
Legislative Support