



**HALIFAX PENINSULA PLANNING ADVISORY COMMITTEE
MINUTES
January 22, 2018**

PRESENT: Ashley Morton, Chair
Jeana MacLeod
Margo Grant
Jason Cooke
Houssam Elokda

REGRETS: Sarah MacDonald, Vice Chair
Grant Cooke
Deputy Mayor Wayne Mason
Councillor Lindell Smith

STAFF: Miles Agar, Principal Planner
Andrew Bone, Planner III, Planning and Development
Scott Low, Planner II, Urban Applications
Sharon Chase, Legislative Assistant, Office of the Municipal Clerk

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

The agenda, supporting documents, and information items circulated to the Committee are available online at Halifax.ca

The meeting was called to order at 4:29 p.m. and the Committee adjourned at 6:21 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 4:29 p.m. at Halifax Hall, 2nd Floor, City Hall, 1841 Argyle Street.

2. COMMUNITY ANNOUNCEMENTS

There will be a public meeting taking place on the Halifax Commons Master Plan, January 31, 2018 at the Spatz Theatre, Citadel High School 7-9 p.m.

3. ELECTION OF CHAIR AND VICE CHAIR

The Committee noted the number of regrets for this meeting and discussed options available regarding the election item.

MOVED by Jason Cooke, seconded by Jeana MacLeod

THAT the Election of Chair and Vice Chair be deferred until the next committee meeting, February 26, 2018.

MOTION PUT AND PASSED

4. APPROVAL OF MINUTES – November 27, 2017 and December 11, 2017

MOVED by Jeana MacLeod, seconded by Jason Cooke,

THAT the minutes of November 27, 2017 be approved as circulated.

MOTION PUT AND PASSED

A few spelling and grammar corrections were pointed out in the December 11, 2017 minutes.

MOVED by Jeana MacLeod, seconded by Jason Cooke,

THAT the minutes of December 11, 2017 be approved as amended.

Two-third majority vote required.

MOTION PUT AND PASSED

5. APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS

MOVED by Houssam Elokda, seconded by Margo Grant,

THAT the agenda be approved as presented.

MOTION PUT AND PASSED.

6. BUSINESS ARISING OUT OF THE MINUTES - NONE

7. CALL FOR DECLARATION OF CONFLICT OF INTERESTS - NONE

8. CONSIDERATION OF DEFERRED BUSINESS- December 11, 2017

8.1 Case 20577: Application by WM Fares, on behalf of Abe Salloum, to amend the Halifax Municipal Planning Strategy and Halifax Peninsula Land Use By-law to permit an 8-storey building, with residential units and ground floor commercial on Robie Street. The proposal includes 6014, 6018, and 6020 Cunard Street, 2180, 2178, 2176, 2166, 2164 and 2162 Robie Street, and 6025 Compton Avenue, Halifax which is located at the corners of Robie Street, Compton Avenue and Cunard Street.

In preparing the recommendation to Halifax and West Community Council, the Committee is being asked to consider if the proposal addresses the planning principles of transition, pedestrian-orientation, scale, building design, and context. The following is before the Committee:

- Preliminary Application Package
- Application Package
- Traffic Impact Statement
- Traffic Impact Statement Addendum
- Shadow Analysis
- Wind Statement
- Servicing Schematic
- Sanitary Calculations
- Design Rationale

Andrew Bone, Planner III, reviewed the application highlighting the site and area context, elevations and renderings. This is zoned R2, medium density residential, and falls in the Cunard/Robie Corridor under the Centre Plan. The Floor Area Ratio (FAR) for this proposal is 4.69. Public engagement to date was also reviewed.

Andrew Bone responded to questions about public engagement and changes between the original and revised proposals. They noted that there are other approved proposals in the area not yet constructed and two still under consideration. It was noted that the FAR of 4.69 exceeds the Centre Plan benchmark of 3.5, although a taller building can be considered on a corner site. The Committee reviewed the shadow analysis in detail. Andrew Bone confirmed that considerations for servicing the site would be determined later in the process in discussion with traffic services.

The Committee highlighted that the Centre Plan and Commons Master Plan are not yet finalized and that this proposal impacts the Robie streetscape and the Halifax Commons. The loss of 22 units of affordable housing from existing buildings should also be considered. It was noted that the existing buildings are generally old and in poor condition as they have not been maintained. Andrew Bone explained how density bonusing would be used under the Centre Plan as a tool to encourage affordable housing. There is also a consideration in both the Centre Plan and Integrated Mobility Plan about where to place a supply of affordable housing, both encouraging density in this area. Margo Grant proposed the following motion: **THAT the Halifax Peninsula Planning Advisory Committee has reviewed the proposal and recommends that the Halifax and West Community Council not proceed with the proposal at this time. There was no seconder to the motion and the MOTION WAS LOST.**

MOVED by Houssam Elokda, seconded by Jeana MacLeod,

THAT the Halifax Peninsula Planning Advisory Committee has reviewed the proposal in Case 20577. The Committee recommends that the Halifax & West Community Council proceed with approval of this proposal.

The Committee commented on the pedestrian experience and the amenities incorporated in the design. The use of overhangs creates a weather canopy and breaks up the massing on the street wall, increasing the sidewalk and allowing the storefronts to spill onto the street. They looked at the corner and suggested it needs an architectural feature to break up the massing and create impact to meet the prominent corners criteria in the Centre Plan. The design of the courtyard amenity space was discussed. There is an opportunity to make a design connection with the nearby Commons. Transition to neighbours was reviewed; the Compton Townhouse piece was well done with the transition on Cunard Street considered

much more abrupt. It was appreciated that the proposal had been revised based on initial feedback. Density on the corridor was appreciated with accessibility to greenspace and transit acknowledged as a good thing.

MOVED by Jeana MacLeod, seconded by Jason Cooke

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

- **Values the affordable housing that is currently located on the site, and encourages the Halifax & West Community Council to take whatever measures may be available to preserve affordable housing on this site.**
- **Values the increase in residential density that this proposal would provide, particularly for its location close to transit and recreational opportunities.**
- **Finds the principle of Transition is not sufficiently observed on the Cunard street frontage, as the heights move abruptly from 8 storeys to 4 storeys within the proposal, and then to 2 storeys at the neighbouring property.**
- **Is concerned about the architectural mass towards the corner of Robie & Cunard, and would value the mass being subdivided to a greater degree, with greater architectural value in this area.**
- **Values the increase in width of sidewalk but feels that it would be more appropriate to increase the sidewalk width by at least 2 metres, rather than only 1.**
- **Values the courtyard green space at the west side of the building, but believes that it will not provide the desired value without further development, because of the facts that the courtyard abuts the 8-storey height directly, will receive very little sunlight and has not yet identified any recreational amenities. The committee would value greater public space closer to, or directly adjoining public streets, so long as the principle of context-sensitivity is observed.**
- **Values the townhouse form included on the Compton frontage.**
- **Values the degree of public engagement that has occurred to date, and encourages Planning staff and the Community Council to continue to engage the public around this proposal.**

MOTION TO AMEND PUT AND PASSED.

The question was called on the amended motion as follows:

THAT the Halifax Peninsula Planning Advisory Committee has reviewed the proposal in Case 20577. The Committee recommends that the Halifax & West Community Council proceed with approval of this proposal. The Committee:

- **Values the affordable housing that is currently located on the site, and encourages the Halifax & West Community Council to take whatever measures may be available to preserve affordable housing on this site.**
- **Values the increase in residential density that this proposal would provide, particularly for its location close to transit and recreational opportunities.**
- **Finds the principle of Transition is not sufficiently observed on the Cunard street frontage, as the heights move abruptly from 8 storeys to 4 storeys within the proposal, and then to 2 storeys at the neighbouring property.**
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- Values the townhouse form included on the Compton frontage.
- Values the degree of public engagement that has occurred to date, and encourages Planning staff and the Community Council to continue to engage the public around this proposal.

AMENDED MOTION PUT AND PASSED UNANIMOUSLY.

9. CORRESPONDENCE, PETITIONS & DELEGATIONS - NONE

10. INFORMATION ITEMS BROUGHT FORWARD – NONE

11. REPORTS/DISCUSSION

11.1 STAFF

11.1.1 Case 21076: Application by Shelley Dickey Land Use Planning requesting a rezoning of a non-compliant 6-unit dwelling from R-2 (General Residential) to the R-2A (General Residential Conversion) designation located at 3834 Robie Street, Halifax.

In preparing the recommendation to Halifax and West Community Council, the Committee is being asked to assess potential impact on the community. The following is before the Committee:

- Application Letter
- Concept Site Plan
- Concept Floor Plan
- Habitable Room Floor Plan
- Summary of Public Meeting

Scott Low, Planner II, reviewed the proposal, site and context map. The neighbourhood is generally residential, R2, with some mixed use and is near the Community College. This conversion requires rezoning to accommodate 6 units in the building.

The requested zone, R-2A, is an R-2 variant allowing for small apartment buildings from 5-14 units, above the 4-unit maximum for the R-2 Zone. The R-2A zone permits conversion of existing building (meeting specified dates) as a mechanism to preserve older housing stock while still allowing for limited intensification. The R-2A zone prescribes limits to parking, building volume, and floor area. This would be the first R-2A rezoning in this neighbourhood.

The floor plans were also reviewed where the goal is to create affordable 3 bedroom units throughout. When reviewing the Halifax Municipal Planning Strategy, the application meets the policy specifically: scale preserves neighbourhood context, does not change the footprint and provides affordable rentals which serve the community. Scott Low confirmed that the change in zoning would not allow for building expansion and would only affect the internal layout.

MOVED by Jason Cooke, seconded by Jeana MacLeod,

THAT the Halifax Peninsula Planning Advisory Committee, having reviewed Case 21076, recommends that the Halifax & West Community Council proceed with the approval of this application.

MOTION PUT AND PASSED.

The Committee asked that planning presentations incorporate a summary of public feedback where possible to help Committee members make informed decisions.

11.1.2 Tabling of the 2017 HPPAC Annual Report

The Committee felt that the report was missing cases considered in March of 2017. The Legislative Assistant will investigate and make any necessary changes. This item will be deferred and tabled at the next meeting.

11.1.3 Proposed 2018 Meeting Schedule

MOVED by Houssam Elokda, seconded by Margo Grant,

THAT the Halifax Peninsula Planning Advisory Committee approve the proposed 2018 meeting schedule as outlined in Attachment 1 to the revised report dated November 20, 2017.

MOTION PUT AND PASSED.

11.2 COMMITTEE MEMBERS – NONE

12. ADDED ITEMS- NONE

13. DATE OF NEXT MEETING – February 26, 2018, Halifax Hall, City Hall 1841 Argyle Street, Halifax

14. ADJOURNMENT

The meeting adjourned at 6:21 p.m.

Sharon Chase
Legislative Assistant