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**Information Item No.  
Halifax and West Community Council**

**April 17, 2018**

**TO:** Chair and Members of the Halifax and West Community Council

**ORIGINAL SIGNED**

**SUBMITTED BY:**

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Sharon Chase, Legislative Assistant

**DATE:** January 9, 2018

**SUBJECT:** Halifax Peninsula Planning Advisory Committee – 2017 Annual Report

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**INFORMATION REPORT**

**ORIGIN/LEGISLATIVE AUTHORITY**

At the meeting held on July 27, 2015, the Districts 7&8 Planning Advisory Committee approved the following motion:

THAT the Districts 7&8 Planning Advisory Committee has reviewed the memorandum dated May 5, 2015 and approves the creation of an annual report to be submitted to Halifax & West Community Council on a trial period of two years.

At the meeting held on March 27, 2017, the Districts 7&8 Planning Advisory Committee approved the 2016 Annual Report.

**BACKGROUND**

The Districts 7&8 Planning Advisory Committee was established on June 10, 2013 by motion of the Halifax and West Community Council

At their May 30, 2017 meeting Halifax and West Community Council changed the name and terms of reference of District 7 and 8 Planning Advisory Committee to add a portion of District 9. The new name of the committee is Halifax Peninsula Planning Advisory Committee.

## **DISCUSSION**

The Halifax Peninsula Planning Advisory Committee (HPPAC) met thirteen (13) times between February 6, 2016 and December 11, 2017. This included one orientation meeting, two special meetings, and two public meetings. All regular meetings of the HPPAC took place in Halifax Hall in City Hall, 1841 Argyle Street, Halifax.

The following meeting dates will be covered in this report:

- February 6, 2017 (Orientation)
- March 27, 2017
- May 29, 2017
- June 26, 2017
- July 24, 2017
- August 28, 2017
- September 11, 2017 (Special Meeting)
- September 25, 2017
- October 5, 2017 (Public Meeting)
- October 11, 2017 (Public Meeting)
- October 23, 2017
- November 27, 2017
- December 11, 2017 (Special Meeting)

The PAC's business for this period included the following:

- 11 Staff Memoranda
- 2 Public Meetings

## **STAFF MEMORANDA**

### **May 29, 2017**

**Case 20417 – Application by Studio Works International Ltd. for approval of a development agreement to enable a 13 storey, 49-unit residential development as an addition to St. Patrick's Rectory at 2267 Brunswick Street, Halifax.**

The following motion was approved by the Committee:

THAT the Districts 7 & 8 Planning Advisory Committee has reviewed the Development Agreement application for Case 20417 and recommends rejection. The Committee feels that the concept, as presented, is not acceptable or workable and recommends that the applicant explore an alternative design. The Committee further notes the following concerns:

- The design appears to not observe the principles of the heritage district, in that it overwhelms and subordinates the adjacent building (the church);
- The design would be more acceptable at a height of approximately 3-6 storeys, generally in keeping with the height of the church roof;
- The Committee would support a requirement to analyze the impact of wind and shade of the building;
- The Committee feels that the limited number of parking spaces proposed would have a negative impact on the ability of neighbours to find parking; and
- The Committee has concerns regarding overall lot coverage, particularly side yards adjacent to existing residential uses.

### **June 29, 2017**

**Case 20719—Application by WM Fares Architects to add 5516 Bilby Street 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.**

The following motion was approved by the Committee:

THAT the Halifax Peninsula Planning 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 street wall 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.

#### **July 25, 2017**

**Case 20894 – Application by WSP Canada Inc. for substantive amendments to an existing Development Agreement that enables a mixed-use development located at 5511 Bloomfield Street, Halifax.**

The following motion was approved by the Committee:

THAT the Halifax Peninsula Planning Advisory Committee has reviewed the application to amend the approved Development Agreement for Case 20894 and recommends rejection as proposed, and notes as follows:

- The committee feels that the height and massing of the building is inappropriate. The committee is particularly concerned about the west wall facing the adjacent residential property and the increase to the street wall on Bloomfield.
- The committee feels that the limited setbacks and nearly-100% lot coverage are inappropriate.
- The committee is concerned about the street & sidewalk interface of the proposal, and any development agreement should seek to improve this interface.
- The committee regrets the lack of street-level trees.
- The committee welcomes the increase in bike parking infrastructure, and would support a further extension of this.
- The committee supports an increase in the total amenity space. Any development agreement should seek to enhance and preserve amenity space.

#### **August 28, 2017**

**Case 20158 – Application by Paul Skerry Associates on behalf of Cousins Realty Ltd. for a secondary planning strategy amendment related to Cousins Restaurant at Duffus and Robie Streets, Halifax.**

The following motion was approved by the Committee:

THAT the Halifax Peninsula Planning Advisory Committee has reviewed the application for a secondary planning strategy amendment for Cousins Restaurant and recommends that the Halifax and West Community Council not proceed further with the process of approving Case 20158 without significant modifications to the proposal. The Committee:

- Recommends that the property be set back further from the sidewalk.
- Wishes to encourage the retention or expansion of the existing effective width of the sidewalks on Robie and Duffus;
- Is concerned about the transition to neighbouring properties, particularly associated with setbacks from property lines;
- Is concerned that the parking as indicated may not be sufficient for the increased commercial area.
- Values the diversity in rooflines, profiles and materials of the faces of the buildings, particularly the large windows on commercial units
- Values the retention of existing mature trees, and recommends that staff incorporate recommendations in keeping with the Urban Forest Master Plan
- Is concerned about the disruption of existing trees on neighbouring properties.
- Recommends that the height be limited to a maximum of four stories
- Recommends that the transit infrastructure in the area be enhanced by this project, and is concerned that the proposal as presented may damage it.
- Feels that the overall lot coverage is too great.
- Recommends that greater public consultation be included in the process before presentation to Halifax & West Community Council
- Recommends that amenity spaces, particularly ones appropriate for families, be included in the proposal.

**Case 20323 – Application by WSP Canada Inc and Architecture 49 on behalf of Westwood Group for a secondary planning strategy amendment related to Ben’s Bakery Redevelopment, Quinpool Road, Pepperell Street, Preston Street, and Shirley Street, Halifax.**

The following motion was approved by the Committee:

THAT the Halifax Peninsula Planning Advisory Committee has reviewed the application for a secondary planning strategy amendment related to Ben’s Bakery Redevelopment and recommends that the Halifax and West Community Council proceed with the process of the approval of Case 20323. The Committee:

- Values the diversity of types of units and buildings proposed.
- Values the location of the proposal’s parking, in that there is no proposed surface parking.
- Recommends that the proposal include, at a minimum, the bicycle parking as required by the Land Use Bylaw.
- Recommends that the façade of the townhouses on Pepperell Street be more greatly differentiated, in materials, setbacks and height.
- Recommends that the transition to the property directly to the east of the project on Pepperell be improved.
- Is concerned about the mass of the building on Quinpool.
- Values the proposal’s public access pass-throughs, and recommends that these spaces include public amenities such as lights, benches, etc.

- Recommends that comprehensive wind and shadow studies be undertaken before proceeding towards approval.
- Values the Green roofs indicated.
- Values the proposal's green space, and should ensure access for residents in over/under townhouses to green space
- Recommends the retention of existing trees as a priority.

### **September 11, 2017**

#### **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 following motion was approved by the Committee:

THAT the Halifax Peninsula Advisory Committee has reviewed the application 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.

#### **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 following motion was approved by the Committee:

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.

### **September 25, 2017**

#### **Case 20658 – Application by WM Fares Architects for amendments to the Halifax Municipal Planning Strategy (MPS) and Halifax Peninsula Land Use By-law (LUB) to allow a 5-storey building facing Bayers Road, and a 3-story building facing Young Street, with commercial uses and residential units at 6419-6467 Young Street and 6438-6460 Bayers Road, Halifax.**

The following motion was approved by the Committee:

THAT the Halifax Peninsula Planning Advisory Committee has reviewed the application for an amendment to the Halifax Municipal Planning Strategy and Halifax Peninsula Land Use By-law and recommends that the Halifax and West Community Council proceed with the approval process of Case 20658 with the following comments and suggestions:

- The committee is concerned that the level of consultation for this development was insufficient.
- The committee considers the pedestrian street scape and experience on Bayers Road to be particularly important.
- The committee considers the height of the building on Bayers Road appropriate.
- The committee would prefer the Young Street residences to more closely conform to a townhouse form. It would appreciate less of a mass on Young Street in general.
- The committee would appreciate the development on Young Street being under 35ft high.
- The committee does not consider the Young Street side of the proposal to be consistent with the zone in the Centre Plan.
- The committee considers the green space as proposed to be appropriate. It would appreciate replacing trees that are removed due to construction. It would appreciate good lighting and seating areas.
- The committee would appreciate the materials being more consistent in colour and feel with the neighbourhood on Young Street.
- The committee notes that traffic from Bayers Road could be an issue with sight lines and safety.
- The committee appreciates higher density.
- The committee is concerned about commercial parking for the development.
- The committee appreciates the indoor bike parking and would like more outdoor bike parking for guests and customers.
- The committee is concerned about the effect the development will have on traffic on Oxford Street and Bayers Road.

#### October 23, 2017

#### **Case 20360 – Application by WM Fares for an amendment to the Halifax Peninsula Land Use Bylaw to add the lands at 5820 Young Street to Schedule Q and a development agreement to enable a 10 storey, 114-unit mixed use building at Young and Demone St., Halifax**

The following motion was approved by the Committee:

THAT the Halifax Peninsula Planning Advisory Committee has reviewed the application for an amendment to the Halifax Peninsula Land Use By-law and recommends that the Halifax and West Community Council proceed with the consideration of the application of Case 20360. The committee:

- finds that the building transition is appropriate to the surrounding context.
- appreciates the height of 10 storeys.
- is particularly concerned about the increase in traffic on Young Street.
- would appreciate a sufficient wind study.
- values outdoor patio space and would like to see it reintroduced if possible.
- appreciates the bike parking and storage.
- appreciates the number of multiple bedroom units.
- is concerned about the transition to the northeast.
- appreciates the outdoor amenity space.
- is concerned about the safety aspects of the pedestrian walkways.
- would appreciate incorporating additional green space around the development.
- appreciates the increase of residential density on the peninsula.
- finds that the building provides an appropriate response at the street level.

- appreciates the interface on Demone Street and toward Robie Street.
- has concerns about the parking from commercial units of the development on Young Street and surrounding residential areas. The committee does not wish to see an increase in parking spaces in the building.
- is concerned about the effect the development will have on traffic on Oxford Street and Bayers Road.

**Case 20632 – Application by WM Fares Architects to change Halifax Municipal Planning Strategy (MPS) and Halifax Peninsula Land Use By-law (LUB) to allow a 5-storey building with residential units and ground floor commercial uses at 2440- 2454 Agricola Street, Halifax.**

The following motion was approved by the Committee:

THAT the Halifax Peninsula Planning Advisory Committee has reviewed the application for an amendment to the Halifax Municipal Planning Strategy and Halifax Peninsula Land Use By-law and recommends that the Halifax and West Community Council not proceed with the consideration of the application of Case 20632 unless substantial amendments are made. The committee notes the following:

- The building does not provide adequate transition – specifically transition between the development and the adjacent residential buildings, particularly at the rear.
- The development is not sufficiently pedestrian oriented.
- The overall mass is very large having no green space and full lot coverage in the front.
- A three-floor street wall would be more appropriate than a four-floor street wall.
- The committee is concerned about commercial patios along the back of the building that face residential homes and residential zoning. If a development agreement moves forward, parameters should be set for patio use (ie. Time of day).
- The committee appreciates the concept of public art on the development.
- The committee is concerned about the concealed parking entrance in the front for pedestrians; concerned about the setbacks around the parking entrance.
- The committee is concerned about the lack of planning principles around transition from corridors to residential zoning.
- The committee appreciates having adequate bike parking.
- The committee would recommend a maximum height of four storeys unless further measures to improve transition are incorporated.

**December 11, 2017**

**Case 20267 – Application by WM Fares, on behalf of Jane Group Limited., to amend the Halifax Municipal Planning Strategy and Halifax Peninsula Land Use By-law to permit a 5-storey building, with residential units and ground floor commercial on Chebucto Road. The proposal includes 6482 Chebucto Road, Halifax which is located at the corners of Chebucto Road, Beech Street and Elm Street.**

The following motion was approved by the Committee:

THAT the Halifax Peninsula Planning Advisory Committee has reviewed the proposal in case 20267. The Committee recommends that the Halifax & West Community Council proceed with the approval of this proposal.

The Committee:

- Is of the opinion that a maximum height of 4 storeys would be more appropriate.
- Would value a wider sidewalk to improve the pedestrian experience, through setbacks or other strategies
- Is concerned about the Elm Street side of the proposal, and would value greater architectural development on this face.
- Is concerned about an overall increase in traffic in the area, particularly on Beech & Elm. The committee recommends that Planning staff work with Transportation to develop a strategy for this.
- Recommends a limitation to a 35' height or another similar standard on the street wall both Beech and Elm Streets.
- Finds that the desired principle of transition is not achieved by the proposal in its current form. This should be addressed through further setbacks and/or side yards.
- Is particularly concerned about the limited side yard setback on the Beech Street side.
- Would welcome an increase in the number of 2-bedroom-with-den units.
- Would appreciate a strategy to ensure that deliveries to the commercial space do not obstruct the flow of traffic on Chebucto Road.
- Values the general design aspect of dividing the building into small visual elements.
- Would value indoor bicycle parking.
- Subject to the considerations above, the committee values the increase in residential density in the area.

## **PAC-HOSTED PUBLIC MEETINGS**

### **October 5, 2017**

**Case 20267 - Application by WM Fares Architects to change the Halifax Municipal Planning Strategy and Halifax Peninsula Land Use By-law to allow for a 5-storey mixed-use building with ground floor commercial uses and residential uses at the site of a former service station at 6482 Chebucto Road, and on two additional properties (2586 Beech Street and 2585 Elm Street), Halifax.**

The PAC hosted a public meeting in the Maritime Hall, Halifax Forum and heard fourteen (14) members of the public speak on the application.

### **October 11, 2017**

**Case 20577 - Application by WM Fares Architects to change the Halifax Municipal Planning Strategy and Halifax Peninsula Land Use By-law to allow an 8-storey building, with commercial and residential uses, on properties on Robie, Compton and Cunard Streets. The proposal includes 6014, 6018, and 6020 Cunard Street, 2180, 2178, 2176, 2166, 2164 and 2162 Robie Street, and 6025 Compton Avenue, Halifax which are located at the corners of Robie Street, Compton Avenue and Cunard Street, Halifax.**

The PAC hosted a public meeting in the Maritime Hall, Halifax Forum and heard seventeen (17) members of the public speak on the application.

## **FINANCIAL IMPLICATIONS**

There are no financial implications associated with this report.

## **COMMUNITY ENGAGEMENT**

All meetings of the Halifax Peninsula Planning Advisory Committee are open to the public. The Committee is comprised of eight citizen members and two municipal elected officials. Agendas are posted on the Halifax.ca website in advance of meetings and minutes are available once approved.

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A copy of this report can be obtained online at <https://www.halifax.ca/city-hall/agendas-meetings-reports?category=831> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 902.490.4210, or Fax 902.490.4208.

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