



HALIFAX PENINSULA PLANNING ADVISORY COMMITTEE MINUTES
March 26, 2018

PRESENT: Sarah MacDonald, Chair
Jeana MacLeod, Vice Chair
Ashley Morton
Margo Grant
Matthew Novak
Deputy Mayor, Waye Mason

REGRETS: Councillor Lindell Smith
Jason Cooke
Houssam Elokda
Grant Cooke

STAFF: Brittney MacLean, Planner II
Stephanie Salloum, Planner II
Kathleen Fralic, Planner II
Sharon Chase, Legislative Assistant, Office of the Municipal Clerk
Hannah Forsyth, Legislative Support, 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 4:33 p.m. and the Committee adjourned at 6:17 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 4:33 pm at Barrington Room, 1st Floor City Hall, 1841 Argyle Street, Halifax.

2. COMMUNITY ANNOUNCEMENTS

The Chair expressed gratitude to a past Vice Chair of the Committee, Katherine Kitching, for their guidance and mentorship.

Upcoming Public Information Meetings on April 9th and April 19th and package A of the Centre Plan is having consultations this evening and on April 3rd (6-8pm) at Dalhousie University.

3. APPROVAL OF MINUTES – January 15, 2018 and January 22, 2018

MOVED by Margo Grant, seconded by Jeana MacLeod

THAT the minutes of January 15th and 22nd, 2018 be approved as circulated.

MOTION PUT AND PASSED

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

Item 10.1.1 is of specific interest for Deputy Mayor Mason, so it will be moved to item 10.1.3. Item 12 should include the two upcoming information meetings in April.

MOVED by Sarah MacDonald, seconded by Margo Grant

THAT the agenda be approved as amended.

MOTION PUT AND PASSED

5. BUSINESS ARISING OUT OF THE MINUTES - NONE

Deputy Mayor Mason arrived at 4:40pm.

6. CALL FOR DECLARATION OF CONFLICT OF INTERESTS - NONE

7. CONSIDERATION OF DEFERRED BUSINESS

7.1 Election of Chair and Vice Chair

The Legislative Assistant called for nominations for the position of Chair of the Halifax Peninsula Planning Committee.

MOVED by Wayne Mason, seconded by Jeana MacLeod

THAT Sarah MacDonald be nominated Chair of the Halifax Peninsula Planning Committee.

MOTION PUT AND PASSED.

The Legislative Assistant called three times for any further nominations.

The Legislative Assistant declared Sarah MacDonald Chair of the Halifax Peninsula Planning Committee.

The Chair then called for nominations for the position of Vice Chair of the Halifax Peninsula Planning Committee.

MOVED by Ashley Morton, seconded by Waye Mason

THAT Jeana MacLeod be nominated Vice Chair of the Halifax Peninsula Planning Committee.

MOTION PUT AND PASSED.

The Chair called three times for any further nominations.

The Chair declared Jeana MacLeod the Vice Chair of the Halifax Peninsula Planning Committee.

7.2 Tabling of the 2017 HPPAC Annual Report

MOVED by Ashley Morton, seconded by Jeana MacLeod

THAT the Halifax Peninsula Planning Advisory Committee approve the 2017 Annual Report and forward it to Halifax and West Community Council for their information.

PUT AND PASSED

8. CORRESPONDENCE, PETITIONS & DELEGATIONS - NONE

9. INFORMATION ITEMS BROUGHT FORWARD – NONE

10. REPORTS/DISCUSSION

10.1 STAFF

10.1.1 Case 20928: Application by RHAD Architects for a development agreement at 5720-5722 Inglis Street, Halifax to allow for a 12-unit residential building.

Staff gave an overview of the application proposal and described the context of the prospective site along with visual aids. Staff outlined the relevant policy implications of the proposal. Staff also included by-law requirements and relevant permits that are considered. Public engagement included a public information meeting in February and the public noted concerns with density, student housing and the overall site design.

The Committee asked if the blank wall was due to a fire requirement and staff clarified that there is no requirement and there will be windows and large trees on that side as well.

MOVED by Ashley Morton, seconded by Margo Grant

THAT the Halifax Peninsula Advisory Committee has reviewed the application for a development agreement at 5720-5722 Inglis St. and recommends that the Halifax and West Community Council proceed with approval process of Case 20928.

MOTION PUT AND PASSED

The Committee noted that increased density is appreciated and valuable. The Committee also shares the public concern of the blank wall on Ivanhoe and keeping the trees should be explicit otherwise improvements will need to be made. The committee appreciates the design and lack of parking.

The following additional amendment was proposed to the motion.

MOVED by Ashley Morton, seconded by Margo Grant

THAT the following comments and suggestions be included:

The committee:

- **Appreciates efforts to keep design elements that blend into heritage community**
- **Has concerns about side walls with few design elements to break up façade**
- **Recommends preservation of existing trees as an essential design element**
- **Considers it acceptable to have a significant fraction of units as single-bedroom units**
- **Does not have concerns around parking or traffic impacts to the neighbourhood**

AMENDMENT TO THE MOTION PUT AND PASSED

MOVED by Ashley Morton, and seconded by Margo Grant

THAT the Halifax Peninsula Advisory Committee has reviewed the application for a development agreement at 5720-5722 Inglis St. and recommends that the Halifax and West Community Council proceed with approval process of Case 20928, with the following comments and suggestions:

The committee:

- **Appreciates efforts to keep design elements that blend into heritage community**
- **Has concerns about side walls with few design elements to break up façade**
- **Recommends preservation of existing trees as an essential design element**
- **Considers it acceptable to have a significant fraction of units as single-bedroom units**
- **Does not have concerns around parking or traffic impacts to the neighbourhood**

AMENDED MOTION PUT AND PASSED

10.1.2 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 an eight-storey multi-use building at the corner of Gottingen and Bilby Streets.

Staff described the existing site context and defined the amendment to the development agreement. The applicant is requesting to apply "Schedule Q" to the property and amend the existing development agreement to allow for a redesign of the building to be located on this property as well. The proposed redesigned building includes an extra storey and additional commercial space and residential units for a total of eight stories and 64 residential units. The centre plan designates this area as a corridor. Public engagement included a public information meeting in February 2018. The main public concerns were the multi-units, but residents were pleased to see the area growing.

The Committee asked if the applicant has already started construction nearby. Staff stated they have not. The Committee asked if eight stories is appropriate in the location. Staff stated that given the adjacent

plane height it is. The Committee asked where commercial delivery trucks would park. Staff clarified that the trucks would not go inside the parkade, they would park along the curb.

MOVED by Ashley Morton, seconded by Margo Grant

THAT the Halifax Peninsula Advisory Committee has reviewed the application to amend the Halifax Peninsula Land Use By-Law to include one property at 2856 Gottingen St. and allow substantive amendments to an existing development agreement (Case 18149). The committee recommends that the Halifax and West Community Council proceed with approval process of Case 21321.

MOTION PUT AND PASSED

The Committee discussed a substantive amendment to require amenities, a specific delivery zone and not recommending an eighth storey. The Committee appreciated the infilling of a lot and bike parking. The Committee also noted concerns with the setback to the adjacent property and the blank wall.

MOVED by Margo Grant, Matthew Novak

THAT the following comments and suggestions be included:

The committee:

- **Agrees with the notion to incorporate the additional property into the existing development agreement**
- **Is concerned about spacing between towers**
- **Recommends that Halifax Planning staff ensure an explicit delivery access plan is created and shown in future site plan documents**
- **Recommends not allowing an additional storey to keep the development more in-line with Centre Plan principles (8 stories is the exception)**
- **Values in-fill development in the area**
- **Values bike parking**
- **Recommends preference for public art or amenity space on any otherwise blank surface on Gottingen St.**

AMENDMENT PUT AND PASSED

MOVED by Margo Grant, seconded by Matthew Novak

THAT the Halifax Peninsula Advisory Committee has reviewed the application to amend the Halifax Peninsula Land Use By-Law to include one property at 2856 Gottingen St. and allow substantive amendments to an existing development agreement (Case 18149). The committee recommends that the Halifax and West Community Council proceed with approval process of Case 21321, with the following comments and suggestions:

The committee:

- **Agrees with the notion to incorporate the additional property into the existing development agreement**
- **Is concerned about spacing between towers**
- **Recommends that Halifax Planning staff ensure an explicit delivery access plan is created and shown in future site plan documents**
- **Recommends not allowing an additional storey to keep the development more in-line with Centre Plan principles (8 stories is the exception)**
- **Values in-fill development in the area**
- **Values bike parking**
- **Recommends preference for public art or amenity space on any otherwise blank surface on Gottingen St.**

AMENDED MOTION PUT AND PASSED

10.1.3 Case 21618: Application by WSP Canada Inc. for substantive amendments to an existing Development Agreement (Case 18254) that enables an eight-storey mixed-use development located at 5511 Bloomfield Street, Halifax.

Staff outlined the proposed amendments to the design of the approved building. Staff presented the site context and background of the approved development. Halifax West Community Council refused the application for substantive amendments in late 2017 due to adjacent properties. Staff presented a current update of the construction of the approved development. Additions include a total of 90 units and 38 two-bedroom units, amenity space on the penthouse level and 72 parking underground. Bicycle parking would be maintained. Staff distinguished what elements have been approved and what elements are proposed additions. The application falls under the "Schedule Q" policy and all permits are met regarding the by-laws. Public comments were submitted through a public information meeting in March 2018 and the concerns of parking, traffic and height were noted.

The committee noted that the changes are appropriate. The Committee asked what non-substantive amendments occurred recently. Staff stated that the development officer has approved slight changes in non-substantive elements. The Committee asked if anything had changed since the public information meeting. Staff stated that since the public meeting the applicant has eliminated one of two versions presented.

MOVED by Wayne Mason, seconded by Ashley Morton

THAT the Halifax Peninsula Advisory Committee has reviewed the application for substantive amendments to an existing development agreement (Case 18254) at 5511 Bloomfield St, and the committee recommends that the Halifax and West Community Council proceed with approval process of Case 21618.

MOTION PUT AND PASSED

The Committee noted strong support for the removal of surface parking. The Committee supports the amenity space increase and encourages it to be implemented in development agreement. The Committee noted that the interface to the Northwood Residence should be managed as proactively as possible. The Committee noted a need for adequate lighting and safety for the proposed walkthrough and they encourage security measures.

MOVED by Margo Grant, seconded by Matthew Novak

THAT the following comments and suggestions are included:

The committee:

- Values in-fill development and additional residential density in this area
- Values presence of 2-bedroom units and amount of amenity space
- Is concerned about interface with Northwood Property, and encourages staff to take any measures available to them to ensure the walkway agreement with Northwood is honoured going forward
- Values lighting and other safety measures along walk-through path between subject property and Northwood residence
- Values width of sidewalk and design features to improve pedestrian experience
- Recommends measures are taken to ensure safety for those using 1st floor parking of adjacent building
- Recommends additional aesthetic features on wall of 4 storey addition adjacent to Northwood

AMENDMENT PUT AND PASSED

MOVED by Margo Grant, seconded by Matthew Novak

THAT the Halifax Peninsula Advisory Committee has reviewed the application for substantive amendments to an existing development agreement (Case 18254) at 5511 Bloomfield St, and the committee recommends that the Halifax and West Community Council proceed with approval process of Case 21618, with the following comments and suggestions:

The committee:

- Values in-fill development and additional residential density in this area
- Values presence of 2-bedroom units and amount of amenity space
- Is concerned about interface with Northwood Property, and encourages staff to take any measures available to them to ensure the walkway agreement with Northwood is honoured going forward
- Values lighting and other safety measures along walk-through path between subject property and Northwood residence
- Values width of sidewalk and design features to improve pedestrian experience
- Recommends measures are taken to ensure safety for those using 1st floor parking of adjacent building
- Recommends additional aesthetic features on wall of 4 storey addition adjacent to Northwood

AMENDED MOTION PUT AND PASSED

10.2 COMMITTEE MEMBERS – NONE

11. ADDED ITEMS - NONE

12. DATE OF NEXT MEETING – April 23, 2018, Halifax Hall, City Hall 1841 Argyle Street, Halifax

HPPAC Public Information Meetings on April 9th, 2018 and April 19th, 2018 at 6:30pm at the Westin Hotel, Halifax.

13. ADJOURNMENT

The meeting adjourned at 6:17 p.m.

Hannah Forsyth
Legislative Support