



**HALIFAX PENINSULA PLANNING ADVISORY COMMITTEE
PUBLIC MEETING
MINUTES
June 4, 2018**

PRESENT: Sarah MacDonald, Chair
Grant Cooke
Ashley Morton
Margo Grant
Houssam Elokda
Matthew Novak
Councillor Lindell Smith
Deputy Mayor, Wayne Mason

REGRETS: Jason Cooke
Jeana MacLeod, Vice Chair

STAFF: Tyson Simms, Planner II
Seamus McGreal, Heritage Planner
Alden Thurston, Planning Technician
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 7:00 p.m. and the Committee adjourned at 8:36 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 7:00pm pm at St. Andrews United Church 6036 Coburg Road, Halifax NS. The Chair introduced the Committee and outlined the schedule of the evening and the importance of the public feedback.

2. PUBLIC INFORMATION MEETING

2.1 Case 20761: Application by Kassner Goodspeed Architects to change the Halifax Municipal Planning Strategy and Halifax Peninsula Land Use By-law to allow two towers, 26 and 20 floors, on a shared base, with a mix of retail uses, commercial uses and residential units, at the corner of Robie and College Streets.

The following was before the Committee:

- Correspondence received from: Lezlie Oler, Kristina McMillan, Peter Fillmore, Flint Schwartz, Friends of Halifax Common.

The Chair invited Tyson Simms, Planner, to present Case 20761. Simms outlined the planning process and application thus far. Simms explained that the committee will review the input collected today and incorporate it into their evaluation. Simms gave an overview of the context of the proposed development and surrounding area. The relevant land use by-laws and Centre Plan guidelines were explained. As were the Heritage buildings, the single dwellings and the heritage property in question that would be relocated. Simms outlined the existing municipal planning strategy for the area, and the site specific Municipal Planning Strategy amendment request.

The Chair invited the applicant to say a few words. The applicant spoke to the importance of his family's business and how the promenade will be a legacy project for the family.

The Chair invited architect Dan Goodspeed to speak. Goodspeed presented the building proposal and the heritage relocations. Goodspeed stated there will be a 20 and 26 storey tower, with approximately 400 residential units. There will be 32,000 feet of ground floor commercial space, and underground parking for approximately 384 vehicles.

The Chair clarified the rules of the question and answer and the format for a productive feedback session before opening the floor to comments from the public.

Owen Kerrigan, Halifax, questioned the Centre Plan's planning principals in relation to the proposal and noted that traffic and rodents come with the increased density.

Hussien, Halifax, stated their objection to the two different public information meetings and questioned the presence of proper infrastructure to support increased density. The sewer system, traffic implications and roads, should all be considered by the city. Hussien asked if more properties will be demolished.

Beverley Miller, Halifax, questioned the need for the development and noted various vacancy rates in Halifax. Miller explained the frustration in only hearing from one applicant at a time, instead of all applicants planning to develop in the area.

Dan Campbell, Summer Gardens, stated concerns regarding the overall height of the tower. Campbell noted that there is an insufficient setback in the development, and no human-scale in the proposal now.

Susan Sundellman, Halifax, stated that the density is too high and frustrations over considering one development out of four in the area. Sundellman noted concerns with the height but welcomes development and reasonable rents. Traffic and sewer will be issues. Sundellman was impressed with the representation of the drawings and liked the setback and architecture.

Craig Meade, Halifax, stated that the public should not be receiving proposals that are inappropriate to begin with regarding municipal planning strategies. Meade stated disappointment with architecture in Halifax and asked that future high rises not overwhelm the older sections of the city.

Catherine Bent, Halifax, asked to preserve the character of Halifax. Bent noted that there is no apparent place to “drop off” people, and no place for cars to pull in. The proposed parking lot entrance on College is a mistake as traffic is already bad on that street.

Jen S, Halifax, stated that the proposal is unnecessary. Height and the wind on College is bad because of the Tupper building, so no more wind tunnels should be created.

Keenan T, Halifax, noted that few pedestrians are on College, vacancy rates are high, and questioned the demand for this development and density.

Edward Street, stated that Halifax plans and by-laws are never adhered to, and developers always exceed the rules.

Allan R, Halifax, stated that multiple developers are trying to get their plans in before the Centre Plan is official. Allan noted that there are two major properties currently being discussed, not just one. Allan suggested a public hearing after the Centre Plan.

Lucille Toon, Halifax, stated that the purpose of government is to look out for the welfare of its citizens please do that.

Henessey Towers, preferred one meeting with all three developers to see the whole picture of development.

Penelope Russell, Halifax, noted that there are increasing winds in the city.

Greg Bent, Summer Gardens, noted that a separation of developments makes it difficult to gather public opinion and questioned the value of this feedback.

Robert Fawcett, Cole Harbour, admired the development and thought the applicant did a great job.

Alice Chan Yu, Spring Garden, noted that the development is in a good location and mixed the residential and commercial well. Yu did ask for reassurance that local property values will not be negatively affected.

Staff will look at the possibility of presenting all proposals at once in the future, given the close proximities.

The Chair clarified contact information and comment cards for feedback and thanked the community for attending the Public Information Meeting.

3. ADJOURNMENT

The meeting adjourned at 8:36 p.m.

Hannah Forsyth
Legislative Support