



HALIFAX PENINSULA PLANNING ADVISORY COMMITTEE MINUTES
July 9, 2018

PRESENT: Sarah MacDonald, Chair
Jeana MacLeod, Vice Chair
Ashley Morton
Margo Grant
Matthew Novak
Councillor Lindell Smith
Deputy Mayor, Wayne Mason

REGRETS: Jason Cooke
Houssam Elokda
Grant Cooke

STAFF: Miles Agar, Principal Planner, Planning and Development
Melissa Eavis, Planner II, Planning and Development
Carl Purvis, Planner, Planning and Development
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 5:54 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 4:33 pm at Halifax Hall, 2nd Floor City Hall, 1841 Argyle Street, Halifax.

2. COMMUNITY ANNOUNCEMENTS - NONE

3. APPROVAL OF MINUTES – NONE

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

Item 11.1 was added to discuss the May 28, 2018 meeting.

MOVED by Jeana MacLeod, seconded by Councillor Smith

THAT the agenda be approved as amended.

MOTION PUT AND PASSED.

5. BUSINESS ARISING OUT OF THE MINUTES - NONE

6. CALL FOR DECLARATION OF CONFLICT OF INTERESTS - NONE

7. CONSIDERATION OF DEFERRED BUSINESS - NONE

8. CORRESPONDENCE, PETITIONS & DELEGATIONS

8.1. Correspondence

The Clerk noted that correspondence was received for Item 10.1.1 and distributed to members.

8.2 Petitions- None

8.3 Presentations- None

9. INFORMATION ITEMS BROUGHT FORWARD – NONE

10. REPORTS/DISCUSSION

10.1 STAFF

10.1.1 Case 21288: An Application by WM Fares Architects to consider a residential building by development agreement at 2859 Robie Street, Halifax.

The following is before the Committee:

- Applicant Submission
- Summary of Public Information Meeting (PIM) Minutes
- Correspondence from: Sakura Saunders, Joanna Brenchley, Patrick McCarthy, Frances Tufford, Mary McLaren, Katrin MacPhee, Michelle Malette, Jennifer Beamer, Dan Johnson, Laura Russell and Gillian Webster.

Melissa Eavis, Planner, presented the proposed amendment requested by the applicant. Staff defined the proposed 17-storey tower and described the context and surrounding neighborhood in relation to the proposal. Public engagement included a meeting on June 6th, a mail out to 500 residents (including renters), two phone calls and nine emails from the public. The opportunity to provide affordable housing is the main concern.

The Committee asked staff to compare the application in a Centre Plan context. Staff stated that the application has a 6.65 gross floor area ratio (GFAR) and the permitted GFAR is 6.25, the maximum height in this location would be 14 storeys and this is 17 storeys plus an elevator. The Committee asked why 17 storeys instead of 14 storeys and staff cited no planning rationale for the difference in height. Staff clarified that gross floor area ratio includes everything except underground parkades and that an elevator is not a floor, however, the definition of floor area ratio is subject to change and the applicant may have to re-calculate. The Committee asked what was on the lot now and staff stated that the lot is empty. The Committee then proceeded into a discussion around affordable housing and the capabilities of the municipality versus the provincial government.

MOVED by Matthew Novak, seconded by Ashley Morton

THAT the Halifax Peninsula Planning Advisory Committee recommends that the Halifax & West Community Council proceed with the approval of Case 21288

The Committee was pleased to see an in-fill development. It was suggested that bicycle parking move to the street level and while large signage is permitted under current by-laws, it is not aesthetically pleasing. The Committee noted that the details of the Centre Plan are quite well understood, such as site zoning and gross floor area ratio, therefore it should be possible to adhere to the Centre Plan. The Committee noted support for the primary walk-in entrance on Macara Street not Robie Street, and residential density. The Committee discussed supporting a street wall of 3 storeys not 4. The Committee noted the benefits of a bigger sidewalk, a fund for trees on Halifax Regional Municipality property, and the possibility of planning staff working with the developer to incorporate a requirement to provide affordable housing.

MOVED by Ashley Morton, seconded by Councillor Smith

THAT the committee also:

- **Appreciates in-fill development and increase in residential units in this area;**
- **Appreciates that the main residential entrance is on Bilby Street;**
- **Encourages wider sidewalks to improve pedestrian experience;**
- **Encourages planning staff to work with developer to ensure trees are present along the sidewalk;**
- **Recommends that the bicycle parking area be moved up from lower parking levels to ground level;**
- **Recommends that additional visual elements be incorporated into design of southeast elevation tower to improve aesthetic;**
- **Recommends that the proposal be modified to adhere to current draft centre plan requirements, specifically height and gross floor area maximums;**
- **Recommends that the planning staff work with the surrounding community and the applicant to facilitate incorporation of affordable housing into the proposal, and consider all available planning tools;**
- **Recommends that the street wall be reduced to 3 storeys rather than the current proposal of 4 storeys;**
- **Recommends that the building name signage be reduced in size; and**
- **Appreciates the high percentage of multi-bedroom units.**

MOTION TO AMEND PUT AND PASSED.

The question was called on the amended motion as follows:

THAT the Halifax Peninsula Planning Advisory Committee recommends that the Halifax & West Community Council proceed with the approval of Case 21288.

The committee also:

- **Appreciates in-fill development and increase in residential units in this area;**
- **Appreciates that the main residential entrance is on Bilby Street;**
- **Encourages wider sidewalks to improve pedestrian experience;**
- **Encourages planning staff to work with developer to ensure trees are present along the sidewalk;**
- **Recommends that the bicycle parking area be moved up from lower parking levels to ground level;**
- **Recommends that additional visual elements be incorporated into design of southeast elevation tower to improve aesthetic;**
- **Recommends that the proposal be modified to adhere to current draft centre plan requirements, specifically height and gross floor area maximums;**
- **Recommends that the planning staff work with the surrounding community and the applicant to facilitate incorporation of affordable housing into the proposal, and consider all available planning tools;**
- **Recommends that the street wall be reduced to 3 storeys rather than the current proposal of 4 storeys;**
- **Recommends that the building name signage be reduced in size; and**
- **Appreciates the high percentage of multi-bedroom units.**

AMENDED MOTION PUT AND PASSED.

10.1.2 Update: Halifax MPS amendment applications

Miles Agar, Principal Planner, presented an overview of the status on applications brought to the Committee and those soon to be presented in relation to Council's directive. Of the 13, two proposals are coming to the Committee for review soon. Agar previewed the upcoming four applications that have Council direction and stated that five more are on their way.

10.2 COMMITTEE MEMBERS – NONE

11. ADDED ITEMS

11.1 May 28th Meeting

The Committee discussed a previous committee meeting held on May 28th, 2018. At that meeting, an applicant became aggressive towards the Committee. The Chair read aloud a prepared response from the Legislative Assistant and Clerk's Office regarding the meeting and the applicant's behavior. The Committee noted that multiple agenda items cannot always be avoided. The Committee discussed the likelihood of a similar incident occurring in the future and to other committees of Council. The Committee discussed potentially forming a motion that would address the issue. The Committee considered possible supports that the Clerk's Office could provide going forward such as: Chair and Vice Chair training on confrontation and procedures for uncommon situations, creating poster boards at the entrance of meetings for the public and staff that would outline the expectations for the meeting, and training for all volunteers on public enquiries through their personal social media accounts. The Committee agreed that the behavior at the May 28th meeting was unacceptable and they are content to see the incident reflected in the minutes for the record.

12. DATE OF NEXT MEETING – August 20, 2018, Halifax Hall, City Hall 1841 Argyle Street, Halifax

13. ADJOURNMENT

The meeting adjourned at 5:54 p.m.

Hannah Forsyth, Legislative Support