



HALIFAX PENINSULA PLANNING ADVISORY COMMITTEE
MINUTES
December 10, 2018

PRESENT: Sarah MacDonald, Chair
Jeana Macleod, Vice Chair
Matthew Novak
Councillor Lindell Smith
Margo Grant
Councillor Wayne Mason
Chloe Berezowski
Jason Cooke

STAFF: T. Scott Low, Planner II, Planning & Development
Sean Gillis, Planner II, Planning & Development
Miles Agar, Principal Planner
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

Halifax Peninsula Planning Advisory Committee Minutes
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The meeting was called to order at 4:35 p.m. and the Committee adjourned at 6:25 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 4:35 pm at Halifax Hall, 2nd Floor City Hall 1841 Argyle Street, Halifax NS.

2. COMMUNITY ANNOUNCEMENTS

3. APPROVAL OF MINUTES - NONE

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

MOVED by Jeana Macleod, seconded by Jason Cooke

THAT the agenda be approved as presented

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 - NONE

9. INFORMATION ITEMS BROUGHT FORWARD – NONE

10. REPORTS/DISCUSSION

10.1 STAFF

10.1.1 Case 22020

Scott Low, Planner II, presented the rationale behind the request that staff prepare a recommendation report outlining potential amendments to the Halifax Peninsula LUB RC-1 Zone that will define grocery and pharmacy use, and limit hours of operation in the RC-1 Zone. Low stated that the Halifax Peninsula LUB does not define grocery or drug stores and concern was raised that the lack of definition led to overly permissive use with negative effects on neighbourhoods from grocery stores operating late night and early morning hours selling food. Other Plan Areas and their By-laws define grocery store or similar. There are 25 properties currently zoned RC-1 in the Halifax Peninsula.

Low noted that the Centre Plan will need to be considered and that staff are currently looking to see if Regional Council would allow for nuisance control in a By-Law. In addition, Low stated there would be a separate recommendation on fumes and licensing, and that public engagement is still necessary.

The Committee asked how existing drugstores would be affected. Staff clarified that drugstores that operate 24/7 for emergency purposes would be treated separately and that in the future the Centre Plan will define what a drugstore is. Staff defined an RC-1 as a neighbourhood commercial zone, that is supposed to be a place for you to walk to in your community. The Committee noted that the nuisance issues are likely related to the hours of operation. The Committee asked for the objective of the report. Staff responded that they are seeking to start the conversation in advance of seeking public input.

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MOVED by Councillor Waye Mason, seconded by Margo Grant

THAT the Halifax Peninsula Planning Advisory Committee endorses staff direction in a recommendation report regarding RC-1 zone.

MOVED by Margo Grant, seconded by Jason Cooke

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

- **Agrees that issues are associated with nuisance activities, such as noise at late hours**
- **Nuisance activities are not compatible with quiet enjoyment of residential neighborhoods**

MOTION TO AMEND PUT AND PASSED

The question was called on the amended motion as follows:

THAT the Halifax Peninsula Planning Advisory Committee endorses staff direction in a recommendation report regarding RC-1 zone.

The committee also:

- **Agrees that issues are associated with nuisance activities, such as noise at late hours**
- **Nuisance activities are not compatible with quiet enjoyment of residential neighborhoods**

AMENDED MOTION PUT AND PASSED

10.1.2 Case 20520

Sean Gillis, Planner II, described the building proposal and context in detail. The proposal is an 8 storey building with a penthouse and Case 21115 is adjacent. Gillis stated that as per Regional Council direction, the Centre Plan document pillars are to continue to guide direction on these applications. The Committee asked if the building was considered 8 or 9 storeys. This lead to a discussion over penthouses and utility spaces and whether utility units qualify as a storey given Nova Scotia building code requirements. Staff clarified that there is no formal planning definition and asked the committee to present their feedback in terms of the impact on the community. The Committee asked further questions of fact on the ground floor area ratio, gross floor area and whether the penthouse was included in those calculations. Staff stated that the calculations exclude mechanical areas and elevators. The Committee asked for the distance between the eight floor and the roof line, staff stated it was 5 meters.

MOVED by Councillor Waye Mason, seconded by Councillor Lindell Smith.

THAT the Halifax Peninsula Planning Advisory Committee recommends that the Halifax & West Community Council proceed with the approval of Case 20520.

The Committee continued to discuss the design, hourly paid parking, bicycle access, traffic concerns, landscaping potential and multiple bedroom units. The Committee noted the importance of maintaining the street wall height in the area and encouraging small business by creating smaller commercial spaces on the ground floor. Overall, the Committee appreciates the consideration of floor area ratio and volume measures as a priority over overall height of proposed developments in draft Centre Plan Corridors and recommends that planning staff consider any floor that is intended to have residential units be considered as a storey and defined as such; thus, in this case the proposal should be described as a 9 storey building.

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MOVED by Jason Cooke, seconded by Jeana Macleod

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

- Appreciates street wall height on Pepperell St. as an appropriate transition to the surrounding neighborhood;
- Recommends a reduction in the Quinpool street wall to 2 storeys to be more consistent with other developments in the area and improve pedestrian experience;
- Appreciates the changes in floor plans and site plan from prior submitted documents, including increase in square footage of the units and increased step-backs on Pepperell;
- Encourages inclusion of more 3-bedroom apartments that allow for larger families;
- Encourages further division of commercial space to provide space for small businesses;
- Appreciates applicant's plans to have paid public parking within the building, and encourage developer to restrict number of resident parking spots to equal or less than the number of residential units;
- Recommends inclusion of bicycle parking on main level of parking to aid access and storage;
- Appreciates parking entrance placement on Quinpool Road to reduce traffic impact on Pepperell St.;
- Encourages collaboration between planning staff and applicant to incorporate accessible parking opportunities;
- Appreciates plans to preserve existing tree on Pepperell St., and recommends consideration of additional landscaping along Quinpool;
- Supports additional density on Quinpool corridor;
- Recommends inclusion of lighting along walkway corridor on Pepperell St;
- Encourages efforts to move utilities and wiring underground during construction.

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 20520 with the following considerations.

The committee:

- Appreciates street wall height on Pepperell St. as an appropriate transition to the surrounding neighborhood;
- Recommends a reduction in the Quinpool street wall to 2 storeys to be more consistent with other developments in the area and improve pedestrian experience;
- Appreciates the changes in floor plans and site plan from prior submitted documents, including increase in square footage of the units and increased step-backs on Pepperell;
- Encourages inclusion of more 3-bedroom apartments that allow for larger families;
- Encourages further division of commercial space to provide space for small businesses;
- Appreciates applicant's plans to have paid public parking within the building, and encourage developer to restrict number of resident parking spots to equal or less than the number of residential units;
- Recommends inclusion of bicycle parking on main level of parking to aid access and storage;
- Appreciates parking entrance placement on Quinpool Road to reduce traffic impact on Pepperell St.;

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- Encourages collaboration between planning staff and applicant to incorporate accessible parking opportunities;
- Appreciates plans to preserve existing tree on Pepperell St., and recommends consideration of additional landscaping along Quinpool;
- Supports additional density on Quinpool corridor;
- Recommends inclusion of lighting along walkway corridor on Pepperell St;
- Encourages efforts to move utilities and wiring underground during construction.

AMENDED MOTION PUT AND PASSED

10.1.3 Proposed Meeting Schedule for 2019

MOVED by Mathew Novak, seconded by Councillor Lindell Smith

THAT Halifax Peninsula Planning Advisory Committee approve the proposed 2019 meeting schedule as outlined in the report dated November 23, 2018.

The Committee noted a friendly amendment to the schedule and corrected the meeting time from 4pm to 4:30pm.

10.2 COMMITTEE MEMBERS - NONE

11. ADDED ITEMS - NONE

12. DATE OF NEXT REGULAR MEETING – January 28th, 2019

13. ADJOURNMENT

The meeting adjourned at 6:25 p.m.

Hannah Forsyth
Legislative Support