



**HALIFAX PENINSULA PLANNING ADVISORY COMMITTEE
MINUTES
January 28, 2019**

PRESENT: Sarah MacDonald, Chair
Jeana Macleod, Vice Chair
Councillor Lindell Smith
Margo Grant
Adam Pelley
Jason Genee
Chloe Berezowski
Mathew Novak
Jason Cooke

REGRETS: Councillor Wayne Mason

STAFF: Maggie Holm, Principal Planner, Planning & Development
Dean MacDougall, Planner II, Planning & Development
Paul Sampson, Planner II, Planning & Development
Simon Ross-Siegel, 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 4:32 p.m. and the Committee adjourned at 6:21 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 4:32 pm at Halifax Hall, 2nd Floor City Hall 1841 Argyle Street, Halifax NS.

2. COMMUNITY ANNOUNCEMENTS

The Chair asked members to introduce themselves given a few new committee members. Councillor Smith invited members to attend the Global Shapers Project Citizen event on January 31st at 7p.m. at Common Solutions.

3. APPROVAL OF MINUTES

MOVED by Councillor Smith, seconded by Chloe Berezowski

THAT the minutes of November 26, 2018 be approved as presented

MOTION PUT AND PASSED

MOVED by Jason Genee, seconded by Mathew Novak

THAT the minutes of December 10, 2018 be approved as presented

MOTION PUT AND PASSED

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

The Chair recommended moving the added item of committee orientation before the cases.

MOVED by Mathew Novak, seconded by Jeana MacLeod

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- NONE

9. INFORMATION ITEMS BROUGHT FORWARD – NONE

10. REPORTS/DISCUSSION

10.1 STAFF

10.1.1 Case 22005: Internal Conversions, Peninsula West Area 1 Schedule, Halifax Peninsula Land Use Bylaw

In preparing the recommendation to Halifax and West Community Council, the Committee is being asked to assess the potential impact on the community. Staff are requesting input on the following matters:

Dean MacDougall, Planner II, presented the request from Halifax and West Community Council to amend the Halifax Peninsula Land Use By-Law to enable the internal conversion of existing residential buildings to a maximum of six units within the Peninsula West Area 1 Schedule. MacDougall stated that the

requested change, if approved, would only affect properties in the Peninsula West Area 1 Schedule. Staff are proposing a text only amendment of internal conversion of residential buildings to a maximum of six units. MacDougall gave an overview of the public engagement thus far, with 272 mail outs, 61 attendees at a Public Information Meeting and 31 letters of correspondence. The general comments were concerns over increased traffic and transit use and the affordability of the area. In closing, staff asked the committee how the proposed conversions would impact the character of the community.

The committee asked what qualified as a unit in the HRM, staff stated it includes a space with a kitchen and a bathroom. The committee asked how many properties fall under less than 6000 feet, and staff calculated that 11% of the properties would be affected or eligible for conversion. The committee then began a discussion on how the area would be impacted by the upcoming centre plan and questioned the rationale for the conversion request. The committee felt that they did not have sufficient information to make a recommendation discussed not having enough information and asked to defer the matter until such time the information can be provided.

MOVED by Chloe Berezowski, seconded by Margo Grant

THAT the Halifax Peninsula Planning Advisory Committee defer the consideration of item 10.1.2 to the next meeting.

MOTION PUT AND PASSED

10.1.2 Case 21979: Application by EDM Planning Services Ltd, requesting an amendment to the Height Precinct map of the Halifax Peninsula Land Use By-law for 2165 Gottingen Street, Halifax, to increase the maximum building height from 50 feet to 70 feet.

Paul Sampson, Planner II, outlined the proposal to allow for one additional floor on the existing building already under construction. Sampson stated that the Halifax Municipal Planning Strategy designates the site for future major commercial and mixed-use development. The zoning of the site is C-2 (General Business) zone and a height precinct (limitation) of 50 feet applies to the site. The site lies within Area 8 of the Peninsula North Secondary Planning Strategy, which is the “commercial core” of Gottingen Street. MPS policies provide for medium-rise development, and allow for proposals to amend the Land Use By-law, provided that such proposal is compatible with the surrounding neighbourhood. In terms of public engagement, A postcard mailout to approximately 228 surrounding property owners and renters by HRM took place in late December of 2018 (in lieu of a public information meeting). To date, two email submissions were received from nearby residents or property owners regarding clarification on the proposal, concern with the additional building height increase and concern that a public information meeting was not held. Staff are asking for the committee’s input before the recommendation is forwarded to Halifax and West Community Council.

The committee asked who decided not to host a public information meeting, Sampson stated that staff review the proposal and determine whether it is appropriate to have a public information meeting. With over 225 mailouts and only 3 responses it was a judgement call after engaging with the local councillor for the area as well. The committee asked for the requirements for setbacks from the property line in the area. Staff stated that there are no requirements.

MOVED by Jason Cooke, seconded by Adam Pelley

THAT the Halifax Peninsula Planning Advisory Committee recommends that the Halifax & West Community Council proceed with the approval of a height amendment for Case 21979.

The committee appreciated the creation of the community use space. The committee discussed the height of nearby buildings and noted that the immediate vicinity includes buildings at three storeys. The

committee considered the effects of stepping the top floor back so that the façade and street face fit in with the surrounding buildings. The committee noted the following considerations to the main motion.

MOVED by Jason Cooke, seconded by Adam Pelley

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

- **Believes the design is in character with the surrounding neighbourhood;**
- **Appreciates efforts to provide affordable housing and community-use space in the area;**
- **Appreciates design efforts to increase natural light for residential units;**
- **Encourages incorporating a step-back of additional level on Gottingen Street side to improve pedestrian experience at street-level; and**
- **Requests that Halifax & West Community Council consider unit make-up in order to achieve affordable housing.**

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 a height amendment for Case 21979 with the following considerations.

The committee:

- **Believes the design is in character with the surrounding neighbourhood;**
- **Appreciates efforts to provide affordable housing and community-use space in the area;**
- **Appreciates design efforts to increase natural light for residential units;**
- **Encourages incorporating a step-back of additional level on Gottingen Street side to improve pedestrian experience at street-level; and**
- **Requests that Halifax & West Community Council consider unit make-up in order to achieve affordable housing.**

AMENDED MOTION PUT AND PASSED.

10.1.3 Case 21984: Application by EDM Planning Services Ltd, requesting to enter into a development agreement on lands at 2486 Creighton Street, Halifax to modify the R-2 (General Residential) Zone requirements and allow for a single unit dwelling with ground floor use for an office of a professional or a two unit (duplex) dwelling.

MOVED by Jeana MacLeod, seconded by Jason Cooke

THAT the Halifax Peninsula Planning Advisory Committee defer the consideration of item 10.1.4 to the next meeting.

MOTION PUT AND PASSED

10.2 COMMITTEE MEMBERS - NONE

11. ADDED ITEMS - Halifax Peninsula Planning Advisory Committee Orientation

11.1.1 Halifax Peninsula Planning Advisory Committee Orientation

Legislative Assistant Simon Ross-Siegel gave a presentation outlining the following: Role of Advisory Board and Committees, Terms of Reference/Duties of the Board, Role of the Chair, Meetings and Agenda, Conflict of Interest, What Happens at a Meeting, Diversity and Inclusion and Member Conduct.

12. ELECTION OF CHAIR AND VICE-CHAIR

MOVED by Adam Pelley, seconded by Chloe Berezowski

THAT the Halifax Peninsula Planning Advisory Committee defer the election of chair and vice chair to the next meeting.

MOTION PUT AND PASSED

13. DATE OF NEXT REGULAR MEETING – February 25th, 2019

14. ADJOURNMENT

The meeting adjourned at 6:21 p.m.

Hannah Forsyth
Legislative Support