



**HALIFAX PENINSULA PLANNING ADVISORY COMMITTEE
MINUTES
February 25, 2019**

PRESENT: Sarah MacDonald, Chair
Jeana MacLeod, Vice Chair
Adam Pelley
Jason Genee
Chloe Berezowski
Councillor Waye Mason
Councillor Lindell Smith

REGRETS: Mathew Novak
Margo Grant
Jason Cooke

STAFF: Paul Sampson, Planner II, Planning and Development
Jennifer Chapman, Planner III, Planning and Development
Sharon Chase, Legislative Support, Office of the Municipal Clerk

The following does not represent a verbatim record of the proceedings of this meeting.

The agenda, reports, supporting documents, and information items circulated are online at halifax.ca.

The meeting was called to order at 4:33 p.m. and the Committee adjourned at 6:11 p.m.

1. CALL TO ORDER

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

2. COMMUNITY ANNOUNCEMENTS – NONE

3. APPROVAL OF MINUTES – January 28, 2019

MOVED by Adam Pelley, seconded by Chloe Berezowski

THAT the minutes of January 28, 2019 be approved as circulated.

MOTION PUT AND PASSED.

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

Item 10.1.2 HPPAC 2018 Annual Report was moved ahead of Item 10.1.1 Case 20871.

MOVED by Councillor Smith seconded by Jason Genee

THAT the order of business be approved as amended.

Two-third majority vote required.

MOTION PUT AND PASSED.

5. BUSINESS ARISING OUT OF THE MINUTES – NONE

6.

6. CALL FOR DECLARATION OF CONFLICT OF INTERESTS – NONE

7. CONSIDERATION OF DEFERRED BUSINESS – NONE

7.1 Election of Chair and Vice-Chair

Sarah MacDonald turned the meeting over to Sharon Chase, Legislative Support who called for nominations for the position of Chair of the Halifax Peninsula Planning Advisory Committee.

MOVED by Jeana MacLeod, seconded by Adam Pelley

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

MOTION PUT AND PASSED.

Chase called three times for any further nominations. There being none, nominations for the position of Chair were closed. Sarah MacDonald was declared Chair of the Halifax Peninsula Planning Advisory Committee.

Sarah MacDonald assumed the Chair and Sharon Chase took their seat. MacDonald called for nominations for the position of Vice Chair of the Halifax Peninsula Planning Advisory Committee.

MOVED by Councillor Mason, seconded by Jason Genee

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

MOTION PUT AND PASSED.

The Chair called three times for any further nominations. There being none, nominations for the position of Vice Chair were closed.

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

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

The following was before the Committee:

- Peninsula West Area 1 Schedule Map
- Staff Public Information Meeting Presentation
- Summary of Public Information Meeting (PIM) Minutes
- Correspondence from : Gillian Allen, Gloria Stephens, Kenneth Dewar, Kim Houston, Nick Zwaagstra, Greg and Fay Cormier and Tony and Tara Blouin

The Committee expressed that more robust information was required in order for them to make a recommendation. The public feedback received was also an important consideration.

MOVED by Councillor Mason, seconded by Adam Pelley

THAT Halifax Peninsula Planning Advisory Committee defer Case 22005: Internal Conversions, Peninsula West Area 1 Schedule, Halifax Peninsula Land Use By-law; and

THAT Halifax Peninsula Planning Advisory Committee recommends that Halifax and West Community Council request a supplemental staff report on Case 22005: Internal Conversions, Peninsula West Area 1 Schedule, Halifax Peninsula Land Use By-law, and that the report include the following information:

- Clarification around the intent of the request; and
- Timing of the request in relation to Centre Plan implementation.

MOTION PUT AND PASSED.

7.3 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.

The following is before the Committee:

- Letter of rationale
- Site and building drawings

Paul Sampson, Planner II, reviewed the detail of the proposed development agreement. Site context was shared highlighting the survey plan and driveway easement. The Halifax Municipal Planning Strategy designates the site for future medium density residential development. The zoning of the site is R-2 (general residential). The proposal involves the use of Implementation Policy 4.6 of the MPS (lot modification) to allow for a development agreement. This policy was reviewed. Sampson shared the scope of the public engagement and the feedback received. A chart was shown which compared the options proposed, indicating the LUB requirements based on use.

Sampson confirmed that this proposal has a height of 34.8 feet. The zoning allows one professional person and their employees; more than one professional would require commercial zoning. The proposal indicates 2 parking spaces.

MOVED by Adam Pelley, seconded by Councillor Smith

THAT the Halifax Peninsula Planning Advisory Committee recommends that the Halifax and West Community Council proceed with the approval of Case 21984.

The Committee discussed the creative use of space and indicated the parking could be tight. They also noted the importance of public notification that results in feedback for consideration.

MOVED by Adam Pelley, seconded by Councillor Smith

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

- **Agrees that the design is a creative and appropriate use of the space; and**
- **Values a single unit with ground floor professional use over a 2-unit dwelling.**

MOTION TO AMEND PUT AND PASSED.

The motion before the Committee now reads:

MOVED by Adam Pelley, seconded by Councillor Smith

THAT the Halifax Peninsula Planning Advisory Committee recommends that the Halifax and West Community Council proceed with the approval of Case 21984 with the following considerations:

- **Agrees that the design is a creative and appropriate use of the space; and**
- **Values a single unit with ground floor professional use over a 2-unit dwelling.**

MOTION AS AMENDED PUT AND PASSED.

8. CORRESPONDENCE, PETITIONS & DELEGATIONS

The Legislative Support noted that correspondence was received for Item 7.2. This correspondence was circulated to the Committee.

9. INFORMATION ITEMS BROUGHT FORWARD – NONE

10. REPORTS/DISCUSSION

10.1 STAFF

10.1.1 Case 20871: WSP, on behalf of Westwood Construction Ltd., has requested to enter into a development agreement to enable a mixed-use development that consists of 5 buildings on shared private driveway on lands located between Almon Street and St. Albans Street (PIDs 00005090, 40414021, 00005108, 40414013, 40414005, 00005116, 00005272, 00005264, 00005140, 00005132, and 00005124), Halifax.

The following information is before the Committee:

- Application letter
- Neighbourhood analysis
- Consultation summary

- Servicing schematic
- Traffic impact study
- Site plan
- Public engagement report- February 2019

Jennifer Chapman, Planner III presented the applicant's proposal for a large mixed use development. The site context was reviewed followed by a detailed description of the proposed site plan. The proposal covers three (3) blocks with two (2) driveways; underground and surface parking; pedestrian priority areas and connections; and greenspace. Data sheets and detail of each of the five (5) buildings were reviewed. An overview of the applicable policy and by-law was shared with detail on enabling policy 2.3.2 and 2.3.3. which covers residential and mixed use by development agreement. The public engagement was reviewed and the feedback shared with participants indicating they liked the neighbourhood concept and design and had concerns about parking, traffic and height.

Chapman responded to questions raised by the Committee. It was confirmed that a variety of units from studios to three (3) bedroom units were being included. The GFAR for this proposal is 3.63. It was clarified that the allocation of affordable housing is outside of the planning process which addresses density and form. Neighbouring tall buildings, the Gladstone and Point North, were indicated on the map. The landscaping and green spaces were reviewed.

MOVED by Adam Pelley, seconded by Chloe Berezowski

THAT the Halifax Peninsula Planning Advisory Committee recommends that the Halifax & West Community Council proceed with the approval of Case 20871.

The Committee discussed the mix of buildings and amenities and the pedestrian focused design. It was noted that the affordable housing should be allocated throughout the buildings and unit sizes. Streetwall and stepbacks were considered, to ensure the development was pedestrian friendly and provided some wind mitigation measures. The public consultation was well received and the inclusion of a cultural space was appreciated.

MOVED by Councillor Mason, seconded by Jeana MacLeod

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

- **Values diversity in building forms across site;**
- **Appreciates efforts to incorporate affordable housing within development, and encourage inclusion of affordable housing units dispersed throughout site;**
- **Recommends housing units be represented in all unit types;**
- **Recommends incorporation of traffic-slowng measures in shared pedestrian-focused space;**
- **Recommends a maximum 3 storey street-wall or other efforts to prioritize pedestrian experience;**
- **Appreciates step-backs in building design to improve pedestrian experience, and encourages additional step-backs on building C;**
- **Values efforts by developer to elicit public input on design;**
- **Appreciates the inclusion of cultural space and unique design elements of building E; and**
- **Recognizes and appreciates that the building design is in line with proposed Centre Plan parameters.**

MOTION TO AMEND PUT AND PASSED.

The motion before the Committee now reads:

MOVED by Adam Pelley, seconded by Chloe Berezowski

**THAT the Halifax Peninsula Planning Advisory Committee recommends that the Halifax and West Community Council proceed with the approval of Case 20871 with the following considerations:
The Committee:**

- **Values diversity in building forms across site;**
- **Appreciates efforts to incorporate affordable housing within development, and encourage inclusion of affordable housing units dispersed throughout site;**
- **Recommends housing units be represented in all unit types;**
- **Recommends incorporation of traffic-slowing measures in shared pedestrian-focused space;**
- **Recommends a maximum 3 storey street-wall or other efforts to prioritize pedestrian experience;**
- **Appreciates step-backs in building design to improve pedestrian experience, and encourages additional step-backs on building C;**
- **Values efforts by developer to elicit public input on design;**
- **Appreciates the inclusion of cultural space and unique design elements of building E; and**
- **Recognizes and appreciates that the building design is in line with proposed Centre Plan parameters.**

MOTION AS AMENDED PUT AND PASSED.

10.1.2 Halifax Peninsula Planning Advisory Committee – 2018 Annual Report

The following was before the Committee:

- A staff information report dated February 5, 2019

The Committee reviewed the February 5, 2019 information report. Clarification was provided that under the discussion section of the report it states that all meetings were held in Halifax Hall, where at least two (2) of meetings were held in the Barrington Room. The Committee asked that the report reflect this correction.

MOVED by Jeana MacLeod, seconded by Adam Pelley

THAT the Halifax Peninsula Planning Advisory Committee approve the 2018 Annual Report, as amended, and forward it to Halifax and West Community Council for their information.

MOTION PUT AND PASSED.

10.2 COMMITTEE MEMBERS- NONE

11. ADDED ITEMS

11.1 Discussion re: Public Information Meetings

Members discussed the public engagement session held for Case 20871, citing it was well attended and had high engagement. Members asked the Clerk's Office to arrange an information sharing session with planning staff to discuss planning advisory committee hosted public information meetings at a future meeting. Additionally, members asked the Clerk's Office to recirculate the information shared at their orientation session on public information meetings.

12. DATE OF NEXT REGULAR MEETING

An error was made on the agenda respecting the next meeting date and is confirmed for March 18, 2019 at 4:30 p.m. in Halifax Hall, 2nd Floor City Hall, 1841 Argyle Street, Halifax.

13. ADJOURNMENT

The meeting adjourned at 6:11 p.m.

Sharon Chase
Legislative Assistant