



**HALIFAX PENINSULA PLANNING ADVISORY COMMITTEE
MINUTES
June 24, 2019**

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

REGRETS: Mathew Novak
Jason Cooke

STAFF: Dean MacDougall, Planner II, Planning & Development
Carl Purvis, Planner, Planning & Development
Darrell Joudrey, Planner III, Planning & 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 4:34 p.m. and the Committee adjourned at 6:10 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 4:36 pm at Halifax Hall, 2nd Floor City Hall 1841 Argyle Street, Halifax NS.

2. COMMUNITY ANNOUNCEMENTS

Jeana Macleod noted a survey by the Halifax Collective on affordable housing in the HRM and encouraged members to provide feedback on their website.

3. APPROVAL OF MINUTES – April 29 & May 6 special

MOVED by Chloe Berezowski, seconded by Adam Pelley

THAT the minutes of April 29, 2019 and May 6, 2019 be approved as presented

MOTION PUT AND PASSED

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

MOVED by Jeana Macleod, seconded by Councillor Lindell Smith

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 22029 - Application by APL Properties Limited to enter into a development agreement for a mixed-use building on the lands at 6009-6017 Quinpool Road, Halifax and to amend the Halifax Peninsula Land Use Bylaw to reflect Housing Nova Scotia's process regarding possible affordable housing units

The following was before the Committee:

- Building Plans (with shadow study)
- Wind Study
- Traffic Study

Dean MacDougall, Planner, presented the proposal for Case 22029. MacDougall stated that policies in the Quinpool Road Commercial Area Plan were created to guide development of the site and allow

development to occur by Development Agreement. A Public Information Meeting was held on June 6, 2019 and over 300 notifications were sent to surrounding residents. At the meeting, 11 people attended and raised concerns around parking, the environment and affordable housing. MacDougall asked the Committee to assess the potential impact of the amenity space, the street level design, parking and traffic, and wind and shadow effects on the community. In addition, MacDougall stated that the applicant is requesting to amend the Halifax Peninsula Land Use Bylaw provisions regarding the bonus zoning option at the site to better align with Housing Nova Scotia's existing processes and protocol.

The Committee discussed the application with staff responding to questions. Staff clarified that the balconies are included in that calculation as well as included in the proposed Centre Plan. Clarification was sought on whether changes could be made to the form, to which staff explained that the form and massing were already written into the policy.

MOVED by Councillor Wayne Mason, seconded by Adam Pelley

THAT Halifax Peninsula Planning Advisory Committee recommends that Halifax and West Community Council amend the Halifax Peninsula Land Use Bylaw to reflect Housing Nova Scotia's process regarding possible housing units.

The Committee discussed the importance of increasing the number of affordable housing units. They also discussed the need for a greater public space in the development to enable a sense of community.

MOVED by Jason Genee, seconded by Chloe Berezowski

THAT the motion be amended to include the following recommendations:

- **Uphold affordable housing commitments for lifespan of the building, in line with Housing Nova Scotia policies; and**
- **Request that the applicant set their affordable housing rental price below the policy maximum of \$750.**

MOTION TO AMEND PUT AND PASSED.

The motion before the Committee now reads:

MOVED by Councillor Wayne Mason, seconded by Adam Pelley

THAT Halifax Peninsula Planning Advisory Committee recommends that Halifax and West Community Council:

- 1. Amend the Halifax Peninsula Land Use Bylaw to reflect Housing Nova Scotia' process regarding possible housing units;**
- 2. Uphold affordable housing commitments for lifespan of the building, in line with Housing Nova Scotia policies; and**
- 3. Request that the applicant set their affordable housing rental price below the policy maximum of \$750.**

MOTION AS AMENDED PUT AND PASSED.

MOVED by Jeana Macleod, seconded by Adam Pelley

THAT the Halifax Peninsula Planning Advisory Committee recommends that the Halifax & West Community Council proceed with development agreement as per Case 22029.

The Committee discussed the need for internal amenity space and more affordable units. Members noted the absence of adequate space on the side of the road (e.g. lay-by) for delivery, pick up and drop off, and pointed out that there were two bus stops near the development. The Committee also discussed the quality of the outdoor amenity space and the amount of indoor amenity space.

MOVED by Adam Pelley, seconded by Jeana Macleod

THAT the motion be amended to include the following considerations:

- **ensure the number of bicycle and vehicle parking proposed is achieved;**
- **inclusion of more than 10 affordable units;**
- **public amenity space be places where tenants can gather together, thus excluding private tenant balconies;**
- **redesign the outdoor amenity space to include more tenant community space;**
- **incorporate additional internal public amenity space taking into consideration height of the building and weather patterns in Halifax;**
- **ensure there is adequate space on the side of the road (e.g. lay-by) for deliveries and other traffic needs, including tenant accessibility;**
- **mitigate wind impact to locations 11, 25 and 26;**
- **require street landscaping to mitigate high streetwall and wind condition impacts on pedestrian experience;**
- **efforts be made to improve the pedestrian experience, particularly at transit stop locations; and**
- **the previously approved Municipal Planning Strategy (MPS) changes be provided to Halifax and West Community Council and Halifax Regional Council for their review when considering this development application.**

MOTION TO AMEND PUT AND PASSED.

The motion before the Committee now reads:

MOVED by Jeana Macleod, seconded by Adam Pelley

THAT Halifax Peninsula Planning Advisory Committee recommends that Halifax and West Community Council proceed with development agreement as per Case 22029 with the following considerations:

- **ensure the number of bicycle and vehicle parking proposed is achieved;**
- **inclusion of more than 10 affordable units;**
- **public amenity space be places where tenants can gather together, thus excluding private tenant balconies;**
- **redesign the outdoor amenity space to include more tenant community space;**
- **incorporate additional internal public amenity space taking into consideration height of the building and weather patterns in Halifax;**
- **ensure there is adequate space on the side of the road (e.g. lay-by) for deliveries and other traffic needs, including tenant accessibility;**
- **mitigate wind impact to locations 11, 25 and 26;**
- **require street landscaping to mitigate high streetwall and wind condition impacts on pedestrian experience;**
- **efforts be made to improve the pedestrian experience, particularly at transit stop locations; and**

- the previously approved Municipal Planning Strategy (MPS) changes be provided to Halifax and West Community Council and Halifax Regional Council for their review when considering this development application.

MOTION AS AMENDED PUT AND PASSED.

10.1.2 Case 22177: Application by W M Fares Architects requesting to enter into a development agreement to allow an eight storey mixed use building on lands at 6160 Almon Street and 2760 Gladstone Street, Halifax

The following was before the Committee:

- Proposed Building Plans and Elevations
- Traffic Impact Statement
- Shadow Analysis
- Staff Public Information Meeting Presentation dated May 22, 2019
- Public Information Meeting Minutes dated May 22, 2019

Darrell Joudrey, Planner presented the proposal for Case 22177, outlining the site context and property boundaries. Joudrey advised that the applicant was proposing a residential and commercial mixed use building at the south corner of the intersection of Almon Street and Gladstone Street. The lands are designated Major Commercial under the Halifax Municipal Planning Strategy (HMPS) and are within a Schedule "Q" area and zoned C-2 under the Halifax Peninsula Land Use By-law. Joudrey noted that a Public Information meeting was held on May 22, 2019 wherein 11 members of the public attended and raised concerns of insufficient parking space, traffic volumes on Gladstone and the shadow effects.

The Committee discussed the proposal with staff responding to questions. It was noted that in keeping with the Halifax Peninsula Land Use By-Law, there would be one (1) bicycle parking space for every two (2) units. Further, that the policy does not enable staff to require affordable housing units.

MOVED by Margo Grant, seconded by Adam Pelley

THAT the Halifax Peninsula Planning Advisory Committee recommends that the Halifax & West Community Council proceed with development agreement as per Case 22177.

The Committee noted their support for the development as it would add additional density to the area, the maximum height was below 83 feet, traffic should not be significantly impacted, and the building's step-down design improves integration into the surrounding neighbourhood. Members also commented on the walkability of the neighborhood and the importance of not displacing housing.

MOVED by Adam Pelley, seconded by Margo Grant

THAT the motion be amended to consider incorporating affordable housing units at this site.

MOTION TO AMEND PUT AND PASSED.

The motion before the Committee now reads:

MOVED by Margo Grant, seconded by Adam Pelley

THAT Halifax Peninsula Planning Advisory Committee recommends that Halifax and West Community Council proceed with the development agreement for Case 22177 with consideration

given to incorporate affordable housing units at 6160 Almon Street and 2760 Gladstone Street, Halifax.

MOTION AS AMENDED PUT AND PASSED.

11. ADDED ITEMS – NONE

12. DATE OF NEXT REGULAR MEETING – July 22, 2019

13. ADJOURNMENT

The meeting adjourned at 6:10 p.m.

Hannah Forsyth
Legislative Support