



**HALIFAX PENINSULA PLANNING ADVISORY COMMITTEE  
MINUTES  
August 26, 2019**

**PRESENT:** Sarah MacDonald, Chair  
Jeana Macleod, Vice Chair  
Adam Pelley  
Margo Grant  
Mathew Novak  
Jason Genee

**REGRETS:** Councillor Lindell Smith  
Councillor Waye Mason  
Jason Cooke  
Chloe Berezowski

**STAFF:** Cameron Robertson, Planner II, 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](http://Halifax.ca)*

*The meeting was called to order at 4:33 p.m. and the Committee adjourned at 5:03 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 NS.

**ELECTION OF VICE CHAIR**

The Chair called for nominations for the position of Vice Chair of the Halifax Peninsula Planning Advisory Committee.

MOVED by Mathew Novak, seconded by Adam Pelley

**THAT Jason Cooke 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.

Jason Cooke was declared Vice Chair of the Halifax Peninsula Planning Advisory Committee

**2. COMMUNITY ANNOUNCEMENTS - NONE**

**3. APPROVAL OF MINUTES – June 24, 2019**

A typographical error was noted on page 3.

MOVED by Jeana Maleod, seconded by Jason Genee

**THAT the minutes of June 24, 2019 be approved as amended.**

**MOTION PUT AND PASSED.**

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

MOVED by Adam Pelley, seconded by Jason Genee

**THAT the agenda be approved as presented.**

Two-third majority vote required.

**MOTION PUT AND PASSED.**

## **5. BUSINESS ARISING OUT OF THE MINUTES – June 24, 2019**

### **5.1 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:

- Correspondence from Peggy Cameron dated August 26, 2019

This matter was discussed as part of item 5.2.

### **5.2 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 Chair discussed format changes to the committees' memorandums when reporting to Halifax and West Community Council. The Chair noted that in working with the Clerk's Office, it is anticipated that the recommendations to Halifax and West Community Council will be more clear and separate actionable items from considerations. The Committee agreed with these format changes.

## **6. CALL FOR DECLARATION OF CONFLICT OF INTERESTS - NONE**

## **7. CONSIDERATION OF DEFERRED BUSINESS – NONE**

## **8. CORRESPONDENCE, PETITIONS & DELEGATIONS**

### **8.1 Correspondence**

The Legislative Support noted that correspondence was received for item 5.1. This correspondence was circulated to the Committee.

### **8.2 Petitions – None**

## **9. INFORMATION ITEMS BROUGHT FORWARD – NONE**

## **10. REPORTS**

### **10.1 STAFF**

#### **10.1.1 Case 22314: Application by Wilson Wong, to rezone lands at 3850 Robie Street, Halifax from R-2 to R-2A to allow for a 6-unit residential building**

The following was before the Committee:

- Letter of Intent dated April 15, 2019
- Design and Location Plan
- Traffic Impact Study

Cameron Robertson, Planner II, presented the proposal for Case 22314. Robertson gave context to the neighbourhood, explained the enabling legislation for the rezoning, compared the differences between the R-2 and R2-A zones and stated that the main difference is allowing the full 6 units to be occupied. Public engagement for this case consisted of a post card mail out with one email and one phone call received. Comments included support for the application and questions regarding vacation rentals and affordable

housing. Robertson asked the Committee to consider potential impacts on the community as they prepared their recommendation.

The Committee asked if adding appliances to the two units was the only addition. Staff stated yes, as they appliances will make kitchens in the units. The Committee asked what implications the rezoning would have on future units, and staff explained that 50% of the units are required to be a minimum of 800 square feet in area, so the most units possible would be 8 with 4 extremely small units. The Committee asked for greater context to the request and if there was any other way the applicant could be allowed the 6 units. Staff stated that the rezoning was the only way to achieve 6 units and described a similar request from a neighbouring property in the past.

Margo Grant entered the meeting during the discussion.

The Committee discussed the minimal disruption the rezoning will have on the community and noted the similar case within the neighbourhood. The Committee supports the added density on the peninsula.

MOVED by Adam Pelley, seconded by Mathew Novak

**THAT the Halifax Peninsula Planning Advisory Committee recommends that the Halifax and West Community Council Community proceed with the approval of the re-zoning from R-2 to R-2A for Case 22314.**

**MOTION PUT AND PASSED.**

**11. ADDED ITEMS – NONE**

**12. DATE OF NEXT REGULAR MEETING – September 23, 2019** at 4:30 p.m. in Halifax Hall, 2<sup>nd</sup> Floor City Hall, 1841 Argyle Street, Halifax

**13. ADJOURNMENT**

The meeting adjourned at 5:03 p.m.

Hannah Forsyth  
Legislative Support