



**HALIFAX PENINSULA PLANNING ADVISORY COMMITTEE
MINUTES
November 5, 2019**

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

REGRETS: Councillor Waye Mason
Jeana Macleod
Chloe Berezowski

STAFF: Meaghan Maund, Planner II, Planning & Development
Cameron Robertson, Planner II, Planning & Development
Anne Totten, Planner II, Current Planning
Marina Kwak, 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 4:35 p.m. and the Committee adjourned at 5:55 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 4:35 p.m. at Duke Tower, 3rd Floor Boardroom, 5251 Duke Street, Halifax

2. COMMUNITY ANNOUNCEMENTS

Councillor Smith updated the Committee about the Westin Triple A Bikeway feedback session which took place the evening of November 5, 2019. It was also noted that another feedback session is scheduled to take place at the Farmer's Market on November 9, 2019 at 8:00 a.m. Lastly, Councillor Smith shared that the survey on short-term rentals has been released, which will be reviewed by staff upon completion and will be used to determine regulations.

3. APPROVAL OF MINUTES – August 26, 2019

MOVED by Jason Genee, seconded by Adam Pelley

THAT the minutes of August 26, 2019 be approved as presented.

MOTION PUT AND PASSED.

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

MOVED by Jason Genee, seconded by Margo Grant

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

Margo Grant declared a conflict of interest with the developer of 5885 Spring Garden Road, Halifax (Killam Properties) regarding Case 22436.

7. CONSIDERATION OF DEFERRED BUSINESS – NONE

8. CORRESPONDENCE, PETITIONS & DELEGATIONS—NONE

8.1 Correspondence – None

8.2 Petitions – None

9. INFORMATION ITEMS BROUGHT FORWARD – NONE

10. REPORTS

10.1 STAFF

10.1.1 1 Case 22485: Application by Doug Hubley requesting to rezone lands at 3620 Highland Avenue, Halifax from R-2 (General Residential) zone to the R-2T (Townhouse) zone to allow the construction of a townhouse building.

The following was before the Committee:

- Letter of Intent
- Site Plan and Elevations

Meaghan Maund, Planner II, presented the proposal for Case 22485. The Committee was generally supportive of the application for rezoning to R-2T. The consensus was that townhouses were appropriate for the area and had a number of advantages such as direct street access and increasing density. The Committee wanted to flag for Council is that the designs provided by the proponent will not be allowed even after the rezoning to R-2T. In particular, the size of the lot will only allow three townhouses versus the proposed four townhouses in the design. As a result, the Committee did not base any of its decision on the proposed design and would expect that Council do the same. The Committee also understood that there may be some issues with street parking.

MOVED by Jason Cooke, seconded by Mathew Novack

THAT Halifax Peninsula Planning Advisory Committee recommends that Halifax and West Community Council proceed with the application to rezone lands from R-2 (General Residential) zone to the R-2T (Townhouse) zone to allow the construction of a townhouse building as per Case 22485.

MOTION PUT AND PASSED.

10.1.2 Case 22436: Application by WSP Canada Inc., on behalf of the property owner, requesting non-substantive amendments to an existing development agreement on lands at 5885 Spring Garden Road, Halifax.

The following was before the Committee:

- Cover letter
- Planning application Existing Development Agreement – Case 18270

Anne Totten, Planner II, presented the proposal for Case 22436. The Committee noted that there were two aspects to this application. One involved parking spaces at the proposed development. In terms of the reduction of spaces, the Committee felt it would be consistent with Centre Plan and the overall approach for reducing parking to encourage non-vehicle transportation. Likewise, changing the dimensions of the parking stalls would also be consistent with the Centre Plan.

Most of the discussion centred around the extension of the completion date by five (5) years to November 2025. The Committee expressed concern about the applicant providing an adequate explanation for the delay and a rationale for the five-year extension request. It was noted that under the Centre Plan, only a two-year extension would be available. The Committee encouraged the Applicant before Council to provide a more robust explanation for the delay and a more concrete rationale for the five-year extension request (as opposed to a two-year extension). Therefore, the following motion was put forward:

MOVED by Adam Pelley, seconded by Jason Cooke

THAT Halifax Peninsula Planning Advisory Committee recommends that Halifax and West Community Council proceed with development agreement as per Case 22436 with the following considerations:

- **Clarification of the structural change which delayed construction;**
- **As per the Centre Plan, extending the existing development agreement by only two (2) years rather than five (5), if possible; and,**
- **Clarification on what has occurred at the existing development since 2015.**

MOTION PUT AND PASSED.

10.1.3 Case 22462: Application by Michelle and Shawn Cleary requesting to enter into a development agreement on lands at 6583 Quinpool Road, Halifax to allow for the expansion of an existing day care from 14 to 20 children under care.

The following was before the Committee:

- Letter of Intent
- Traffic Impact Study

Cameron Robertson, Planner II, presented the proposal for Case 22462. The Committee was comforted by the fact that the application was fully compliant with relevant provincial legislation regulating daycares and proceeded without significant discussion.

MOVED by Jason Cooke, seconded by Adam Pelley

THAT Halifax Peninsula Planning Advisory Committee recommends that Halifax and West Community Council proceed with the development agreement as per Case 22462.

MOTION PUT AND PASSED.

11. ADDED ITEMS – NONE

12. DATE OF NEXT REGULAR MEETING – November 25, 2019 at 4:30 p.m. in Halifax Hall, 2nd Floor City Hall, 1841 Argyle Street, Halifax

13. ADJOURNMENT

The Committee adjourned at 5:55 p.m.

Marina Kwak
Legislative Support