



**HALIFAX PENINSULA PLANNING ADVISORY COMMITTEE
SPECIAL MEETING
MINUTES
June 2, 2020**

PRESENT: Jason Cooke, Chair
Jason Genee, Vice Chair
Margo Grant
Mathew Novak
Laura Brennick
Adam Pelley
Councillor Lindell Smith
Councillor Waye Mason

REGRETS: Kavita Khanna
Chloe Berezowski

STAFF: Kurt Pyle, Program Manager, Social & Heritage Regional Planning
Maggie Holm, Principal Planner, Current Planning
Brittney MacLean, Planner II, Current Planning
Aaron Murnaghan, Principal Planner, Regional Planning
Andrea Lovasi-Wood, Legislative Assistant
Alicia Wall, Legislative Support

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

The agenda, reports, supporting documents, information items circulated, and video or audio (if available) are online at halifax.ca.

The special meeting was called to order at 4:02 p.m. and adjourned at 5:51 p.m.

1. CALL TO ORDER

The Chair called the special meeting to order at 4:02 p.m.

2. APPROVAL OF MINUTES – NONE

3. APPROVAL OF THE ORDER OF BUSINESS

MOVED by Councillor Lindell Smith, seconded by Jason Genee.

THAT the agenda be approved as presented.

MOTION PUT AND PASSED.

4. CALL FOR DECLARATION OF CONFLICT OF INTERESTS - NONE

5. CONSIDERATION OF DEFERRED BUSINESS - NONE

6. CORRESPONDENCE, PETITIONS & DELEGATIONS - NONE

6.1 Correspondence - none

6.2 Petitions - none

7. REPORTS

7.1 STAFF

7.1.1 - Case 22624: J. Thibault is applying for a development agreement to convert an existing commercial use to a residential unit.

The Chair invited Brittney MacLean, Planner II, Current Planning to present Case 22624.

MacLean advised the application was previously before the Committee on March 9, 2020. The Committee was in favour of the application subject to some considerations.

The applicant wishes to convert the commercial unit into two residential units. The building currently consists of four legal residential units and one non-conforming commercial use. The existing commercial use is a camera repair shop which is currently unoccupied. No change to building height, massing or access is being requested. Exterior changes are minimal and include removing the commercial entrance and adding a window.

The site is designated Medium Density Residential and is zoned R-2.

Public engagement included signage, a website and postcards being mailed out. One call from the wider community was received requesting information and the caller did not wish to leave comments.

The Committee considered the application, with staff responding to questions. The following points and clarification were noted:

- Inquiries were made as to whether or not windows could be installed in the bathrooms of apartments 5 and 6
- The Committee sought clarification regarding concerns expressed at the March 9, 2020 meeting
- Members asked if there was a plan for the 3rd floor.

Maclean clarified the concerns of the Committee from the March 9, 2020 meeting and confirmed no changes to the 3rd floor are being requested as part of this application.

The following documents are before the Committee:

- Revised Planning Rationale
- Revised Site Plan
- Lower Floor Plan – 6 units
- Main Floor Plan – 4 bedroom with living room
- PowerPoint Presentation

MOVED by Councillor Lindell Smith, seconded by Jason Genee,

THAT the Halifax Peninsula Planning Advisory Committee has reviewed the application for Case 22624 and recommends approval of the application with consideration given to the following:

- **Accessibility needs**
- **Waste Management, in particular waste pick up and location of bins**
- **The furnace room have a separate access and not be accessed through a unit**

MOTION PUT AND PASSED.

7.1.2 - Case 22115: Application by Ekistics Planning & Design, on behalf of Joseph Arab, to enter into a Development Agreement at 2438 Gottingen Street, Halifax, to allow a 16-storey residential building.

The Chair invited Aaron Murnaghan, Principal Planner, Planning Services to present Case 22115.

Murnaghan stated the building known as Victoria Hall was built in 1885 and fronts on Gottingen Street. The 16-storey residential building will be built behind the existing Victoria Hall building. All vehicular access will be from Creighton Street. There are 78 parking stalls and 164 units being proposed. The building is located within a Transit corridor and there are active transportation aspects to the surrounding area.

The site is designated High Density Residential. A public meeting was held, and 22 people attended over a 6-hour period. There were 513 mailouts sent and six letters were received. Concerns included the height and scale of the building, affordable housing units, the development being sensitive to the surrounding community and maintaining the character of the existing building.

Murnaghan indicated the applicant is proposing seven affordable housing units and that HRM has no way to ensure they remain affordable housing units over time.

The Committee considered the application, with staff responding to questions. The following points and clarifications were noted:

- The Committee questioned whether or not there are requirements for affordable housing units under the existing Policies
- Members asked if there was an existing Demolition Order for Victoria hall
- Inquiries were made as to the definition of affordable housing
- Members sought clarification as to what aspects of Victoria Hall would remain
- Members questioned the community space and if it could be turned into additional units

Murnaghan indicated that currently there are no Policies making affordable housing units mandatory and that the applicant wants to keep the community space publicly available for 15 years. The existing units in Victoria Hall will stay. With respect to guaranteeing continued public access to the community space, it is tricky to enforce public access to private property but this could be addressed in the development agreement. Staff is not aware of any existing Demolition Order for Victoria Hall.

Kurt Pyle, Program Manager, Social & Heritage Regional Planning indicated that under Centre Plan affordable housing units are paid out at a cash value and there is a calculation. However, this application is under the old Planning Strategy so this calculation will not necessarily be applied. The applicant is offering affordable housing, it is not required by the Policy and it would not be enforceable by HRM.

The Committee considered the application further. The following points and clarifications were noted:

- The Committee noted the lack of units larger than 2-bedroom, as they would not accommodate a family
- Members feel the building height is inconsistent compared to the surrounding neighborhood
- Members had concerns that affordable housing may be limited to one type of unit (ie. bachelor units) or be located within one section of the building
- Members expressed concerns regarding the shallowness of the step-back on the Creighton Street elevation and expressed the need to minimize the impact of the building at street level
- The Committee likes the accessibility aspects and the landscaping on Creighton Street
- Members feel there is a lack of connection between the old and new buildings
- Concerns were expressed about the main entry located on Creighton Street and not on Gottingen Street as Creighton is a residential street
- Concerns were expressed around the increased traffic on Creighton Street especially with street parking, location of the neighbouring elementary school and ongoing work in the community regarding street calming The Committee would like to see a pedestrian connection from Creighton Street to Gottingen Street

The following documents are before the Committee:

- Site Plan
- Building Drawing Package
- Applicants Design Proposal
- Heritage Conservation Plan
- Traffic Impact Study
- Wind and Shadow Analysis
- Staff Memorandum to Halifax Peninsula

MOVED by Margo Grant, seconded by Adam Pelley

THAT the Halifax Peninsula Planning Advisory Committee has reviewed the application for Case 22115 and recommends approval of the application with consideration given to the following:

- **Maintaining as much of the heritage aspect of Victoria hall as possible**
- **Non-residents having access to the community space**
- **Affordable Housing Units be spread out over a cross-section of unit type and location within the building**
- **Greater transition on the Creighton street step-back**
- **Pedestrian connection from Creighton Street to Gottingen Street**
- **The Victoria Hall entrance to Gottingen Street be maintained**

MOTION PUT AND PASSED.

8. NEXT MEETING DATE

The Legislative Assistant proposed July 13, 2020 or July 20, 2020 for the next special meeting and The Committee confirmed either date is fine.

9. ADJOURNMENT

The meeting adjourned at 5:51 p.m.

Alicia Wall
Legislative Support