



**HALIFAX PENINSULA PLANNING ADVISORY COMMITTEE
SPECIAL MEETING
July 13, 2020**

PRESENT: Jason Cooke, Chair
Margo Grant
Mathew Novak
Laura Brennick
Councillor Lindell Smith
Councillor Waye Mason
Kavita Khanna
Chloe Berezowski

REGRETS: Jason Genee, Vice Chair
Adam Pelley

STAFF: Jesse Morton, Planner II, Planning & Development
Kurt Pyle, Program Manager, Social & Heritage
Aaron Murnaghan, Principal Planner, Planning & Development
Tyson Simms, Planner III, Planning & Development
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 4:31 p.m. and adjourned at 6:14 p.m.

1. CALL TO ORDER

The Chair called the special meeting to order at 4:31 p.m.

2. APPROVAL OF MINUTES – March 9, 2020 and June 2, 2020

MOVED by Laura Brennick, seconded by Councillor Smith

That the minutes be approved as presented.

MOTION PUT AND PASSED

3. APPROVAL OF THE ORDER OF BUSINESS

MOVED by Margo Grant, seconded by Chloe Berezowski

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 22728: Application by WSP Canada Inc, on behalf of Summer Wind Holdings Limited, to obtain a development agreement that permits an eight-storey (plus penthouse) multi-unit dwelling on the registered heritage property at 5241-5247 South Street (Stairs House), 5230 Harvey Street, and 5240-5242-5244-5246 Harvey Street, Halifax. If approved, Stairs House will be restored and incorporated into the proposed development.

Jesse Morton, Planner II, Planning & Development, presented Case 22728. Morton advised the site consists of three properties located within the Regional Centre Plan Area. The applicant is proposing a development of approximately 112 dwelling units with 83 parking spaces. The property located at 5241-5247 South Street is a municipally registered heritage property known as Stairs House and is a Georgian style cottage constructed in 1838 with many of its original features remaining. The stable and other two existing buildings on the site, for various reasons, have been determined to have little to no heritage value. The property is designated Higher Order Residential and zoned HR-1.

To date, public engagement has been achieved through a webpage and neighborhood mailouts. Public concerns include design, impact on Harvey Street streetscape, traffic, noise and compatibility with existing neighborhood. People were pleased to see that the Stairs House was being restored.

Morton confirmed a Traffic Impact Statement has been submitted and accepted by HRM Engineers. A Pedestrian Wind Study has also been submitted with experts noting there are positive design features and that wind speed on the rooftop amenity area may be higher than desired during the summer months.

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Morton further confirmed Stairs House will have dwelling units and an amenity space and spoke to some of the restorations. The primary entrance will be along Harvey Street with additional access through Stairs House.

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

- Members questioned what the as of right development would allow
- The Committee sought clarification around the number of parking spaces
- Concerns were expressed around the Harvey Street stepback and its impact on pedestrian traffic on Harvey Street.
- Concerns also expressed about the setbacks along the western and eastern elevations. In particular, the western elevation is quite close to the property line and there are concerns about balconies of the new building being able to overlook residents in the neighbouring building.

Morton answered that the as of right development allows for mixed residential uses and 11 meters in height. The application is before the Committee as the applicant is requesting additional height to a total height of 23 ½ meters.

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

- Members questioned the number of existing units that will be lost when the buildings on Harvey Street are demolished
- The Committee would like to see the same number of affordable housing units remain in the new development
- Members questioned if there were other heritage buildings located within close proximity

Morton indicated there is no criteria for staff to request affordable housing units and that the 27 existing units will be lost when the buildings are demolished. The parking space ratio is one space per three units, so the applicant is proposing more parking spaces than required.

Staff noted this development is located close to the Old South Suburb Heritage Conservation District.

There was a lot of Committee discussion around the Harvey Street façade and it reflect the character of Halifax and the surrounding neighborhood. Some members felt discussions around construction materials was premature at this stage of the process.

The following documents are before the Committee:

- Staff memorandum to HPPAC re: Case 22728
- Map 1 - Location
- Site Plan
- Elevations
- Renderings
- Floor Plans
- Pedestrian Wind Study
- Conservation Management Plan
- Relevant Policy
- Public Engagement Summary

MOVED by Margo Grant, seconded by Kavita Khanna

THAT the Halifax Peninsula Planning Advisory Committee has reviewed the application for Case 22728 and recommends approval of the application with consideration given to the stepback on Harvey Street in making it more welcoming to the pedestrian experience, more of a setback along the western elevation of the building and an increase in the number of two or more-bedroom units.

MOTION PUT AND PASSED.

8. NEXT MEETING DATE – August 24, 2020

9. ADJOURNMENT

The meeting adjourned at 6:14 p.m.

Alicia Wall
Legislative Support