



**HALIFAX PENINSULA PLANNING ADVISORY COMMITTEE
SPECIAL MEETING
August 24, 2020**

PRESENT: Jason Cooke, Chair
Jason Genee, Vice Chair
Councillor Wayne Mason
Councillor Lindell Smith
Mathew Novak
Laura Brennick
Kavita Khanna

REGRETS: Adam Pelley
Margo Grant
Chloe Berezowski

STAFF: Tyson Simms, Planner III, Urban Plan Amendments
Miles Agar, Principal Planner, Urban Plan Amendments
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 4:34 p.m. and adjourned at 6:00 p.m.

1. CALL TO ORDER

The Chair called the special meeting to order at 4:34 p.m.

2. APPROVAL OF MINUTES – July 13, 2020

MOVED by Laura Brennick, seconded by Kavita Khanna

That the minutes be approved as presented.

MOTION PUT AND PASSED

3. APPROVAL OF THE ORDER OF BUSINESS

MOVED by Kavita Khanna, seconded by Councillor Mason

THAT the order of business 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 20761: An Application by Zwicker Zareski Architecture and Planning (ZZap), on behalf of 3088962 Nova Scotia Limited, to amend the Halifax Municipal Planning Strategy and Halifax Peninsula Land Use By-law and to enter into a development agreement to permit a mixed use development at: 1377 and 1389 Robie Street; 5949, 5963, 5969, 5977 and 5989/5991/5993 College Street; and 1452 and 1456 Carlton Street.

The following was before the Committee:

- Design Rationale – Updated
- Site Plans – Updated
- Building Drawings – Updated
- Preliminary Landscaping Plans
- Perspective Views (Phase 1)
- Perspective Views (Phase 2)
- Shadow Analysis – Updated
- Surveyor Letter – Rampart Requirements
- Servicing Schematic
- Traffic Impact Study
- Summary of Public Information Meeting (PIM) - June 4, 2018
- Staff report to Regional Council dated May 24, 2019

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Tyson Simms, Planner III, Urban Plan Amendments, presented Case 20761 and highlighted some key dates in the application process including the July 15, 2019 Regional Council approval of a specific planning policy for the subject site.

The proposed development will be done in two phases. Phase one will include relocation of two existing heritage buildings on College Street that will be moved closer to two heritage buildings on Carlton Street. All four buildings will be placed upon a shared foundation. The four buildings will provide 34 residential units. Phase two will include a mixed-use high-rise building with two towers (29 and 28 storeys) on a shared podium. The building will consist of 577 residential units, approximately 12,500 square feet of commercial space, 30,500 square feet of underground commercial space and 6 levels of underground parking for 511 vehicles. The entrance to the underground parking will be on College Street. The site is zoned CEN-2 (Centre 2) and R-2 (General Residential).

Public engagement was achieved through signage on the site, a public information meeting and a website. Public concerns included wind and traffic impacts, the transition to the existing neighborhood and the size and density of the development. There was some support for the proposed design of the development.

The application was previously before the Halifax Peninsula Planning Advisory Committee on September 24, 2018. At that time, the Committee valued the increased density in the area, appreciated the promised effort to maintain and/or restore heritage buildings, expressed concern about the 26-storey tower height and overall visual mass and encouraged staff to use all available tools to maximize affordable housing within the development. A copy of the staff presentation is on file.

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

- Some members feel the development is too large for the neighborhood
- The Committee would like to see some affordable housing included in the development
- Members like the podium style and heritage aspects
- The Committee would like to see more greenery in the landscaping.

In response to the Committee, Miles Agar, Principal Planner, Urban Plan Amendments noted there is nothing in the existing site-specific plan policy to make affordable housing a requirement as part of this development agreement application. The applicant may choose to pursue affordable housing programs provided by other levels of government. As well, the applicant is proposing to restore existing heritage resources as part of their application. Although not affordable housing, this can be viewed as another category of public benefit.

MOVED by Kavita Khanna, seconded by Laura Brennick

THAT Halifax Peninsula Planning Advisory Committee recommends that Halifax and West Community Council proceed with approval of Case 20761 with the following considerations:

- **encourage the applicant to follow the Centre Plan Package A rationale regarding density bonusing with respect to affordable housing, and**
- **encourage the applicant to add additional soft landscaping.**

MOTION PUT AND PASSED.

8. NEXT MEETING DATE – September 28, 2020

9. ADJOURNMENT

The meeting adjourned at 6:00 p.m.

Alicia Wall
Legislative Support