

## Halifax Peninsula Planning Advisory Committee – Summary 2018

*This summary is not an official record of all work and recommendations made in 2018. For more detail, please refer to the approved minutes available online at <https://www.halifax.ca/city-hall/agendas-meetings-reports>*

The Halifax Peninsula Planning Advisory Committee advises Halifax and West Community Council on planning strategies, land use by-laws and development applications for a specific area within the Halifax peninsula as described in the Terms of Reference.

### January 15, 2018

The Committee received a presentation from Kate Greene on the Committee' general planning process.

### Jan 22, 2018

The Committee reviewed Case 20577: Application by WM Fares, amendments to the Halifax Municipal Planning Strategy and Halifax Peninsula Land Use By-law - includes 6014, 6018, and 6020 Cunard Street, 2180, 2178, 2176, 2166, 2164 and 2162 Robie Street, and 6025 Compton Avenue, Halifax. Committee asked to consider if proposal addresses identified principles, and approved the following amended motion:

**THAT the Halifax Peninsula Planning Advisory Committee has reviewed the proposal in Case 20577. The Committee recommends that the Halifax & West Community Council proceed with approval of this proposal. The Committee:**

**1) Values the affordable housing that is currently located on the site, and encourages the Halifax & West Community Council to take whatever measures may be available to preserve affordable housing on this site, 2) Values the increase in residential density that this proposal would provide, particularly for its location close to transit and recreational opportunities, 3) Finds the principle of Transition is not sufficiently observed on the Cunard street frontage, as the heights move abruptly from 8 storeys to 4 storeys within the proposal, and then to 2 storeys at the neighbouring property, 4) Is concerned about the architectural mass towards the corner of Robie & Cunard, and would value the mass being subdivided to a greater degree, with greater architectural value in this area, 5) Values the increase in width of sidewalk but feels that it would be more appropriate to increase the sidewalk width by at least 2 metres, rather than only 1, 6) Values the courtyard green space at the west side of the building, but believes that it will not provide the desired value without further development, because of the facts that the courtyard abuts the 8-storey height directly, will receive very little sunlight and has not yet identified any recreational amenities. The committee would value greater public space closer to, or directly adjoining public streets, so long as the principle of context-sensitivity is observed, 7) Values the townhouse form included on the Compton frontage, 8) Values the degree of public engagement that has occurred to date, and encourages Planning staff and the Community Council to continue to engage the public around this proposal.**

### March 26, 2018

The Committee reviewed Case 21321: Amendments to LUB - at 2856 Gottingen Street, Halifax and Substantive amendments to existing development agreement for Case 18149 - corner of Gottingen and Bilby Streets, and approved the following amended motion:

**THAT the Halifax Peninsula Advisory Committee has reviewed the application to amend the Halifax Peninsula Land Use By-Law to include one property at 2856 Gottingen St. and allow substantive amendments to an existing development agreement (Case 18149). The committee recommends that the Halifax and West Community Council proceed with approval process of Case 21321, with the following comments and suggestions:**

**The committee: 1) Agrees with the notion to incorporate the additional property into the existing development agreement, 2) Is concerned about spacing between towers, 3) Recommends that Halifax Planning staff ensure an explicit delivery access plan is created and shown in future site plan documents, 4) Recommends not allowing an additional storey to keep the development more in-line with Centre Plan principles (8 stories is the exception), 5) Values in-fill development in the area, 6) Values bike parking, and 7) Recommends preference for public art or amenity space on any otherwise blank surface on Gottingen St.**

April 09, 2018

The Committee reviewed Case 20159- Application by Kassner Goodspeed Architects to change the Halifax Municipal Planning Strategy and Halifax Peninsula Land Use By-law regarding renovations, additions, and commercial space to existing apartment building on South Park Street and Victoria Road, Halifax presented by Tyson Simms and carried out a public information meeting to hear public feedback.

April 19, 2019

The Committee reviewed Case 20774 - Application by Lydon Lynch Architects to amend the Halifax Peninsula Municipal Planning Strategy and Land Use By-law to allow an 8-storey multiple-unit residential building at 1110-1132 Wellington Street, Halifax, presented by Tyson Simms, and held a public information meeting to gauge public feedback. This overview of Case 20774 included a short video.

April 23, 2018

The Committee reviewed Case 21599: Application by Shelley Dickey Land Use Planning to amend the Halifax Peninsula Land Use By-Law for the purpose of rezoning 7 properties to the C-3 (Industrial) Zone, presented by staff, and approved the following motion:

**THAT the Halifax Peninsula Advisory Committee has reviewed the application for rezoning of 7 properties with civic addresses along Stairs and Livingstone Streets to the C-3 (Industrial) Zone, and recommends that the Halifax and West Community Council proceed with approval process of Case 21599.**

May 07, 2018

The Committee reviewed Case 21115 - Application by WSP, on behalf of Facade Investments Limited, for amendments to the Halifax Municipal Planning Strategy and Halifax Peninsula Land Use By-Law - 6290 and 6298 Quinpool Road, and 6325 and 6331 Pepperell Street, Halifax. Case 21115 was presented by Sean Gillis, followed by the applicants building proposal; a public information meeting was held to gauge public feedback.

June 04, 2018

The Committee reviewed Case 20761: corner of Robie and College Streets - Amendments to MPS and LUB, presented by Tyson Simms, and held a public information meeting to gauge public feedback.

June 11, 2018

The Committee reviewed Case 20218: corner of Spring Garden Road and Robie Street – Amendments to MPS and LUB, presented by Tyson Simms, and held a public information meeting to gauge public feedback.

September 24, 2018

The Committee reviewed Case 21539: Application by Leeward Properties Ltd. to amend a development agreement at 6247-6249 Jubilee Road, presented by Kathleen Fralic, and approved the following motion:

**THAT the Halifax Peninsula Planning Advisory Committee recommends that the Halifax & West Community Council proceed with approval of the amendment request for Case 21539.**

October 11, 2018

The Committee reviewed Case 20520- 6324 & 6330 Quinpool Road, Halifax – Amendments to MPS and LUB, presented by Tyson Simms, and held a public information meeting to gauge public feedback.

November 26, 2018

The Committee reviewed Case 22019 - Residential Conversions in the Peninsula Centre and South End - Amendments to LUB, presented by Jamy-Ellen Klenavic, and approved the following motion:

**THAT the Halifax Peninsula Planning Advisory Committee recommends that the Halifax & West Community Council restrict application of policy 34E to R-1 Zone, and restrict application of policy 34U to R-1A Zone, with the requirement of further consultation of the public on both.**

December 10, 2018

The Committee reviewed Case 22020 – Amendments to LUB and potential effects of rezoning on business use and operation hours, presented by Scott Low, and approved the following amended motion:

**THAT the Halifax Peninsula Planning Advisory Committee endorses staff direction in a recommendation report regarding RC-1 zone.**