



**HALIFAX PENINSULA PLANNING ADVISORY COMMITTEE
MINUTES
September 25, 2017**

PRESENT: Ashley Morton, Chair
Michael Bradfield
Jeana MacLeod
Sunday Miller
Sarah MacDonald, Vice Chair
Amy Siciliano
Councillor Waye Mason
Councillor Lindell Smith

REGRETS: Grant Cooke
Joe Metlege

OTHERS PRESENT: Councillor Shawn Cleary

STAFF: Miles Agar, Principal Planner, Planning and Development
Leah Perrin, Planner II, Planning and Development
Phoebe Rai, Legislative Assistant, Office of the Municipal Clerk
Sharon Chase, Legislative Support, Office of the Municipal Clerk

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

The agenda, reports, supporting documents, and information items circulated are online at halifax.ca.

The meeting was called to order at 4:04 p.m., and adjourned at 5:57 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 4:04 p.m. They asked Committee members to use the microphones when speaking. Councillor Shawn Cleary was introduced and welcomed.

- Community Announcements

Public Information Meetings will be held on October 5th, for Case 20267 and October 11th, for Case 20577 at the Halifax Forum at 7:00pm hosted by the Committee.

The Chair reviewed the Committees roles and responsibilities at Public Information Meetings (PIMs). PIMs are a part of the public engagement process where the Committee conducts the meeting along with planning staff. Quorum is required for the meeting. They reviewed the process and agenda for PIMs. This is not a decision making meeting; minutes will be taken to assist with decisions made at the Committee's regular meeting.

2. APPROVAL OF MINUTES – August 28, 2017

It was noted that on page 3, item 9.2, end of 2nd paragraph the sentence should read "The next steps will be a staff report and then a public hearing at Community Council"

MOVED by Councillor Wayne Mason, seconded by Michael Bradfield

THAT the minutes of the August 28, 2017 meeting be approved as amended.

MOTION PUT AND PASSED.

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

MOVED by Sunday Miller, seconded by Councillor Lindell Smith

THAT the agenda be accepted as distributed.

MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES

The Chair reviewed the decision made by Municipal Council in August regarding the public engagement strategy for the 14 planning proposals identified in the Regional Centre which are moving forward as recommended by staff. When reviewing individual planning proposals the Committee can comment on public engagement specific to that case. The Committee asked that staff share and summarize the feedback that has been received in each case for their consideration.

5. CALL FOR DECLARATION OF CONFLICT OF INTERESTS- NONE

6. CONSIDERATION OF DEFERRED BUSINESS- NONE

7. CORRESPONDENCE, PETITIONS & DELEGATIONS- NONE

8. INFORMATION ITEMS BROUGHT FORWARD- NONE

9. REPORTS/DISCUSSION

9.1 Case 20658 – Application by WM Fares Architects for amendments to the Halifax Municipal Planning Strategy (MPS) and Halifax Peninsula Land Use By-law (LUB) to allow a 5-storey building facing Bayers Road, and a 3-story building facing Young Street, with commercial uses and residential units at 6419-6467 Young Street and 6438-6460 Bayers Road, Halifax.

The application details can be found at <https://www.halifax.ca/business/planning-development/applications/case-20658-6419-6467-young-street-6438-6460-bayers-road>

Leah Perrin, Planner II, presented the request for site specific plan amendments to allow the commercial and residential development of a 5 storey and a 3 storey building. The residential space will be a mix of both individual and multi-unit. They shared the site context; the area is mainly residential with some commercial. There are mature trees behind the site and on the opposite side of the street. There are two current designations: C-2A, minor commercial zone, on Bayers Road and R2, general residential zone, on Young Street. It was noted that this application generally aligns with the June 2017 Centre Plan relative to urban structure, height and floor area ratio. Following Centre Plan's Urban Structure, Bayers Road is identified as a corridor and Young Street as established residential. Public engagement included a public open house in December 2016 and a neighbourhood questionnaire sent out in September 2017. It was noted that a meeting is being held regarding the area as a transit priority corridor and that this will have an impact on the development. The Committee was asked to consider the planning principles of transition, pedestrian-orientation, scale, building design, and context in this proposal.

The Committee discussed the zoning of corridors and confirmed the height of 35 feet in an R2 zone. They reviewed the design elements of a shared podium and underground parking structure. The raised courtyard will mean that existing trees will be cleared. They looked at the setbacks on Young Street and the existing sidewalks and curbs. Proposed widening of Bayers Road could affect this development. Leah Perrin noted that they have met with the transportation group and will work closely as decisions are made.

MOVED by Councillor Lindell Smith, seconded by Jeana MacLeod

That the Halifax Peninsula Planning Advisory Committee has reviewed the application for an amendment to the Halifax Municipal Planning Strategy and Halifax Peninsula Land Use By-law and recommends that the Halifax and West Community Council proceed with the approval process of Case 20658.

The Committee discussed planning principles as they relate to this case. The bike parking was appreciated and meets the bylaws. The importance of good design for the street-scaping and sidewalks on the Bayers Road side was noted. There were safety concerns about the garage entrance on Young Street specifically: busy street, coming over the sidewalk and poor site lines. The Centre Plan goals of density, active transportation and complete communities will work here. The Committee likes the amenity space and notes that there should be an effort to replace any removed trees where possible. They suggested design details such as benches, good lighting and play areas should be incorporated. The 3 storey residential units are in good keeping with the area but the 41 ft. tall west end of the site might look looming in transition to the existing residential. The street level entrances will create nice activity on the street and enhance the pedestrian experience. The Committee asked about commercial parking, would it be street or on-site? Staff advised that there are 127 parking spaces proposed and 113 residential units with no current requirements for commercial spots. The Committee noted that despite less than 60% lot coverage, the mass feels large and not pedestrian friendly. It was suggested that the entrances to the parking were of concern and perhaps could be moved. There are already traffic problems in this area and new developments in the neighbourhood could compound the issue.

MOVED by Michael Bradfield, seconded by Councillor Wayne Mason

THAT the motion be amended such that Halifax Peninsula Planning Advisory Committee notes the following:

- The committee is concerned that the level of consultation for this development was insufficient.
- The committee considers the pedestrian street scape and experience on Bayers Road to be particularly important.
- The committee considers the height of the building on Bayers Road appropriate.
- The committee would prefer the Young Street residences to more closely conform to a townhouse form. It would appreciate less of a mass on Young Street in general.
- The committee would appreciate the development on Young Street being under 35ft high.
- The committee does not consider the Young Street side of the proposal to be consistent with the zone in the Centre Plan.
- The committee considers the green space as proposed to be appropriate. It would appreciate replacing trees that are removed due to construction. It would appreciate good lighting and seating areas.
- The committee would appreciate the materials being more consistent in colour and feel with the neighbourhood on Young Street.
- The committee notes that traffic from Bayers Road could be an issue with sight lines and safety.
- The committee appreciates higher density.
- The committee is concerned about commercial parking for the development.
- The committee appreciates the indoor bike parking and would like more outdoor bike parking for guests and customers.

MOTION TO AMEND PUT AND PASSED.

MOVED by Michael Bradfield, seconded by Sunday Miller

THAT the motion be amended such that Halifax Peninsula Planning Advisory Committee notes the following:

- The committee is concerned about the effect the development will have on traffic on Oxford St and Bayers Rd.

MOTION TO AMEND PUT AND PASSED.

The question was then called on the amended main motion which reads:

THAT the Halifax Peninsula Planning Advisory Committee has reviewed the application for an amendment to the Halifax Municipal Planning Strategy and Halifax Peninsula Land Use By-law and recommends that the Halifax and West Community Council proceed with the approval process of Case 20658 with the following comments and suggestions:

- The committee is concerned that the level of consultation for this development was insufficient.
- The committee considers the pedestrian street scape and experience on Bayers Road to be particularly important.
- The committee considers the height of the building on Bayers Road appropriate.
- The committee would prefer the Young Street residences to more closely conform to a townhouse form. It would appreciate less of a mass on Young Street in general.
- The committee would appreciate the development on Young Street being under 35ft high.
- The committee does not consider the Young Street side of the proposal to be consistent with the zone in the Centre Plan.
- The committee considers the green space as proposed to be appropriate. It would appreciate replacing trees that are removed due to construction. It would appreciate good lighting and seating areas.

- The committee would appreciate the materials being more consistent in colour and feel with the neighbourhood on Young Street.
- The committee notes that traffic from Bayers Road could be an issue with sight lines and safety.
- The committee appreciates higher density.
- The committee is concerned about commercial parking for the development.
- The committee appreciates the indoor bike parking and would like more outdoor bike parking for guests and customers.
- The committee is concerned about the effect the development will have on traffic on Oxford Street and Bayers Road.

AMENDED MOTION PUT AND PASSED UNANIMOUSLY.

9.2 Case 20632 – Application by WM Fares Architects to change Halifax Municipal Planning Strategy (MPS) and Halifax Peninsula Land Use By-law (LUB) to allow a 5-storey building with residential units and ground floor commercial uses at 2440-2454 Agricola Street, Halifax.

The applications details can be found at: <https://www.halifax.ca/business/planning-development/applications/case-20632-agricola-street-halifax>

Leah Perrin, Planner II, reviewed the proposal for a 5 storey building with ground floor commercial and residential units. They reviewed the site context highlighting the narrow sidewalks with no trees on the street. This building falls under the Peninsula North Secondary Planning Strategy where it is designated medium density residential and major commercial. The land is zoned R2, general residential with a small section C2 general business. Regional Council has given direction for this case to be considered as a site specific amendment following the parameters outlined in the August 1, 2017 motion. The Centre Plan Urban Structure denotes this area as a corridor. Perrin reviewed the public consultation process which included an open house in December 2015 and a neighbourhood questionnaire sent out in September 2017. The feedback was generally positive and addressed streetwall height, scale and transitioning. The 5 planning principles of: transition, pedestrian-oriented, human-scale, building design and context sensitive were reviewed.

The Committee noted that this building would be twice as high as the adjacent buildings. They asked about the proposed underground parking and the number of bicycle spots. They reviewed the commercial patio space and how concerns can be addressed with hours of operation and setback from the residential space. They discussed how zoning will be determined within the Centre Plan and that not all corridors would be handled in the same way. They asked if there were best practices to be considered where corridors will interact with established residential. It was suggested that due to time constraints the balance of the discussion should be deferred to ensure there was enough time to debate it properly.

MOVED by Amy Siciliano seconded by Councillor Waye Mason

THAT the Halifax Peninsula Planning Advisory Committee defer their consideration of Case 20632 to the next regular meeting.

MOTION TO DEFER PUT AND PASSED.

10. ADDED ITEMS- NONE

11. DATE OF NEXT MEETING – October 5, 2017 Public Information Meeting
October 11, 2017 Public Information Meeting
October 23, 2017 Regular Meeting

12. ADJOURNMENT

The meeting was adjourned at 5:57 p.m.

Sharon Chase
Legislative Support