



**HALIFAX PENINSULA PLANNING ADVISORY COMMITTEE  
MINUTES  
October 23, 2017**

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

**REGRETS:** Grant Cooke  
Joe Metlege

**STAFF:** Miles Agar, Principal Planner, Planning and Development  
Leah Perrin, Planner II, Planning and Development  
Jennifer Chapman, Planner, Urban Enabled Applications Team  
Kevin Arjoon, Municipal Clerk, Office of the Municipal Clerk  
Sherryl Murphy, Deputy Clerk, Office of the Municipal Clerk  
Hannah Forsyth, Legislative Support, Office of the Municipal Clerk

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

*The agenda, supporting documents, and information items circulated to the Committee are available online at [Halifax.ca](http://Halifax.ca)*

*The meeting was called to order at 4:02 p.m. and the Committee adjourned at 6:09 p.m.*

**1. CALL TO ORDER**

The Chair called the meeting to order at 4:02 pm at Halifax Hall, 2<sup>nd</sup> Floor, City Hall, 1841 Argyle Street.

- Community Announcements – NONE

**2. APPROVAL OF MINUTES – September 11 and 25, 2017**

MOVED by Michael Bradfield, seconded by Sarah MacDonald

**THAT the minutes of the September 11 and 25, 2017 be approved as circulated.**

**MOTION PUT AND PASSED**

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

MOVED by Councillor Mason, seconded by Councillor Smith

**THAT the agenda be approved as presented.**

**MOTION PUT AND PASSED.**

**4. BUSINESS ARISING OUT OF THE MINUTES - NONE**

**5. CALL FOR DECLARATION OF CONFLICT OF INTERESTS - NONE**

**6. CONSIDERATION OF DEFERRED BUSINESS – September 25, 2017**

**6.1 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>

The committee had previously received the initial presentation on Case 20632. Leah Perrin, Planner II, presented additional notes to the committee regarding Case 20632. Leah Perrin described the rear side of the architectural design and gave an update of public engagement. At the last meeting staff stated that public responses were generally positive and they received 20 direct responses overall. Main concerns are the overall height, street wall height, the fit of the site and a lack of step backs on the different parts of the building. Concerns also included the size of the building and the high height of the lot coverage.

The Committee held a brief discussion regarding the application.

MOVED by Councillor Lindell Smith, seconded by Michael Bradfield

**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 not proceed with the consideration of the application of Case 20632 unless substantial amendments are made.**

The committee discussed the appropriate amendments needed before they could recommend that the approval process proceed. Members provided the following key notes:

- having an adequate transition, more thought for pedestrians, a reduction in the height, parking solutions and increased green space were conditions that should be met;
- massing and height of building was a concern, as well as the proximity of the garage door to the street and insufficient sightlines for pedestrians;
- concerns include the street wall height and how the building would interface with the street;
- a four storey building would be appropriate and a transition on the back is missing;
- a concrete wall would be okay so long as it was an opportunity for street art; and
- there should be an agreement limiting patio use at night.

MOVED by Councillor Lindell Smith, seconded by Michael Bradfield

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

- **The building does not provide adequate transition – specifically transition between the development and the adjacent residential buildings, particularly at the rear.**
- **The development is not sufficiently pedestrian oriented.**
- **The overall mass is very large having no green space and full lot coverage in the front.**
- **A three-floor street wall would be more appropriate than a four-floor street wall.**
- **The committee is concerned about commercial patios along the back of the building that face residential homes and residential zoning. If a development agreement moves forward, parameters should be set for patio use (ie. Time of day).**
- **The committee appreciates the concept of public art on the development.**
- **The committee is concerned about the concealed parking entrance in the front for pedestrians; concerned about the setbacks around the parking entrance.**
- **The committee is concerned about the lack of planning principles around transition from corridors to residential zoning.**
- **The committee appreciates having adequate bike parking.**
- **The committee would recommend a maximum height of four storeys unless further measures to improve transition are incorporated.**

**MOTION TO AMEND PUT AND PASSED.**

The question was then called on the amended motion as follows:

**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 not proceed with the consideration of the application of Case 20632 unless substantial amendments are made. The Committee notes the following:**

- **The building does not provide adequate transition – specifically transition between the development and the adjacent residential buildings, particularly at the rear.**
- **The development is not sufficiently pedestrian oriented.**
- **The overall mass is very large having no green space and full lot coverage in the front.**
- **A three-floor street wall would be more appropriate than a four-floor street wall.**
- **The committee is concerned about commercial patios along the back of the building that face residential homes and residential zoning. If a development agreement moves forward, parameters should be set for patio use (ie. Time of day).**
- **The committee appreciates the concept of public art on the development.**
- **The committee is concerned about the concealed parking entrance in the front for pedestrians; concerned about the setbacks around the parking entrance.**
- **The committee is concerned about the lack of planning principles around transition from corridors to residential zoning.**
- **The committee appreciates having adequate bike parking.**
- **The committee would recommend a maximum height of four storeys unless further measures to improve transition are incorporated.**

## 7. CORRESPONDENCE, PETITIONS & DELEGATIONS - NONE

### 7.1 Correspondence - NONE

### 7.2 Petitions - NONE

## 8. INFORMATION ITEMS BROUGHT FORWARD – NONE

## 9. REPORTS/DISCUSSION

### 9.1 CASE 20360 – Application by WM Fares for an amendment to the Halifax Peninsula Land Use Bylaw to add the lands at 5820 Young Street to schedule Q and a development agreement to enable a 10 storey, 114 unit mixed use building at Young and Demone St., 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>

Jennifer Chapman, Planner, presented the proposal of a 10 storey mixed use building with 114 units and approximately 9700 square feet of commercial space. Staff presented the context of the site, and the parameters and details of the proposed building and access points. There was a public house on October 4<sup>th</sup> and comment sheets were available for the public. Comments reflected that the public generally liked the design, and raised concerns around cycling, walking, driving and parking.

The committee asked staff to clarify the parking entrances. Jennifer Chapman stated that all of the parking access is on Demone Street side. The committee asked what the future would be for the Lion's Head Pub. Jennifer Chapman stated that the Lion's Head is considering moving to Robie Street. Committee also asked if a traffic study had been completed. Jennifer Chapman clarified that the developer had completed a traffic study and that it is currently being reviewed by a municipal engineer. Committee asked staff if a wind study was completed as well. Jennifer Chapman stated that the developer has not completed a wind study and they will look into it.

The committee also asked for additional information on the two pedestrian walkways. Jacob JeBailey, Architect, stated that the walkways are fire escapes and exits. Committee also asked if there was a noise study conducted to which JeBailey stated that the developer can include a STC rating.

### **MOVED by Councillor Lindell Smith, seconded by Councillor Waye Mason**

THAT the Halifax Peninsula Planning Advisory Committee recommends that the Halifax and West Community Council proceed with the consideration of Case 20360.

The committee discussed the appropriate amendments needed before they could recommend that the approval process proceed. Members provided the following key notes:

- concerns around traffic and possible bottlenecks on Young Street
- a lack of residential patio space compared to commercial patio space
- need for a sun and shadow study
- concerns regarding the safety of the pedestrian walkways and an assurance of accessible exits
- minimal green space, more could be incorporated going forward

Sunday Miller left the meeting at 5:27pm.

MOVED by Sarah MacDonald, seconded by Councillor Lindell Smith

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

- **The committee finds that the building transition is appropriate to the surrounding context.**

- The committee appreciates the height of 10 storeys.
- The committee is particularly concerned about the increase in commercial traffic on Young Street.
- The committee would appreciate a sufficient wind study.
- The committee values outdoor patio space and would like to see it reintroduced if possible.
- The committee appreciates the bike parking and storage.
- The committee appreciates the number of multiple bedroom units.
- The committee is concerned about the transition to the North East.
- The committee appreciates the outdoor amenity space.
- The committee is concerned about the safety aspects of the pedestrian walkways.
- The committee would appreciate incorporating additional green space around the development.
- The committee appreciates the increase of residential density on the peninsula.
- The committee finds that the building provides an appropriate response at the street level.
- The committee appreciates the interface on Demone Street and toward Robie Street.
- The committee has concerns about the parking from commercial units of the development on Young Street and surrounding residential areas. The committee does not wish to see an increase in parking spaces in the building.

**MOTION TO AMEND PUT AND PASSED.**

The question was called on the amended motion as follows:

**THAT the Halifax Peninsula Planning Advisory Committee has reviewed the application for an amendment to the Halifax Peninsula Land Use By-law and recommends that the Halifax and West Community Council proceed with the consideration of the application of Case 20360. The committee:**

- finds that the building transition is appropriate to the surrounding context.
- appreciates the height of 10 storeys.
- is particularly concerned about the increase in traffic on Young Street.
- would appreciate a sufficient wind study.
- values outdoor patio space and would like to see it reintroduced if possible.
- appreciates the bike parking and storage.
- appreciates the number of multiple bedroom units.
- is concerned about the transition to the northeast.
- appreciates the outdoor amenity space.
- is concerned about the safety aspects of the pedestrian walkways.
- would appreciate incorporating additional green space around the development.
- appreciates the increase of residential density on the peninsula.
- finds that the building provides an appropriate response at the street level.
- appreciates the interface on Demone Street and toward Robie Street.
- has concerns about the parking from commercial units of the development on Young Street and surrounding residential areas. The committee does not wish to see an increase in parking spaces in the building.
- is concerned about the effect the development will have on traffic on Oxford Street and Bayers Road.

**MOTION PUT AND PASSED.**

**9.2 Debrief regarding PAC-hosted public meetings**

The committee discussed the positive and negative aspects of the PAC-hosted public meetings and ways to improve further public meetings with the Municipal Clerk, Kevin Arjoon. Members provided the following comments:

- staff should have a maximum of ten minutes at the meeting
- the information posters should be limited
- drawings should be finalized and posted online for at least one to two weeks before the meeting
- meetings should be led by the committee and not municipal staff
- setting time aside for clarification questions that is separate from the comment period
- there should be an educational component that would describe why there is a need for development and display traffic and density growth for the public
- questions of fact can be answered by the poster portion of the meeting
- there could be additional separation between questions of fact and opinions
- the meeting's location and timing is not always suitable in order to have a full and diverse public present at meetings
- concerns over the delivery of information to solely homeowners
- furthering methods of outreach that are non-traditional

Kevin Arjoon, Municipal Clerk, noted the committee's comments and feedback and stated that the Clerk's office would return to the committee and complete a staged approach.

**10. ADDED ITEMS - NONE**

**11. DATE OF NEXT MEETING – November 27, 2017**

**12. ADJOURNMENT**

The meeting adjourned at 6:09 p.m.

Hannah Forsyth  
Legislative Support