



**HALIFAX PENINSULA PLANNING ADVISORY COMMITTEE
PUBLIC MEETING
MINUTES
May 7, 2018**

PRESENT: Sarah MacDonald, Chair
Jeana MacLeod, Vice Chair
Matthew Novak
Deputy Mayor, Wayne Mason
Jason Cooke
Grant Cooke
Ashley Morton
Margo Grant

REGRETS: Houssam Elokda
Councillor Lindell Smith

STAFF: Sean Gillis, Planner
Joe Nahas, Developer
Christina Lovitt, Applicant
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

The meeting was called to order at 7:17 p.m. and the Committee adjourned at 8:58 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 7:17pm pm at St. Andrews United Church 6036 Coburg Road, Halifax NS. The Chair introduced the Committee and outlined the schedule of the evening and the importance of the public feedback.

2. PUBLIC INFORMATION MEETING

2.1 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 to enable an 8-storey mixed-use residential/ commercial development at 6290 and 6298 Quinpool Road, and 6325 and 6331 Pepperell Street, Halifax.

The Chair invited Sean Gillis, Planner, to present Case 21115. Gillis outlined the planning process and application thus far. Gillis explained that the committee will review the input collected today and incorporate it into their evaluation. Gillis gave an overview of the context of the proposed development and surrounding area. The relevant land use by-laws and Centre Plan guidelines were explained.

The Chair invited Christina Lovitt, Applicant, to present the building proposal. The proposal is an 8-storey building that will transition to four and then three and a half storeys towards Pepperell. Lovitt stated there will be 67 multi-units and six townhouses, with 67 parking spots underground and 38 bike spaces with outdoor amenity space. Lovitt noted that both shade and wind studies have been completed.

The developer, Joe Nahas, spoke to the importance of development on Quinpool, the need for density, and the background behind the name of the building.

The Chair clarified the rules of the question and answer and the format for a productive feedback session before opening the floor to comments from the public.

Kim Carter, Clayton Park stated that she is the CEO of the ALS society of New Brunswick and Nova Scotia. Carter is excited to see new development that will be for young professionals, families and seniors. Carter supports restaurants and businesses in the area and would support cultural outdoor events.

Sean Alexander, Bedford owns a business on Quinpool Road. Alexander wants more density in the area and more commercial space is important for small businesses.

Joe Perot, Halifax owns abutting property. Perot is excited about the development and updates to Quinpool. Perot appreciated the advanced notice by the developer.

Carla Nicholson, Halifax is the Executive Director of the Quinpool Road District Association. In general, the board likes the pedestrian experience and currently businesses are struggling. Nicholson read a letter on behalf of the Athens Restaurant, the letter passed on support for the development.

Jimmy Zalious, Halifax is the owner of the Blue Olive Greek restaurant. Zalious stated that there is currently no foot traffic in the area and traffic is awful. Zalious welcomes any development and investment in the area.

Will Pefrell, Halifax expressed excitement for the development in the area, and that the developer has been friendly and accommodating to the next door church.

Smith, Halifax owns a business on Quinpool and is a member of the business association. Smith appreciated the design and the transitions.

Joachim Stroink, Halifax owns a business on Quinpool Road. Stroink supports the development and the

increased density will help struggling businesses.

Danny Chedrawe, Halifax stated that Quinpool Road is a great street and noted that the Centre Plan acknowledges growth in this corridor. Chedrawe is in favour of integrated mobility and a 20 feet wide sidewalk with trees and bike lanes.

Frank Maynard, Young Ave stated that the development will fit in with Quinpool Road but traffic is a concern with young families nearby. Maynard urged the committee to consider an overall strategy for the area, instead of a case by case approach.

Julia Normsteal, Harbord Street stated that the development will change the character of the neighbourhood. Traffic is already an issue.

Claire MacIntosh, Halifax warned that increased density does not always bring economic stimulus.

Rodger, Yale Street stated that Quinpool is ripe for development and a new plan. Rodger noted that there is a wind tunnel at Vernon and Quinpool. Rodger stated that the Centre Plan is on the right track, but the Committee should be cautious of density and height going forward.

Sean Gillis noted other avenues to communicate their comments.

Deputy Mayor Wayne Mason thanked the committee for their time and efforts.

The Chair clarified contact information and comment cards for feedback and thanked the community for attending the Public Information Meeting.

3. ADJOURNMENT

The meeting adjourned at 8:23 p.m.

Hannah Forsyth
Legislative Support