



HALIFAX PENINSULA PLANNING ADVISORY COMMITTEE MINUTES
June 25, 2018

PRESENT: Sarah MacDonald, Chair
Jeana MacLeod, Vice Chair
Ashley Morton
Margo Grant
Matthew Novak
Houssam Elokda
Councillor Lindell Smith

REGRETS: Grant Cooke
Jason Cooke
Deputy Mayor, Wayne Mason

STAFF: Sean Gillis, Planner II, Planning and Development
Tyson Simms, Planner II, Planning and Development
Paul Sampson, Planner II, Planning and Development
Miles Agar, Principal Planner, Planning and Development
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 4:34 p.m. and the Committee adjourned at 6:11 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 4:34 pm at Halifax Hall, 2nd Floor City Hall, 1841 Argyle Street, Halifax.

2. COMMUNITY ANNOUNCEMENTS - NONE

3. APPROVAL OF MINUTES – May 7th, May 28th, June 4th and June 11th, 2018

Two typing errors were noted and corrected in the May 7th, 2018 minutes.

MOVED by Matthew Novak, seconded by Margo Grant

THAT the minutes of May 7th, 2018 be approved as amended.

MOTION PUT AND PASSED.

In the discussion sections, the word “agreed” was changed to “noted” in the May 28th, 2018 minutes.

MOVED by Jeana MacLeod, seconded by Ashley Morton

THAT the minutes of May 28th, 2018 be approved as amended.

MOTION PUT AND PASSED.

MOVED by Ashley Morton, seconded by Matthew Novak

THAT the minutes of June 4th, 2018 be approved as presented.

MOTION PUT AND PASSED.

MOVED by Ashley Morton, seconded by Councillor Smith

THAT the minutes of June 11th, 2018 be approved as presented.

MOTION PUT AND PASSED.

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

MOVED by Matthew Novak, seconded by Ashley Morton

THAT the agenda be approved as presented.

MOTION PUT AND PASSED.

5. BUSINESS ARISING OUT OF THE MINUTES - NONE

6. CALL FOR DECLARATION OF CONFLICT OF INTERESTS - NONE

7. CONSIDERATION OF DEFERRED BUSINESS

7.1 Case 20774; Wellington Street, Halifax. Application by Lydon Lynch Architects, on behalf of Banc Investments Limited, to amend the Halifax Municipal Planning Strategy and Halifax Peninsula Land Use By-law to allow an 8-storey multiple unit dwelling at 1110-1132 Wellington Street, Halifax.

The following is before the Committee:

- Site Plan, Building Elevations and Floor Plans
- Proposed Design Rationale
- Perspective View #1
- Perspective View #2
- Shadow Study
- Wind Study
- Traffic Impact Statement
- Correspondence received from Chris Beaumont and Alex Halaf

Tyson Simms, Planner II, presented an overview of the Case. Since the last meeting, the applicant made changes to the elevations and re-applied. Simms discussed the proposed penthouse, the current building code and land use by-laws. In addition, staff clarified the lot area, building footprint, lot coverage, floor area and floor area ratio.

The Committee asked for a confirmation of Centre Plan recommendations in this situation, and staff stated that Council gave orders that this application be compared against the Purple Document. In that document, the floor area ratio is 3.5, the maximum height is 4 to 6 storeys, and there is no reference to lot coverage.

MOVED by Ashley Morton, seconded by Houssam Elokda

THAT the Halifax Peninsula Planning Advisory Committee recommends that the Halifax & West Community Council not proceed with the approval of Case 20774.

The Committee noted that the current application does not align with the proposed Centre Plan documents. While the Centre Plan is not complete, it is Council's direction to follow the Purple Document for the interim period. The Committee discussed the expertise and reasoning that has gone into Centre Plan documents, and questioned the public good in approving an application that is in violation of such documents. In addition, the Committee noted that the proposed setback does not achieve the proper aesthetic or dampen a wind tunnel. Some Committee members enjoyed the design of the top floor and the amenity space, but noted that it should be considered an additional storey.

MOVED by Ashley Morton, seconded by Sarah MacDonald

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

- **Believes that the proposal does not align enough with the recommendations of the Centre plan to be considered;**
 - **Centre plan recommends 4-6 stories in height with a FAR of 3.5; the proposal is 9 stories with a FAR of 5.16.**
- **Believes that the proposal has not presented sufficiently special circumstances or public benefits to warrant the exceptions to the Centre Plan principles;**
- **Feels that the proposal does not offer significant enough setbacks and other features to improve pedestrian experience along the street;**
- **Appreciates the design of the top floor and significant amenity space available to all residents; and**

- Encourages Halifax & West Community Council to consider what benefits to the public could be offered in exchange for exceptions to the Centre Plan principles in future proposals.

MOTION TO AMEND PUT AND PASSED.

The question was called on the amended motion as follows:

THAT the Halifax Peninsula Planning Advisory Committee recommends that the Halifax & West Community Council not proceed with the approval of Case 20774.

The committee also:

- Believes that the proposal does not align enough with the recommendations of the Centre plan to be considered;
 - Centre plan recommends 4-6 stories in height with a FAR of 3.5; the proposal is 9 stories with a FAR of 5.16.
- Believes that the proposal has not presented sufficiently special circumstances or public benefits to warrant the exceptions to the Centre Plan principles;
- Feels that the proposal does not offer significant enough setbacks and other features to improve pedestrian experience along the street;
- Appreciates the design of the top floor and significant amenity space available to all residents; and
- Encourages Halifax & West Community Council to consider what benefits to the public could be offered in exchange for exceptions to the Centre Plan principles in future proposals.

AMENDED MOTION PUT AND PASSED.

8. CORRESPONDENCE, PETITIONS & DELEGATIONS

8.1 Correspondence

8.1.1 received from Chris Beaumont, dated May 29, 2018.

8.1.2 received from Alex Halef, dated June 20, 2018.

8.2 Petitions- None

8.3 Presentations- None

9. INFORMATION ITEMS BROUGHT FORWARD - NONE

10. REPORTS/DISCUSSION

10.1 STAFF

10.1.1 Case 21606 - Application by Shelley Dickey Land Use Planning requesting an amendment to the Height Precinct Map of the Halifax Peninsula Land Use Bylaw for 5450 Cornwallis Street, Halifax (Delmore Buddy Daye Learning Institute) to increase the maximum building height from 40 feet to 68 feet to allow for two additional floors on the existing building.

The following is before the Committee:

- Applicant submission

Paul Sampson, Planner II, outlined the location of the proposal and that the application is to increase the height from 40 to 68 feet. Staff described the existing building on site and the general context. Staff presented before and after images of the proposal showing various elevations, perspectives and setbacks. The relevant existing planning policies and land use by-laws were explained by staff, and the existing height precincts of 40 feet were noted. Public engagement included a mail out to roughly 230 residents and renters, on-site signage and information on the website. The major concern from residents

was a loss of sunlight.

The Committee asked if the proposal is compatible with the surrounding neighbourhood, and staff stated that every aspect of the zoning is in accordance with by-laws.

MOVED by Councillor Smith, seconded by Margo Grant

THAT the Halifax Peninsula Planning Advisory Committee recommends that the Halifax & West Community Council proceed with approval of the amendment request for Case 21606.

The Committee confirmed that the application currently meets all standards other than the requested amendment. The Committee noted that staff had no concerns with the amendment, and in response to the public concern of less sunlight, the Committee noted that the proposal will be in the shadow of the MacDonald Building on Gottingen. In the opinion of the Committee, the development falls within existing guidelines, and the area could use more density. The Committee discussed recommending a ten-foot setback all around the development and underground parking.

MOVED by Ashley Morton, seconded by Margo Grant

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

- **Values the additional density in this area of the Peninsula;**
- **Recommends that the height precinct be extended only within the area 10ft back from the existing building footprint along Maitland and Cornwallis Streets;**
- **Recommends streetscape treatment, especially along parking area, to improve pedestrian environment; and**
- **Appreciates the way the preliminary design blends existing architecture with new architecture.**

MOTION TO AMEND PUT AND PASSED.

The question was called on the amended motion as follows:

THAT the Halifax Peninsula Planning Advisory Committee recommends that the Halifax & West Community Council proceed with approval of the amendment request for Case 21606.

The committee also:

- **Values the additional density in this area of the Peninsula;**
- **Recommends that the height precinct be extended only within the area 10ft back from the existing building footprint along Maitland and Cornwallis Streets;**
- **Recommends streetscape treatment, especially along parking area, to improve pedestrian environment; and**
- **Appreciates the way the preliminary design blends existing architecture with new architecture.**

AMENDED MOTION PUT AND PASSED.

10.1.2 Case 21115 - Quinpool and Pepperell Street, Halifax- WSP, on behalf of Façade Investments, has applied to amend the Halifax Municipal Planning Strategy and Halifax Peninsula Land Use By-law to permit an 8-storey mixed-use residential/commercial development at 6290, 6298 and 6302 Quinpool Road, and stacked townhouses at 6325 and 6331 Pepperell Street.

The following is before the Committee:

- Project Rationale
- Building Drawings
- Site Plan
- Shadow Study
- Wind Study
- Traffic Impact Statement
- Servicing Schematic
- Public Meeting Notes

Sean Gillis, Planner II, gave an overview of the proposal and the location's context on Quinpool Road. Staff noted that multiple proposals are currently active in this area. Staff summarized the current direction by Council, and shared that the proposal could not proceed as is.

The Committee asked why the parking entrance was changed from Quinpool to Pepperell. Staff clarified that people coming in and out on Pepperell would experience less congestion. The Committee confirmed that the top level is purely decorative, mechanical in use and does not count as a floor. The Committee asked how many rental units were being displaced by the development and the applicant stated that three residential units would be displaced.

MOVED by Ashley Morton, seconded by Houssam Elokda

THAT the Halifax Peninsula Planning Advisory Committee recommends that the Halifax & West Community Council proceed with the approval of Case 21115.

The Committee noted that the developer has done a lot with the community and neighbours in the area. At the public information meeting the Committee saw the support of the church. The Committee appreciated the context sensitivity and building design. The Committee did mention that for the pedestrian experience, the developer might consider a further setback for wider sidewalks on Quinpool. The Committee appreciated that there are fewer parking spaces than unit numbers and the increased density in the area for small businesses. The Committee also enjoyed the size and quantity of amenity spaces and bike parking. The Committee did note that a clear well-defined entrance and exit with signs for the bikes would increase safety. The naming of residential units and the appropriate size of signage was discussed. The Committee also discussed the four to six-storey requirements in the proposed Centre Plan in relation to the eight-storey proposed development.

MOVED by Councillor Smith, seconded by Houssam Elokda

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

- Values additional density along the Quinpool corridor;
- Is concerned with the overall height of the proposed building, and recommends a height more in line with Centre Plan parameters;
- Values that the applicant has engaged community members in the development of this proposal;
- Believes that the proposal adequately considers transition and context-sensitivity in its design;
- Values the proposed street-wall height for pedestrian experience;
- Recommends that bicycle parking be located on the upper floor of parking to ease access from street level;

- Recommends that a designated service entrance be incorporated into the design, with consideration for traffic impacts and pedestrian experience;
- Appreciates proposed amenity space, and would value additional and/or higher-value amenity space where possible; and
- Would value the commercial space be designed to be flexible to allow small business use.

MOTION TO AMEND PUT AND PASSED.

The question was called on the amended motion as follows:

THAT the Halifax Peninsula Planning Advisory Committee recommends that the Halifax & West Community Council proceed with the approval of Case 21115.

The committee also:

- Values additional density along the Quinpool corridor;
- Is concerned with the overall height of the proposed building, and recommends a height more in line with Centre Plan parameters;
- Values that the applicant has engaged community members in the development of this proposal;
- Believes that the proposal adequately considers transition and context-sensitivity in its design;
- Values the proposed street-wall height for pedestrian experience;
- Recommends that bicycle parking be located on the upper floor of parking to ease access from street level;
- Recommends that a designated service entrance be incorporated into the design, with consideration for traffic impacts and pedestrian experience;
- Appreciates proposed amenity space, and would value additional and/or higher-value amenity space where possible; and
- Would value the commercial space be designed to be flexible to allow small business use.

AMENDED MOTION PUT AND PASSED.

10.2 COMMITTEE MEMBERS – NONE

11. ADDED ITEMS - NONE

12. DATE OF NEXT REGULAR MEETING – July 9th, 2018, Halifax Hall, City Hall

13. ADJOURNMENT

The meeting adjourned at 6:11 p.m.

Hannah Forsyth
Legislative Support