



HALIFAX PENINSULA PLANNING ADVISORY COMMITTEE MINUTES
September 24, 2018

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

REGRETS: Jason Cooke
Deputy Mayor Wayne Mason

STAFF: Tyson Simms, Planner II, Planning and Development
Kathleen Fralic, Planner II, Heritage & Urban Design
Sharon Chase, Legislative Assistant, 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 4:32 p.m. and the Committee adjourned at 6:20 p.m.

1. CALL TO ORDER

The Committee agreed to have member Ashley Morton act as Chair until the arrival of the Chair and Vice Chair.

Ashley Morton, Acting Chair, called the meeting to order at 4:32 p.m. at Halifax Hall, 2nd Floor City Hall, 1841 Argyle Street, Halifax.

2. COMMUNITY ANNOUNCEMENTS

Councillor Smith noted that there are design charrettes being held on September 25th and 26th at Dalhousie for the Cogswell Redevelopment Project.

3. APPROVAL OF MINUTES – August 20, 2018

MOVED by Mathew Novak, seconded by Margo Grant

THAT the minutes of August 20, 2018 be approved as circulated.

MOTION PUT AND PASSED.

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

MOVED by Councillor Smith, seconded by Margo Grant

THAT the agenda be approved as presented.

MOTION PUT AND PASSED.

The Chair and Vice Chair arrived at 4:35 p.m.

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 20761: Case 20761: Robie Street, College Street and Carlton Street, Halifax

The following is before the Committee:

- Proposed Design Rationale (Revised July 2018)
- Perspective Views - North West, Robie Street, Carlton and College, Robie and College and Carlton Street
- Application Package
- Site Plan
- Shadow Analysis
- Wind Statement
- Traffic Impact Study
- Application Package (Superseded)
- Public Meeting Notes
- Correspondence from Dan Goodspeed, Friends of Halifax Common, Jennifer Powley, Janet Maybee, Graham Read and Rebecca Robertson

Kassner Goodspeed Architects, on behalf of 3088962 Nova Scotia Limited, has requested amendments to the Halifax Municipal Planning Strategy and Halifax Peninsula Land Use By-law to permit a mixed-use development along Robie Street, College Street and Carlton Street. As proposed, the development includes: a 26 storey and 20 storey tower; approximately 400 residential units; up to 32,000 square feet of ground level commercial space; and underground parking for approximately 384 vehicles.

The subject site includes a total of 10 properties (PID #00473009; PID #00472993; 1377 and 1389 Robie Street; 5949, 5963, 5969, 5977 and 5989/5991/5993 College Street; and 1452 and 1456 Carlton Street.) As proposed, existing structures located at 1389 Robie Street; 5991/5993/5989; 5977; 5963; and 5949 College Street, will be demolished to accommodate the proposed mixed-use development. The applicant has also proposed substantial alterations on three registered municipal heritage properties located at 5969 College Street, 1452 Carlton Street, and 1456 Carlton Street. The objective of the alteration proposal is to integrate these heritage properties into the larger development project on the same block. The alteration proposal is to move a registered municipal heritage building from its current location at 5969 College Street to a nearby location on College Street in the rear yards of two municipal heritage properties located in the registered heritage streetscape along Carlton Street. In addition to the relocation of the building at 5969 College Street, the applicant has also proposed the relocation of the building located at 1377 Robie Street to College Street. This building is not registered as a municipal heritage property, as such its proposed relocation is not subject to a substantial alteration application.

Tyson Simms, Planner II, provided the presentation previously seen by the Committee as a reference point. Since the original presentation, the applicant has provided additional information to address questions raised: the streetwall setback is 4 feet, the FAR is 7.4 based on current criteria and they are now proposing to move a different building to address heritage considerations. Simms noted that additional correspondence received has been reviewed by staff. The Committee was asked to consider how the proposal meets the requirements of Regional Plan Policy CH-16, which was reviewed.

Staff reviewed the history of the Conservation District requests made by the Friends of the Halifax Common in 2012 and again in 2016. The Halifax Common Master Plan and Regional Plan Review which was re-adopted in 2014 were also noted. Simms reviewed the relocation and revitalization aspects of the Heritage property detail, 1456 and 1452 Carleton Street and 1377 Robie Street and its rationale.

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 20761.

The Committee noted that this proposal will add significant residential density in an area that has good infrastructure, which support the goals of the Centre Plan. An improved streetscape should consider landscaping and greenery and the impact of the pedestrian experience on a significant corner. The Committee had questions about the sub-grade terrace areas in front of the heritage homes and valued conserving heritage and preserving Carleton Street. Discussion took place around housing supply and distribution. It was noted that heritage and cultural elements attract citizens to a neighbourhood. Additionally, it was noted that the overall height is too high and that reducing height may provide more opportunity to protect the social quality. The use of design can enhance and encourage this by including more social amenities, transactional spaces and the creation of a mini neighbourhood. It was suggested that a 3 storey streetwall throughout may be more appropriate and that height should align with the principles as laid out in the draft Centre Plan. Distances between buildings and developments were discussed. As an existing well functioning neighbourhood, an alternative to removing everything in the block was suggested, where improvements to individual buildings would be considered. Concerns were raised regarding the overall visual mass and the human scale both vertically and horizontally. Joint reviews of the two developments for wind, traffic and shadow were considered important. The coordination of the construction timelines for these developments was also considered important.

MOVED by Ashley Morton, seconded by Councillor Smith

THAT the motion be amended by the Halifax Peninsula Planning Advisory Committee to note the following:

- Values increased density development in this area;
- Has concerns about the 26-storey tower height and the overall visual mass of the building, and recommends the tower heights conform to current and emerging Centre Plan guidelines;
- Believes the proposal is an improvement on the existing streetscape;
- Appreciates promised effort to maintain and/or restore heritage buildings along the College/Carlton street corner;
- Has concerns about the preservation of character elements of the heritage buildings (i.e. detached homes and below grade elements);
- Encourages additional efforts to improve pedestrian experience and protection of heritage properties along College/Carlton street corner;
- Encourages at-grade bicycle parking storage be incorporated into design;
- Recommends that additional amenity space for residents be incorporated into the building design and landscaping;
- Recommends the 4-storey street wall along Robie and College Streets be reduced to 3 stories to better suit neighbourhood context;
- Recommends the gazebo design element on the Robie/Spring Garden corner be modified to improve building aesthetic;
- Encourages the construction of two proposals (case 20761 and case 20218) be coordinated and happen together if both are approved;
- Recommends a quantitative wind study and joint shadow and traffic study be done for impacts of both proposals (case 20761 and case 20218) combined, and additional proposals or existing buildings in the vicinity, as appropriate;
- Would value a more complete access plan for resident pick-up and drop-off, and active transportation use;
- Encourages efforts to move utilities and wiring underground during construction;
- Recommends that the CH-16 elements be considered by Heritage Advisory Committee; and
- Encourages planning staff to use all available tools to maximize affordable housing within the development.

MOTION TO AMEND PUT AND PASSED.

MOVED by Jeana MacLeod, seconded by Mathew Novak

THAT the motion be amended by the Halifax Peninsula Planning Advisory Committee to recommend:

- a modification of building design to improve articulation along horizontal perspectives.

The Committee chose to address this concern separately. Discussion focused on whether the existing design could work or whether interesting elements and features such as eaves should be incorporated to break up the wall. It was noted that the design was urban and European in nature.

MOTION PUT AND DEFEATED.

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 20761.

The committee also:

- Values increased density development in this area;
- Has concerns about the 26-storey tower height and the overall visual mass of the building, and recommends the tower heights conform to current and emerging Centre Plan guidelines;
- Believes the proposal is an improvement on the existing streetscape;
- Appreciates promised effort to maintain and/or restore heritage buildings along the College/Carlton street corner;
- Has concerns about the preservation of character elements of the heritage buildings (i.e. detached homes and below grade elements);
- Encourages additional efforts to improve pedestrian experience and protection of heritage properties along College/Carlton street corner;
- Encourages at-grade bicycle parking storage be incorporated into design;
- Recommends that additional amenity space for residents be incorporated into the building design and landscaping;
- Recommends the 4-storey street wall along Robie and College Streets be reduced to 3 stories to better suit neighbourhood context;
- Recommends the gazebo design element on the Robie/Spring Garden corner be modified to improve building aesthetic;
- Encourages the construction of two proposals (case 20761 and case 20218) be coordinated and happen together if both are approved;
- Recommends a quantitative wind study and joint shadow and traffic study be done for impacts of both proposals (case 20761 and case 20218) combined, and additional proposals or existing buildings in the vicinity, as appropriate;
- Would value a more complete access plan for resident pick-up and drop-off, and active transportation use;
- Encourages efforts to move utilities and wiring underground during construction;
- Recommends that the CH-16 elements be considered by Heritage Advisory Committee; and
- Encourages planning staff to use all available tools to maximize affordable housing within the development.

MOTION AS AMENDED PUT AND PASSED.

8. CORRESPONDENCE, PETITIONS & DELEGATIONS

8.1 Correspondence

Correspondence was received for item 7.1 and distributed to Committee members.

8.2 Petitions – None

8.3 Presentations – None

9. INFORMATION ITEMS BROUGHT FORWARD - NONE

10. REPORTS/DISCUSSION

10.1 STAFF

10.1.1 Case 21539: Application by Leeward Properties Ltd. to amend a development agreement at 6247-6249 Jubilee Road, Halifax to allow for an addition at the rear of the building.

The following is before the Committee:

- Map 1 – Generalized Future Land Use Map
- Map 2 – Zoning Map
- Site Plan
- Building Elevations and Plans
- Relevant MPS Policies

The owners of 6247/49 Jubilee Road (a registered heritage property) have applied to amend their existing development agreement to allow for an addition to the rear of the existing building. The property currently contains a commercial space on the ground floor and a residential unit above. The addition would create an additional 287s/ft. of commercial space and an additional 184s/ft. of residential space as well as upgraded access from the rear of the property.

Kathleen Fralic, Planner II Heritage and Urban Design, presented Case 21539 providing site context and sharing the history and heritage character of the building. Parking spaces and landscaping will be maintained with the new addition to match existing elements with a few modern details. Fralic also reviewed the enabling policy, zoning and designation, and public engagement to date. The Committee was asked to advise whether the proposal complies with the policy in consideration of the following: building massing, site design and traffic/parking.

Fralic confirmed that the balcony would be used by second floor residents and that the materials used for siding and windows would be consistent with the existing building. It was noted that the design will go to the Heritage Advisory Committee for review.

MOVED by Ashley Morton, seconded by Houssam Elokda

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

MOTION PUT AND PASSED.

10.1.2 Committee Appointments- Expiring in November and renewal process

The following is before the Committee:

- Staff memo dated September 24, 2018

The Chair reviewed the renewal process for Committee members, noting the deadline of October 21, 2018.

10.2 COMMITTEE MEMBERS

10.2.1 Public Information Meetings

Chair Sarah MacDonald shared the idea of re-invigorating public information meetings with the goals of: increasing public engagement, having good productive dialogue and to hear from more voices offering diverse opinions. The Chair and Vice Chair along with Hannah Forsyth, Legislative Support for the Committee, who is also on an internship in the Clerk's Office and looking at Boards and Committees overall, have been developing some ideas for consideration by the Committee. The idea is to make changes to the set-up and layout as well as the agenda to make the meetings less confrontational in nature and to provide some alternative ways for the public to engage. Committee members provided feedback noting: AV and staff requirements for set-up; ideas on how the topic tables might be hosted and information gathered; importance of the public optics and appreciating that many attendees want to hear the opinions of those speaking. Miles Agar, Principal Planner, asked the Committee to consider how the

data would be recorded and gathered from the various conversations, reminding members that this information is used by staff to provide a qualitative assessment and is part of the public record which is attached to the final staff report. The Committee briefly discussed how a revised agenda might be structured. The Chair encouraged members to give this some thought and provide additional feedback as this is explored further.

11. ADDED ITEMS- NONE

12. DATE OF NEXT REGULAR MEETING – October 22, 2018, Halifax Hall, City Hall

Please note that the Committee will host a Public Information Meeting on October 11, 2018 at St Andrews United Church, 6036 Coburg Road Halifax at 6:30 p.m.

13. ADJOURNMENT

The meeting adjourned at 6:20 p.m.

Sharon Chase
Legislative Assistant