



**HALIFAX PENINSULA PLANNING ADVISORY COMMITTEE
PUBLIC INFORMATION MEETING
MINUTES
October 11, 2018**

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

REGRETS: Sarah MacDonald, Chair
Grant Cooke
Jason Cooke
Deputy Mayor Wayne Mason

STAFF: Tyson Simms, Planner II, Planning & Development
Miles Agar, Planner, Planning & 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 6:57 p.m. and the Committee adjourned at 8:00 p.m.

1. CALL TO ORDER

The Vice Chair called the meeting to order at 6:57 p.m. at the St. Andrews United Church Upper Hall, 6036 Coburg Road, Halifax NS. The Vice Chair introduced the Committee and outlined the schedule of the evening and the importance of the public feedback.

2. PUBLIC INFORMATION MEETING

Case 20520- Dixel Developments Ltd. is applying to amend the Halifax Municipal Planning Strategy and Halifax Peninsula Land Use By-Law to enable an 8-storey mixed-use development at 6324 & 6330 Quinpool Road, Halifax.

The Vice Chair invited Tyson Simms, Planner II, to present Case 20520. Simms described the context and outlined the proposal. Simms highlighted that the applicant proposes to develop an 8-storey (plus penthouse) building with a 4-storey portion of the building facing Pepperell Street. The proposal includes ground floor commercial uses facing Quinpool Road and 6 units in stacked townhouses on Pepperell Street. Simms made note of the relevant existing land use by-laws, as well as Council's direction to align with the Centre Plan document principles of transition, pedestrian orientation, human-scale context sensitivity and building design.

The Vice Chair then called on the applicant, Louie Lawen from Dixel developments. The applicant gave an overview of the building, with specific detail on the exterior features, amenity space, sidewalk widths and accessible public parking spaces.

The Vice 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.

Jimmy Elios, Quinpool Rd, stated that they were in favour of the development. As a business owner in the area, Elios felt that the development would bring foot traffic to Quinpool Road and a greatly needed increase in clientele.

Peggy Isseman, Pepperell Street, asked about the adjacent proposal in relation to the proposed development currently being discussed. Isseman warned of increasingly bad traffic and the adverse effects of residential homes possibility being "walled in" by these developments.

Yasim, Halifax, stated the importance of affordable housing in the area. Yasim asked what the average rent would be per units and asked that there be a consideration for renters and students.

Catherine, Chestnut & Shirley Street, asked when the development would begin and if the nearby developments would begin construction at the same time.

Graham Well, Halifax, asked if the sewer system would exceed its capacity with the three new developments in the area. Well expressed concern that without enough parking spaces, there may be an overflow onto nearby street parking. Well also stated that the parking lot entrance is close to the intersection of Quinpool & Oxford and a bus stop.

Joachim Stroink, Halifax, thanked the developer for investing in the city. Stroink stated that the area is in need of the density the development would bring and that with increased density local small businesses would flourish.

The Vice 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 8:00 p.m.

Hannah Forsyth
Legislative Support