



**HALIFAX PENINSULA PLANNING ADVISORY COMMITTEE
MINUTES
March 9, 2020**

PRESENT: Jason Cooke
Chloe Berezowski
Jason Genee
Mathew Novak
Laura Brennick
Kavita Khanna
Councillor Lindell Smith
Councillor Waye Mason

REGRETS: Adam Pelley
Margo Grant

STAFF: Carl Purvis, Planner Applications Manager
Brittney MacLean, Planner II
Andrea Lovasi-Wood, Legislative Assistant
Alicia Wall, Legislative Support

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

The agenda, reports, supporting documents, and information items circulated are online at halifax.ca.

The meeting was called to order at 4:30 p.m. the Committee adjourned at 6:17 p.m.

1. CALL TO ORDER

Jason Cooke called the meeting to order at 4:30 p.m. at Halifax Hall, 2nd Floor City Hall, 1841 Argyle Street, Halifax.

2. COMMUNITY ANNOUNCEMENTS - NONE

3. APPROVAL OF MINUTES – November 5, 2019

MOVED by Councillor Lindell Smith, seconded by Jason Genee

THAT the minutes of November 5, 2019 be approved.

MOTION PUT AND PASSED

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

MOVED by Councillor Wayne Mason, seconded by Chloe Berezowski

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 - NONE

8. CORRESPONDENCE, PETITIONS & DELEGATIONS – NONE

9. INFORMATION ITEMS BROUGHT FORWARD – NONE

10. REPORTS

10.1 Staff

10.1.1 Planning Advisory Committees Orientation – Andrea Lovasi-Wood, Legislative Assistant / Carl Purvis, Planning Applications Manager, Current Planning

Andrea Lovasi-Wood, Legislative Assistant and Carl Purvis, Planning Applications Manager took the floor to present the Committee orientation.

Lovasi-Wood walked the Committee through accessing the Orientation Tool Box online and advised that the Halifax Peninsula Planning Advisory Committee makes recommendations to the Halifax and West Community Council by way of passing Motions. The three options for Motions are to approve as presented, approve with conditions or to reject and provide reasons for rejection.

Lovasi-Wood spoke to the Committee's role when hosting a Public Information Meeting in that the Committee is limited to observation as members can speak to the application when it is before the Committee. Quorum is required in order to host a Public Information Meeting.

Carl Purvis stated that sometimes if an application is requesting something minor, the public engagement is done by way of a mailout rather than holding a public meeting. Purvis further confirmed that public engagement is done prior to the application coming to the Halifax Peninsula Planning Advisory Committee.

Lovasi-Wood spoke to the role of the Legislative Assistant and drew attention to the Committee's Terms of Reference, the *Municipal Conflict of Interest Act* and the *Freedom of Information Protection of Privacy*

Act.

Purvis indicated the two types of application that come to the Committee are applications that require new rules to be written and applications that fall under the existing rules.

10.1.2 Proposed 2020 Halifax Peninsula Planning Advisory Committee Meeting Schedule

MOVED by Matthew Novak, seconded by Jason Genee

That the proposed 2020 Meeting Schedule of the Halifax Peninsula Planning Advisory Committee be approved as presented in the staff report dated March 3, 2020.

MOTION PUT AND PASSED

10.1.3 Case 22682: Application requesting a Municipal Planning Strategy amendment and non substantive amendment to an existing development agreement on lands at 5558 Bilby Street (PID no. 00161406), Halifax to allow an extension to the date of commencement of construction by two years.

Brittney MacLean took the floor to present Case 22682.

MacLean displayed aerial and street view photos of the site and spoke to some of the existing uses in the neighborhood.

MacLean stated that the applicant is requesting an extension to the date of commencement of construction of one year due to unforeseen circumstances. Upon excavation contaminated soil was found and remediation was required. The remediation was completed in August of 2019.

During the delay in construction the enabling policy was redacted from the Municipal Planning Strategy and repealed when Package A for Centre Plan was approved by Council, therefore the existing development agreement could not be amended.

A Motion moved by Councillor Lindell Smith was passed at Council requesting site specific amendments for this site.

MacLean confirmed the property is currently zoned C-2 and that the amendment to the Municipal Planning Strategy was written with the intent of the Centre Plan.

The Committee sought clarification on whether the requested extension was one year or two as there was conflicting information before the Committee.

MacLean confirmed the applicant was seeking an extension of one year.

A copy of the staff presentation is on file.

The following documents were before the Committee:

- Application
- Original and Amending Development Agreements

MOVED by Matthew Novak, seconded by Kavita Khanna

THAT the Halifax Peninsula Planning Advisory Committee has reviewed the application for Case 22682 and recommends approval of the application as presented.

MOTION PUT AND PASSED

10.1.4 Case 22523: Application by Breakhouse Architecture for non-substantive amendments to an existing development agreement for an 8-storey mixed use building at the corner of Bilby Street and Gottingen Street, Halifax (PIDs 00127522, 00127530, 00127548, and 00127555).

Brittney MacLean took the floor to present Case 22523.

MacLean indicated that this site consists of four parcels and is currently vacant. The applicant is seeking non-substantive amendments to the development agreement that include a small increase in height, an increase from 63 units to 70, an increase in interior and exterior amenities and changes to the building cladding materials and articulation.

The applicant is requesting that the height of the building be increased from 85 feet to 87 feet 3 inches and are proposing a lounge room as well as a fitness room.

MacLean confirmed this application was reviewed under the Schedule Q Policy as the application was submitted prior to Centre Plan being approved.

The Committee responded to the application, the following points were noted:

- Members feel the facades are an improvement
- Concerns that the building may be overcrowded were expressed
- The west elevation looks bleak
- The Committee questioned how additional units are being added with no additional stories
- Members questioned whether or not “bedroom” is defined within the planning documents with respect to size or window requirements

Carl Purvis stated that “bedroom” is not defined per say and that the Provinces have different regulations.

MacLean confirmed that the increase in height is an increase in interior floor to floor height. MacLean further clarified that the north elevation is not abutting the street and the west elevation is to the rear of the building and abuts other properties.

A copy of the staff presentation is on file.

The following documents were before the Committee:

- Revised Design
- Revised Traffic Impact Study

MOVED by Laura Brennick, seconded by Jason Genee

THAT the Halifax Peninsula Planning Advisory Committee has reviewed the application for Case 22523 and recommends approval of the application with consideration given to the following:

- **Additional landscaping on the west side to soften the transition to the neighboring property**
- **The size of the units**
- **The number of bedrooms per unit**
- **Additional privacy measures on the sides of the building abutting residential homes**

MOTION PUT AND PASSED

10.1.5 Case 22624: Application by J.Thibault for a development agreement to convert an existing non-conforming commercial unit to a residential unit, resulting in a 5 unit residential building at 2322-24 Hunter Street, Halifax.

Brittney MacLean took the floor to present Case 22624.

MacLean advised that the applicant is seeking a development agreement to convert a non-conforming commercial building to residential. Currently the applicant is seeking five units, however it is a possibility that the applicant may come back and request a sixth unit which would be an interior change and nothing would change with the exterior of the building.

The neighborhood consists of mixed use residential and commercial. The site is currently zoned R-2 under the Halifax Peninsula Land Use By-law with a medium density residential designation.

There are currently six parking spaces on the site and the commercial entry at the front of the building would be removed.

A copy of the staff presentation is on file.

The following documents were before the Committee:

- Application
- Planning Rationale
- Site Plan

MOVED by Kavita Khanna, seconded by Councillor Lindell Smith

THAT the Halifax Peninsula Planning Advisory Committee has reviewed the application for Case 22624 and recommends approval of the application with consideration given to the following:

- **Accessibility needs**
- **Waste Management, in particular waste pick up and location of bins**
- **That the application come back to the Committee for comment should the applicant request a sixth unit**
- **The furnace room have a separate access and not be accessed through a unit**

MOTION PUT AND PASSED

11. ELECTION OF CHAIR AND VICE CHAIR

Alicia Wall, Legislative Support called for nominations for the position of Chair of the Halifax Peninsula Planning Advisory Committee.

MOVED by Councillor Waye Mason, seconded by Laura Brennick

THAT Jason Cooke be nominated Chair of the Halifax Peninsula Planning Advisory Committee.

Jason Cooke accepted the nomination.

MOTION PUT AND PASSED.

Alicia Wall called three times for any further nominations. There being none, Jason Cooke was declared Chair of the Halifax Peninsula Planning Advisory Committee.

Jason Cooke assumed the position of Chair and called for nominations for the position of Vice Chair of the Halifax Peninsula Planning Advisory Committee.

MOVED by Chloe Berezowski, seconded by Councillor Waye Mason

THAT Jason Genee be nominated Vice Chair of the Halifax Peninsula Planning Advisory Committee.

Jason Genee accepted the nomination.

MOTION PUT AND PASSED.

The Chair called three more times for any further nominations for the position of Vice Chair of the Halifax Peninsula Planning Advisory Committee. There being none, Jason Genee was declared Vice Chair of the Halifax Peninsula Planning Advisory Committee.

12. ADDED ITEMS – NONE

13. DATE OF NEXT MEETING – April 27, 2020 at 4:30 p.m. in Halifax Hall, 2nd Floor City Hall, 1841 Argyle Street, Halifax.

14. ADJOURNMENT

The meeting adjourned at 6:17 p.m.

Alicia Wall
Legislative Support