

Halifax Peninsula Planning Advisory Committee – Summary 2019

This summary is not an official record of all work and recommendations made in 2019. For more detail, please refer to the approved minutes available online at <https://www.halifax.ca/city-hall/agendas-meetings-reports>

The Halifax Peninsula Planning Advisory Committee advises Halifax and West Community Council on planning strategies, land use by-laws and development applications for a specific area within the Halifax peninsula as described in the Terms of Reference.

January 28, 2019

The Committee reviewed Case 22005: Internal Conversions, Peninsula West Area 1 Schedule, Halifax Peninsula Land Use Bylaw, presented by Dean MacDougall, asking the Committee to assess the potential impact of proposed amendment to the Halifax Peninsula Land Use By-Law on the community. The Committee approved the following motion:

THAT the Halifax Peninsula Planning Advisory Committee defer the consideration of item 10.1.2 to the next meeting.

The Committee reviewed Case 21979: Application by EDM Planning Services Ltd, requesting an amendment to the Height Precinct map of the Halifax Peninsula Land Use By-law for 2165 Gottingen Street, Halifax, to increase the maximum building height from 50 feet to 70 feet, presented by Paul Sampson, the Committee approved the following amended motion:

THAT the Halifax Peninsula Planning Advisory Committee recommends that the Halifax & West Community Council proceed with the approval of a height amendment for Case 21979 with the following considerations. The Committee:

- **Believes the design is in character with the surrounding neighbourhood;**
- **Appreciates efforts to provide affordable housing and community-use space in the area;**
- **Appreciates design efforts to increase natural light for residential units;**
- **Encourages incorporating a step-back of additional level on Gottingen Street side to improve pedestrian experience at street-level; and**
- **Requests that Halifax & West Community Council consider unit make-up in order to achieve affordable housing.**

The Committee reviewed Case 21984: Application by EDM Planning Services Ltd, requesting to enter into a development agreement on lands at 2486 Creighton Street, Halifax to modify the R-2 (General Residential) Zone requirements and allow for a single unit dwelling with ground floor use for an office of a professional or a two unit (duplex) dwelling, presented by Jeana MacLeod, the Committee approved the following motion:

THAT the Halifax Peninsula Planning Advisory Committee defer the consideration of item 10.1.4 to the next meeting.

February 25, 2019

The Committee reviewed Case 22005: Internal Conversions, Peninsula West Area 1 Schedule, Halifax Peninsula Land Use Bylaw. The Committee approved the following motions:

THAT Halifax Peninsula Planning Advisory Committee defer Case 22005: Internal Conversions, Peninsula West Area 1 Schedule, Halifax Peninsula Land Use By-law; and

THAT Halifax Peninsula Planning Advisory Committee recommends that Halifax and West Community Council request a supplemental staff report on Case 22005: Internal Conversions, Peninsula West Area 1 Schedule, Halifax Peninsula Land Use By-law, and that the report include the following information:

- **Clarification around the intent of the request; and**
- **Timing of the request in relation to Centre Plan implementation.**

The Committee reviewed Case 21984: Application by EDM Planning Services Ltd, requesting to enter into a development agreement on lands at 2486 Creighton Street, Halifax to modify the R-2 (General Residential) Zone requirements and allow for a single unit dwelling with ground floor use for an

office of a professional or a two unit (duplex) dwelling, presented by Paul Sampson, the Committee approved the following motion:

THAT the Halifax Peninsula Planning Advisory Committee recommends that the Halifax and WestCommunity Council proceed with the approval of Case 21984 with the following considerations:

- **Agrees that the design is a creative and appropriate use of the space; and**
- **Values a single unit with ground floor professional use over a 2-unit dwelling.**

The Committee reviewed Case 20871: WSP, on behalf of Westwood Construction Ltd., has requested to enter into a development agreement to enable a mixed-use development that consists of 5 buildings on shared private driveway on lands located between Almon Street and St. Albans Street (PIDs 00005090, 40414021, 00005108, 40414013, 40414005, 00005116, 00005272, 00005264, 00005140, 00005132, and 00005124), Halifax, presented by Jennifer Chapman, the Committee approved the following motion:

THAT the Halifax Peninsula Planning Advisory Committee recommends that the Halifax and West Community Council proceed with the approval of Case 20871 with the following considerations:

The Committee:

- **Values diversity in building forms across site;**
- **Appreciates efforts to incorporate affordable housing within development, and encourage inclusion of affordable housing units dispersed throughout site;**
- **Recommends housing units be represented in all unit types;**
- **Recommends incorporation of traffic-slowing measures in shared pedestrian-focused space;**
- **Recommends a maximum 3 storey street-wall or other efforts to prioritize pedestrian experience;**
- **Appreciates step-backs in building design to improve pedestrian experience, and encourages additional step-backs on building C;**
- **Values efforts by developer to elicit public input on design;**
- **Appreciates the inclusion of cultural space and unique design elements of building E; and**
- **Recognizes and appreciates that the building design is in line with proposed Centre Plan parameters.**

March 18, 2019

The Committee received a presentation from staff regarding the process for of the Planning Advisory Committee hosting public information meetings (PIM) regarding planning application cases. The Committee hosts a PIM when the when there is a policy change to the Municipal Planning Strategy or Regional Plan, and staff host when there is a change to the Land Use By-law. The Committee and staff discussed ways to increase attendance and public engagement.

April 29, 2019

The Committee reviewed the proposed Regional Centre Secondary Municipal Planning Strategy and Land Use By-law, presented by Ross Grant, the Committee approved the following motion:

THAT the Halifax Peninsula Planning Advisory Committee defer item 10.1.1 Regional Centre Secondary Municipal Planning Strategy and Land Use By-law and schedule a special meeting prior to the next meeting to conclude the matter.

May 6, 2019

The Committee received correspondence from Peggy Cameron and Howard Epstein regarding the proposed Regional Centre Secondary Municipal Planning Strategy and Land Use By-law. The Committee continued their review of the Regional Centre Secondary Municipal Planning Strategy and Land Use By-law. The Committee approved the following motions:

THAT the Halifax Peninsula Planning Advisory Committee recommends that Halifax and West Community Council recommend that Halifax Regional Council:

- 1. Give First Reading and schedule a public hearing to consider the Regional Centre Secondary**

Municipal Planning Strategy and the Regional Centre Land Use By-law, as contained in Attachments A and B of the staff report dated April 3, 2019.

2. Give First Reading and schedule a public hearing to consider the proposed amendments to the Halifax Municipal Planning Strategy, and the Halifax Peninsula Land Use By-law, as contained in Attachments I to J-2.

3. Adopt the Regional Centre Secondary Municipal Planning Strategy, and the Regional Centre Land Use By-law, as contained in Attachments A and B.

4. Adopt the proposed amendments to the Halifax Municipal Planning Strategy, and the Halifax Peninsula Land Use By-law, as contained in Attachments I to J-2.

The Halifax Peninsula Planning Advisory Committee further recommends that Halifax and West Community Council consider the following:

- **Design requirements include specifics for proposal/application renderings submitted for review.**
- **Include baseline values for indicators upon adoption of plan, where possible.**
- **Give priority to infill, renovation, adaptive re-use, and sustainable building design.**
- **Additional performance indicators for “human scale” core concept (only indicator noted now is dollars invested in public art, indicator 2.1).**
- **Introduce incentives for ongoing proposals to conform with Centre Plan requirements.**
- **Consider ensuring consistent language throughout the document to include pedestrian rather than only walking and consider defining pedestrian in an inclusive way.**
- **Support further clarification to ensure single-unit dwellings with appropriate bedroom counts in appropriate areas.**

June 24, 2019

The Committee reviewed Case 22029 - Application by APL Properties Limited to enter into a development agreement for a mixed-use building on the lands at 6009-6017 Quinpool Road, Halifax and to amend the Halifax Peninsula Land Use Bylaw to reflect Housing Nova Scotia’s process regarding possible affordable housing units, presented by Dean MacDougall, the Committee approved the following motions:

THAT Halifax Peninsula Planning Advisory Committee recommends that Halifax and West Community Council:

- 1. Amend the Halifax Peninsula Land Use Bylaw to reflect Housing Nova Scotia’ process regarding possible housing units;**
- 2. Uphold affordable housing commitments for lifespan of the building, in line with Housing Nova Scotia policies; and**
- 3. Request that the applicant set their affordable housing rental price below the policy maximum of \$750.**

THAT Halifax Peninsula Planning Advisory Committee recommends that Halifax and West Community Council proceed with development agreement as per Case 22029 with the following considerations:

- **ensure the number of bicycle and vehicle parking proposed is achieved;**
- **inclusion of more than 10 affordable units;**
- **public amenity space be places where tenants can gather together, thus excluding private tenant balconies;**
- **redesign the outdoor amenity space to include more tenant community space;**
- **incorporate additional internal public amenity space taking into consideration height of the building and weather patterns in Halifax;**
- **ensure there is adequate space on the side of the road (e.g. lay-by) for deliveries and other traffic needs, including tenant accessibility;**
- **mitigate wind impact to locations 11, 25 and 26;**
- **require street landscaping to mitigate high streetwall and wind condition impacts on pedestrian experience;**

- efforts be made to improve the pedestrian experience, particularly at transit stop locations; and
- the previously approved Municipal Planning Strategy (MPS) changes be provided to Halifax and West Community Council and Halifax Regional Council for their review when considering this development application.

August 26, 2019

The Committee received correspondence from Peggy Cameron regarding Case 22029.

The Committee reviewed Case 22314: Application by Wilson Wong, to rezone lands at 3850 Robie Street, Halifax from R-2 to R-2A to allow for a 6-unit residential building, presented by Cameron Robertson, the Committee approved the following motion:

THAT the Halifax Peninsula Planning Advisory Committee recommends that the Halifax and West Community Council proceed with the approval of the re-zoning from R-2 to R-2A for Case 22314.

November 5, 2019

The Committee reviewed Case 22485: Application by Doug Hubley requesting to rezone lands at 3620 Highland Avenue, Halifax from R-2 (General Residential) zone to the R-2T (Townhouse) zone to allow the construction of a townhouse building, presented by Meaghan Maund, the Committee approved the following motion:

THAT Halifax Peninsula Planning Advisory Committee recommends that Halifax and West Community Council proceed with the application to rezone lands from R-2 (General Residential) zone to the R-2T (Townhouse) zone to allow the construction of a townhouse building as per Case 22485.

The Committee reviewed Case 22436: Application by WSP Canada Inc., on behalf of the property owner, requesting non-substantive amendments to an existing development agreement on lands at 5885 Spring Garden Road, Halifax, presented by Anne Totten, the Committee approved the following motion:

THAT Halifax Peninsula Planning Advisory Committee recommends that Halifax and West Community Council proceed with development agreement as per Case 22436 with the following considerations:

- Clarification of the structural change which delayed construction;
- As per the Centre Plan, extending the existing development agreement by only two (2) years rather than five (5), if possible; and,
- Clarification on what has occurred at the existing development since 2015.

The Committee reviewed Case 22462: Application by Michelle and Shawn Cleary requesting to enter into a development agreement on lands at 6583 Quinpool Road, Halifax to allow for the expansion of an existing day care from 14 to 20 children under care, presented by Cameron Robertson, the Committee approved the following motion:

THAT Halifax Peninsula Planning Advisory Committee recommends that Halifax and West Community Council proceed with the development agreement as per Case 22462.