



**HALIFAX PENINSULA PLANNING ADVISORY COMMITTEE
SPECIAL MEETING
February 22, 2021**

PRESENT: Jason Cooke, Chair
Laura Brennick
Darcy Brownlow
Margo Grant
Kavita Khanna
Anne Little
Rhia Perkins
Councillor Wayne Mason
Councillor Lindell Smith

REGRETS: Richard Gibson

STAFF: Carl Purvis, Urban and Rural Planning Applications Program Manager
Meghan Maund, Planner II
Jill McGillicuddy, Legislative Assistant
Andrea Lovasi-Wood, Legislative Assistant
Liam MacSween, 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. and adjourned at 5:36 p.m.

1. CALL TO ORDER

Jason Cooke, Chair called the meeting to order at 4:30 p.m.

2. APPROVAL OF MINUTES – January 25, 2021

Several members of the Committee noted difficulty receiving the electronic version of the January 25, 2021 meeting minutes. The Committee agreed by consensus to defer the approval of the January 25, 2021 meeting minutes to the next meeting of the Halifax Peninsula Planning Advisory Committee to allow further time for review.

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

MOVED by Councillor Smith, seconded by Rhia Perkins

THAT the agenda be approved as presented.

MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES – NONE

5. CALL FOR DECLARATION OF CONFLICT OF INTERESTS – NONE

6. CORRESPONDENCE, PETITIONS & DELEGATIONS

6.1 Correspondence

Jill McGillicuddy, Legislative Assistant advised that there has been no correspondence received by the Municipal Clerk's Office.

6.2 Petitions – NONE

6.3 Presentations – NONE

7. REPORTS

7.1. Case 22927: Application by WSP Canada Inc., on behalf of the property owner, requesting to re-enter into a development agreement to allow for a 23-storey mixed-use building at 2032 to 2050 Robie Street, Halifax.

The following was before the Committee:

- A staff memorandum dated February 22, 2021
- Application Letter
- Site Plan (Updated December 2020)
- Building Drawings (Updated December 2020)
- Traffic Impact Statement
- Wind Study

Meaghan Maund, Planner II, Current Planning provided a presentation on Case 22927. The proposal is to re-enter a development agreement to allow for a 23-storey mixed-use building at 2032 to 2050 Robie Street, Halifax. A copy of the staff presentation is on file.

In response to questions from the Committee, Maund noted that HRM's Engineering and Traffic Management group has reviewed the Traffic Impact Study submitted by the applicant and advised that the access to the subject property from Robie Street meets bylaw requirements.

Responding to another question related to the allowable height of the proposal, Carl Purvis, Urban and Rural Program Applications Manager, clarified that the CEN-2 zone provides for a maximum height of 90 meters and a maximum Floor Area Ratio of 5. In accordance with Policy 10.10.2 of the Regional Centre Secondary Municipal Planning Strategy, this development is being considered by way of a site specific policy and the height is limited to 85 metres.

Maund further noted that the proposal currently complies with the Land Use By-law requirement for a maximum gross Floor Area Ratio (FAR) of 5. The FAR for the proposed development is 4.99.

MOVED by Laura Brennick, seconded by Councillor Smith

THAT the Halifax Peninsula Planning Advisory Committee has reviewed the application for Case 22927 and recommends that Halifax and West Community Council approve the application.

The Committee discussed the application taking in to account the criteria outlined in Policy 10.29 of the Regional Centre Secondary Municipal Planning Strategy:

- Quality of indoor and outdoor amenity space;
- Adequacy of vehicular parking and bicycle parking;
- Visual architectural interest of the external design;
- Quality of the streetwall design (e.g., human-scaled; distinguished entrances; high quality, durable materials; reflects neighbourhood character);
- Quality of design detail at street level, including landscaping and building entrances; and
- General access and safety, and comfort for pedestrians, including wind effects.

In its review of the matter, the Committee noted concerns related to pedestrian safety and traffic flow related to access to the subject property from Robie Street. The Committee acknowledged the traffic impact study that was submitted but questioned how the building will reduce traffic in the area and increase transit ridership.

The Committee further noted that careful consideration will need to be given with respect to the design materials used by the applicant to ensure the visual interest for the external design of the building.

In response to a question from the Committee, Maund advised that planning staff does not review whether there is a market demand as part of the evaluation of a proposal.

The Committee discussed the scale of the building and noted the potential for loss for smaller scale in-filling in the area and reiterated its strong concern related to pedestrian safety and traffic flow at the access on Robie Street.

The following amendment was proposed:

MOVED by Laura Brennick, seconded by Rhia Perkins

THAT the Halifax Peninsula Planning Advisory Committee amend the motion to include "with the following conditions:

-Design enhancements to improve pedestrian safety and the flow of traffic at the building access on Robie Street.

The Committee suggested the use of a courtyard or lay-by as a potential improvement to building access to ensure that traffic is not lined up in the transit stop or within the pedestrian right of way.

AMENDMENT PUT AND PASSED.

The motion before the Committee now reads:

MOVED by Laura Brennick, seconded by Councillor Smith

THAT the Halifax Peninsula Planning Advisory Committee has reviewed the application for Case 22927 and recommends that Halifax and West Community Council approve the application with the following condition:

-Design enhancements to improve pedestrian safety and the flow of traffic at the building access on Robie Street.

AMENDED MOTION PUT AND PASSED.

8. ADDED ITEMS – NONE

9. DATE OF NEXT MEETING – March 22, 2021

12. ADJOURNMENT

The meeting adjourned at 5:36 p.m.

Liam MacSween
Legislative Support