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Information Item No. 1
Halifax and West Community Council
December 16, 2015

TO: Chair and Members of the Halifax and West Community Council

Original Signed

SUBMITTED BY: _____
Andrew Reid, Legislative Assistant

DATE: October 1, 2015

SUBJECT: Districts 7 & 8 Planning Advisory Committee – 2015 Annual Report

ORIGIN

At their July 27, 2015 meeting, the Districts 7 & 8 Planning Advisory Committee passed the following motion:

“THAT the District 7 & 8 Planning Advisory Committee has reviewed the memorandum dated May 5, 2015 and approves the creation of an annual report to be submitted to Halifax & West Community Council on a trial period of two years.”

BACKGROUND

The Districts 7 & 8 Planning Advisory Committee was established on June 10, 2013 by motion of the Halifax and West Community Council.

DISCUSSION

The Districts 7 & 8 Planning Advisory Committee met twelve (12) times between January 12, 2015 and December 3, 2015. This includes holding one orientation meeting and hosting two public meetings. All regular meetings of the Committee took place in Room 201 of the Halifax Central Library, Spring Garden Rd, Halifax.

The following meeting dates will be covered in this report:

- January 19, 2015 (public meeting)
- January 26, 2015
- March 2, 2015
- April 27, 2015
- May 21, 2015 (public meeting)
- June 22, 2015
- July 27, 2015
- September 17, 2015 (public meeting)
- September 28, 2015
- October 26, 2015
- November 23, 2015
- December 3, 2015 (public meeting)

The Committee's business for the period of January 19, 2015 to December 3, 2015 included the following:

- 8 Staff Memoranda
- 5 Public Meetings
- 15 pieces of correspondence

In summary, the Committee recommended approval with consideration to six (7) applications and recommended refusal of one (1) application.

STAFF MEMORANDA

January 26, 2015

Case 19646 - Application by GTL Investments Ltd. for non-substantive amendments to an existing development agreement at the former St. Joseph's Church Site on Gottingen, Kaye and Russell Streets, Halifax, to allow for changes to the landscaping requirements, an increase in dwelling units from 83 to 105, and minor changes to the exterior architectural appearance of the building, including materials, architectural treatments and fenestration pattern.

A motion passed that the Committee recommends approval the application with the following considerations:

- Encourage support for other uses of vegetation on the site.
- Encourage the developer to include a guest room or meeting room in the proposal.
- Request consideration to maintain a public space at Kaye and Gottingen Street that would invite public use with consideration to maintaining a tree at that location.
- Consider an alternative to the proposed curtain walls to increase energy efficiency and the aesthetic consistency with the character of the neighbourhood.

March 2, 2015

Case 19595: R-2A (General Residential Conversion) Zone Amendments

A motion passed that the Committee recommends approval the application with the following considerations:

- The size limit on one allowable storage room be limited in square feet to a size determined appropriate by staff. Any storage room that exceeds that square footage would count as a habitable room.

April 27, 2015

Case 18464 - Application by W.M. Fares Group to amend the Halifax MPS and Halifax Peninsula LUB to allow for a 6-storey multiple-unit residential development at 3631 and 3639 Bright Place, 6100 Normandy Drive and a portion of the former Bright Place street right-of-way off Lady Hammond Road, Halifax, by development agreement.

A motion passed that the Committee recommends approval the application with the following considerations:

- The Committee appreciates the vegetation at the front of Normandy Drive and requests attention be given to amenity space.
- The vegetation border between the property on Lady Hammond and the development be retained and strengthened, with particular attention to the experience created for the residents on Lady Hammond Road.
- Consider the inclusion of bike racks such as along the walkways
- Create conditions to encourage families

Case 19353 - Application by W.M. Fares Group to amend the Halifax MPS and Halifax Peninsula LUB to allow for an 8-storey multiple-unit mixed use development at 2480 Maynard Street, Halifax, by development agreement

A motion was defeated that the Committee recommends approval of the application.

June 22, 2015

Case 19862: Application by Michael Napier Architecture, on behalf of Samir Metlej, to amend the Halifax Peninsula Land Use By-law to apply Schedule "Q" and allow, by development agreement, a seven-storey residential building containing ground floor commercial on four parcels located at 5555, 5549 and 5543 Almon Street, Halifax.

A motion passed that the Committee recommends approval the application with the following considerations:

- That the setback on Isleville Street be 30 inches or greater to create a pedestrian plaza space.
- That a modest setback and/or landscaping at grade be implemented to improve the pedestrian experience along Almon Street.
- That consideration be given to constructing the amenity space corner with lighter colours and building materials more reflective of the surrounding community.
- That consideration be given to edible foods on the rooftop terraces and that access to the rooftop terrace by all residents is maintained.
- That consideration be given to increasing parking spaces and parking designation be given for visitors and service-givers.
- That the development agreement clarifies density and unit size and that consideration be given to 3 bedroom unit configuration.
- That any alterations to the above recommendations be considered as substantive.

July 27, 2015

Case 19857: Application by Breakhouse Inc. to amend the Halifax Peninsula Land Use By-Law to apply Schedule L and enter into a development agreement to permit a mixed use residential and commercial building at 3085-3077 Oxford Street and 6393 Young Street, Halifax.

A motion passed that the Committee recommends approval the application with the following considerations:

- The Committee values access for all residents to open space in the rear yard.
- The Committee values the proposed unit configuration.
- That all ventilation occurs from the rooftop.
- That clarity is given on any easements or access issues.
- That environmental technologies such as solar and rain water collection on the rooftop are strongly considered.
- That there is further safety analysis at the entranceway to consider the positioning of the ramp to the parking garage, the landing platform, and the length of fence to the sidewalk.
- That a vegetation buffer be considered along the fence in the rear yard to enhance privacy.
- That the texture and colour of the corrugated material on the third and fourth floor be reconsidered on the Young Street side and rear yard for a less industrial feel.
- That further analysis is performed of the east ramp with consideration to safety, noise, and light.
- That an assessment be made of the loading for commercial and residential uses to create the least amount of impact on the existing neighbourhood.
- The Committee values the wooden fence for aesthetic considerations.
- The Committee values the proposed vegetation in the proposal.
- The Committee values the interior wooden liner on the Young Street side.
- The Committee encourages the possibility of bike parking on the individual floors of the building.
- That service parking is allocated in the garage.

- That parking implications for the proposal are examined with an aim to mitigating any negative impacts.
- That recommendations 1 through 3 not be made non-substantive.

September 28, 2015

Case 19695: Application by Geoff Keddy Architects, Geoff Keddy Architects, on behalf of the property owner, to enter into a Development Agreement for a non-conforming use that enables converting a laundromat to a café/small restaurant at 1210-22 Henry Street, Halifax.

A motion passed that the Committee recommends approval the application with the following considerations:

- Hours of operation be Sunday to Thursday up to 9 p.m. and Friday to Saturday up to 10 or 11 p.m. at the latest and that any changes to these hours be considered substantive.
- Landscaping be used to improve the pedestrian and café experience, and the existing tree be retained.
- Solid waste receptacles be appropriately designed to mitigate unsightliness and odour.
- The existing footprint is maintained as prescribed by current policy.

November 23, 2015

Case 19531: Application by WM Fares Group on behalf of Young Development Inc. to amend the Halifax MPS and LUB and enter into a development agreement for a mixed use development (21, 16 and 5 storey buildings) at the north corner of Windsor Street and Young Street.

A motion passed that the Committee recommends approval of the application with the following consideration:

Given the changing context of the area containing and surrounding this site, that

- A) planning staff review mobility and transportation issues related to the proposal, recognizing current difficulties for pedestrians and motorists, and lack of porosity in the area; and
B) Given the lack of greenspace nearby, that staff review open space and note the Committee's concern for lack of greenspace in the area; furthermore

- With respect to the street wall of buildings A and B along Windsor and Young Street, to ensure a wide and attractive buffer with pedestrian-specific amenities and public space.
- To ensure appropriate transit infrastructure is integrated where needed.
- To consider a protected or segregated bike lane.
- The Committee values maintaining porosity on the north side of the site so that potential future right of ways could be acquired or linked.
- That staff consider future use of the east property and incorporate setbacks at building C if deemed appropriate.
- The Committee values retail at ground level on both sides of building A.
- To address wind tunnel concerns and ensure that appropriate studies be carried out.
- The Committee values use of pavers over asphalt in the existing public amenity space.
- Given the Committee's concern about the height and arrangement of Building B and C, to consider the height's effect in terms of precedents, density, aesthetics, and views.
- To consider a reduction in the overall height or stepping down at building B.
- To consider whether the proposal for 14 units of 3 bedrooms is sufficient to encourage families to locate at the site
- That the final bedroom counts be included in the development agreement and changes to it be considered substantive.
- To explore the opportunity to examine feasibility for district energy throughout the site.
- Given the Committee's concern that the charcoal cladding of building A and B appears too industrial, to examine the cladding in terms of aesthetics.
- Given the Committee's concern for energy efficiency, to examine the curtain walls and window walls and

consider a window wall of 40% and standard wall ratio of 60%.

- To consider application of the principles of Solar City 2.0.
- Concern for curtain walls and window walls on all buildings regarding energy efficiency, such as a 40-60 ratio.
- To consider removal of the overhang on Building B.

PAC-HOSTED PUBLIC MEETINGS

January 19, 2015

Case 19353: Application by W. M. Fares Group, for the lands of Maynard Holdings Limited, to consider amending the Halifax Municipal Planning Strategy and the Halifax Peninsula Land Use Bylaw to allow for an 8 storey multi-unit residential building with ground floor commercial at 2480 Maynard Street, Halifax, by development agreement.

The Planning Advisory Committee hosted a public meeting in Halifax Hall, City Hall, and heard seventeen (17) members of the public speak on the application.

May 21, 2015

Case 19281: Application from Westwood Construction to amend the Halifax Municipal Planning Strategy and Halifax Peninsula Land Use Bylaw to permit a mixed use development at 2032-2050 Robie Street, Halifax.

The Planning Advisory Committee hosted a public meeting in the Potter Family Auditorium, Dalhousie University, and heard twenty-two (22) members of the public speak on the application.

September 17, 2015

Case 18966 - Application by APL Properties Limited to amend the Halifax Municipal Planning Strategy (MPS) and Halifax Peninsula Land Use By-law (LUB) to permit the application of a development agreement allowing a mixed use development consisting of a new residential tower of 29 storeys on a four to seven storey podium at 6009-6017 Quinpool Road, Halifax.

The Planning Advisory Committee heard nineteen (19) members of the public speak on the application.

December 3, 2015

The Planning Advisory Committee hosted a public meeting in the Goldberg Computer Science Building (CIBC Auditorium), 6050 University Avenue, Halifax, and heard twelve (12) members of the public speak on the application.

FINANCIAL IMPLICATIONS

There are no financial implications associated with this report.

COMMUNITY ENGAGEMENT

Districts 7 & 8 Planning Advisory Committee meetings are open to the public. The Committee is comprised of eight (8) citizen members and two (2) municipally elected officials. Agendas are posted on the Halifax.ca website one week in advance of meetings and minutes are available once approved.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications associated with this report.

ALTERNATIVES

n/a

ATTACHMENTS

Attachment A: Memorandum dated May 5, 2015

A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/cagenda.php> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 902.490.4210, or Fax 902.490.4208.

Report Prepared by: Andrew Reid, Legislative Assistant 902.490.5934

Attachment A



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MEMORANDUM

TO: Chair and members, Districts 7 & 8 Planning Advisory Committee
CC: Cathy Mellett, Municipal Clerk
FROM: Andrew Reid, Legislative Assistant
DATE: May 5, 2015
SUBJECT: Annual Report

At the March 2, 2015 meeting of the Districts 7 & 8 Planning Advisory Committee the idea of an end of a year report to Halifax & West Community Council was discussed. The following content and formatting would be required:

- Include activities of the Committee including: staff reports received, public meetings hosted, correspondence received, and all motions passed.
- Follow the format of the Community Council Annual Report. An example may be found here: <http://www.halifax.ca/Commcoun/west/documents/141216hwcc2.pdf>
- Prepared by the Legislative Assistant
- Requires no additional input or consultation from staff
- Submitted to the Committee in November for review, discussion, and approval before submission to the Halifax & West Community Council in December.

As no legislative requirement exists for the creation of the report, requirement for an annual report would have to be renewed from time to time, beginning on a trial period of two years.