



**DISTRICTS 7 & 8 PLANNING ADVISORY COMMITTEE  
PUBLIC MEETING MINUTES  
May 5, 2014**

**PRESENT:** Councillor Jennifer Watts  
Mr. Brenden Sommerhalder, Chair  
Ms. Katherine Kitching, Vice Chair  
Mr. Michael Bradfield  
Mr. Michael Haddad  
Mr. John Czenze  
Mr. Adam Conter  
Mr. Adam Hayter  
Ms. Sunday Miller

**REGRETS:** Councillor Wayne Mason

**STAFF:** Mr. Paul Sampson, Planner, Community & Recreation  
Ms. Hilary Campbell, Planning Technician, Community & Recreation  
Mr. Andrew Reid, Legislative Assistant  
Ms. Krista Vining, Legislative Assistant

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

*The agenda, supporting documents, and information items circulated to the District 7&8  
Planning Advisory Committee are available online:  
<http://www.halifax.ca/boardscom/D78PAC/Districts78PACMay52014PIM.php>*

*The meeting was called to order at 7:04 p.m.*

**1. CALL TO ORDER**

Mr. Brenden Sommerhalder called the meeting to order at 7:04 p.m. in the Highland Park Junior High School gym at 3479 Robie Street, Halifax.

Mr. Sommerhalder gave a presentation introducing the D7&8 PAC, staff and applicant, and outlined the purpose of the public information meeting.

**2. Case 18464 – Application by W.M. Fares Group to amend the Halifax Municipal Planning Strategy and Halifax Peninsula Land Use By-law to allow for a multiple-unit residential development at 3631 and 3639 Bright Place, 6100 Normandy Drive and the former Bright Place street right-of-way off Lady Hammond Road, Halifax, by development agreement.**

Mr. Paul Sampson presented Case 18464. Mr. Sampson gave the context for the site, its mix of low rise houses and commercial uses, the zoning of the property and the surrounding area. Mr. Sampson explained the 2012 Bright Place street closure and the 2013 initiation of selling the right of way. Mr. Sampson concluded by identifying what development agreements may regulate, including height and colours and how this particular application process might unfold.

Mr. Cesar Saleh, a representative of the applicant showcased upcoming projects in the North End of Halifax currently under work by the applicant. He proceeded to describe the Bright Place proposal in terms of the site context, building dimensions, materials, number of units, setbacks, parking, entrances, frontages, and pedestrian connections.

Mr. Sommerhalder explained how public feedback would factor into the PAC's potential recommendations to council. Mr. Sommerhalder also gave ground rules for speaking.

**Mr. David Wall**, a resident of High Street, commented on the attractiveness of the proposed development but then outlined concerns about the building's mass in the vicinity of his home. Mr. Wall cited Halifax MPS policy that described the compatible and consistent scale of residential neighbourhoods. Mr. Wall questioned how the building was appropriate for the surroundings. He asked that the proposal be scaled back to four storeys to lessen the impact on the neighbourhood.

Mr. Wall also outlined his concerns about the potential reduction of sunshine in his backyard and garden. Mr. Wall asked about the retaining wall currently separating his property from the development and whether the height of the parking wall would be higher than the height of the current retaining wall. Finally Mr. Wall asked if he would be made aware of dates if and when blasting is performed and how he would be compensated for any damage.

In response, Mr. Saleh indicated that the underground parking is going to be lower, since cars enter at grade from Lady Hammond Road and that Mr. Wall would see no retaining wall. With regards to blasting, Mr. Saleh stated that it would not occur as he didn't think blasting was

permitted in that area. Regarding sunlight and shadow, Mr. Saleh said an impact study may be performed and made public. In terms of the proposed height, Mr. Saleh commented that the applicant opted to lower the building on Normandy Street to produce a consistent façade. Mr. Saleh stated that the applicant wished to propose a modern building with style and elegance.

Mr. Wall added that he understood the rationale of the entrance; however, he reiterated that the view from his house would be facing the seven storeys and that the impact would be significant.

Mr. Saleh responded that the seven storey portion of the development would be setback by 80 feet from the backyards of High Street and that the applicant aimed to maximize the buffer and separation from the High Street backyards.

**Mr. Pat Galipeau**, a resident of Normandy Drive, stated he was thrilled with the look of the development but reiterated Mr. Wall's concerns about scale and blasting. Mr. Galipeau stated his main concern was regarding elevation change. Mr. Galipeau said that he hoped there would be further consultation concerning this topic.

Mr. Saleh offered to go into further detail about what exactly would transpire from a grading and materials point of view at a later time individually with Mr. Galipeau.

**Ms. Julia Grady**, a resident of High Street expressed that she appreciated the development proposal and that she had no issue with high density in the area. Ms. Grady stated that the height of this building was not in keeping with the community feel of the North End. Ms. Grady stated that she would also be interested in the sunlight and shadow study. Ms. Grady also inquired about the nature of the entrances on Normandy Street, the number of units, and whether they were townhouses. She asked if the building would be open for rental or sold as condominiums, and inquired about the speculation on the market value per unit. Ms. Grady asked if the interior of the building had amenities such as a gym or pool and how high-end the development would be.

Mr. Saleh answered that only two units would enter from Normandy and the rest would enter through Lady Hammond; the units on Normandy Street could be either one level or two level units. Mr. Saleh stated that at this point the units are intended for condominiums but that may change. In regards to market values, Mr. Saleh explained that he was not qualified to say but expressed that the building was designed to standard and would attract a certain audience. Concerning the interior, Mr. Saleh responded that there would be no pool, but a multi-purpose room, library and underground parking.

Mr. Sampson returned to the issue of height and asked what Ms. Grady's preferred height might be.

Ms. Grady answered that her main concern was sunlight and that four or five storeys would be a better fit and in keeping with the neighbourhood.

Mr. Sampson clarified that the only staff recommendation to date was that council initiate the process of getting feedback from the public. He stated that no commitment has yet been made to the building's massing or height.

On behalf of **Ms. Linda Smith**, a resident of Bright Place, a personal assistant explained that Linda was concerned about her home being demolished, a four unit building currently standing at Bright Place.

Councilor Watts responded to Ms. Smith, stating that she would take her information and arrange a meeting.

**Mr. Floyd Howe** of Isleville Street commented that a traffic study would need to be performed. He also reiterated that sunlight and shadow studies will need to be performed and asked about water consumption and garbage.

Mr. Sampson responded that with respect to garbage, development agreements may include where receptacles may be kept on site.

Mr. Saleh also responded that water and waste water will be scrutinized technically by internal agencies such as the water commission. He confirmed that such information would be made available to the public.

**Ms. Jane Holden**, a resident of High Street, stated that her concerns were about quality. Ms. Holden described how high buildings can change the neighbourhood in terms of wind, sunlight and traffic. Ms. Holden said that while there may be underground parking, there will also be visitors, parties and impacts on the neighbourhood. Ms. Holden stated that the proposed building was not to human-scale and that four storeys would be more appropriate. Furthermore, Ms. Holden stated that she was concerned about noise from the balconies, privacy, sunlight, her vegetable garden, and property values. She explained she would be much more comfortable with four storeys and that the development may destroy the quality of her outdoor summer life.

**Heather Smith** of Memorial Drive stated that she was worried about the traffic. She asked about the similar projects that Mr. Saleh had introduced at the beginning and requested information about planning policies respecting materials and colours. Ms. Smith stated that though she appreciates the design, tinted glass balconies are out of character with the neighbourhood. Ms. Smith stated that the colour and the roof design of the proposal are too modern and lavish for the area. Ms. Smith emphasized that she would say no to more than four storeys. Ms. Smith also raised concerns about the advertising of the meeting, stating that the proposal is important and that greater efforts could have been made to advertise to the community as a whole.

Mr. Sampson stated that property owners are notified within about 300 feet of the proposal. In respect to materials and colours, Mr. Sampson explained that there are planning policies that address building scale and compatibility. Mr. Sampson stated that if council chooses to have a public hearing notices will be given by mail and placed within the newspaper. He thanked Ms. Smith and stated that advertising is an area that could be expanded on.

**Lisa Roberts**, a resident of Memorial Drive, requested that the pedestrian walkway be made obvious as a public right of way. Ms. Roberts also asked the applicant to consider creating 3 bedroom units for more affordable, family-friendly accommodations.

Mr. Saleh responded by saying that the city retained ownership of the public right of way. The walkway would be constructed to HRM standards and would not be private. Regarding unit types, Mr. Saleh stated that the two bedroom type is the most marketable unit. Mr. Saleh also indicated that some units are two bedrooms and dens and that an effort could be made to convert some of these units to three bedrooms.

Mr. Sampson added further clarification that the walkway is currently being handled through a separate real estate transaction process.

**Mr. Michael Curry**, a resident of Hillside Avenue, asked if the seven storey building were constructed could anything along Lady Hammond Road be built to that height. Mr. Curry stated that four storeys should be the maximum height in the neighbourhood.

Mr. Saleh responded that every proposed project has to be considered on its own merit through a similar public process. Mr. Saleh explained that this proposal, if it were to be approved, would not give permission for every other site to be developed to seven storeys.

**Mr. Norris Eddy**, a resident of High Street, stated that the height would have a considerable impact to the area. He highlighted the social aspect of the new building. Mr. Eddy stated that there is hardly any place in the North End that is eight stories tall. Mr. Eddy indicated that four storeys would be much more in tune with the neighbourhood.

**Ms. Valerie MacDonald**, a resident of Leaman Street wondered how the traffic impact study was performed and stated that the projected numbers were rather low.

Mr. Saleh responded that the traffic report outlined peak hours of traffic in the morning and in the afternoon but it did not suggest that that was the total throughout the day.

**Mr. Chris Poole** of Dartmouth Avenue stated that a number of young families that currently rent in the area cannot afford to buy homes and as a result move outside the peninsula. Mr. Poole stated that the cost of living in the North End has skyrocketed. He requested that the project be kept on an even scale so that people could remain on the peninsula.

**Mr. David Hines**, of Bright Street, confirmed his interest in the sunlight and shadow assessments, particularly as a resident who is close to the proposed development.

### **3. CLOSING COMMENTS**

The chair thanked everyone for their attendance.

Councilor Watts commented that if there were any more technical questions, they could be directed to Mr. Sampson and Mr. Saleh.

**4. ADJOURNMENT**

The meeting was adjourned at 8:23 p.m.

Andrew Reid  
Legislative Assistant