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Item No. 2
Districts 7&8 Planning Advisory Committee
November 28, 2016

TO: Chair and Members of the Districts 7&8 Planning Advisory Committee

ORIGINAL SIGNED

SUBMITTED BY:

Phoebe Rai, Legislative Assistant

DATE: November 21, 2016

SUBJECT: Districts 7&8 Planning Advisory Committee – 2016 Annual Report

ORIGIN/LEGISLATIVE AUTHORITY

At the meeting held on July 27, 2015, the Districts 7&8 Planning Advisory Committee approved the following motion:

THAT the Districts 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.

MOTION PUT AND PASSED.

RECOMMENDATION

It is recommended that the Districts 7&8 Planning Advisory Committee approve the 2016 Annual Report and forward it to Halifax and West Community Council for their information.

BACKGROUND

The Districts 7&8 Planning Advisory Committee was established on June 10, 2013 by motion of the Halifax and West Community Council. The 2015 Annual Report covering the period from January 12, 2015 to December 3, 2015 was submitted to Halifax and West Community Council at the meeting held on December 16, 2015.

DISCUSSION

The Districts 7&8 Planning Advisory Committee (PAC) met fourteen (14) times between December 4, 2015 and November 28, 2016. This includes one orientation meeting, one special meeting, and three public meetings. All regular meetings of the PAC took place in Halifax Hall or Media Room in City Hall, 1841 Argyle Street, Halifax.

The following meeting dates will be covered in this report:

- January 18, 2016 (Public Meeting)
- January 25, 2016
- February 22, 2016
- March 21, 2016
- May 2, 2016
- May 9, 2016 (Public Meeting)
- May 30, 2016
- June 27, 2016
- July 11, 2016 (Special Meeting)
- July 25, 2016
- September 22, 2016 (Public Meeting)
- September 26, 2016
- October 24, 2016
- November 28, 2016

The PAC's business for this period included the following:

- 10 Staff Memoranda
- 3 Public Meetings
- 1 piece of correspondence (independent from matters before the PAC)

STAFF MEMORANDA

January 25, 2016

Case 19987: An application by Dino Capital Limited to enter into a Development Agreement allowing a multi-unit residential development of 8 and 10 storeys in height (plus top floor common area). The proposed development would contain 176 residential units and 144 underground parking stalls within 2 levels off a single driveway. The proposed development is situated on 26,959 sq. ft. with 57.5% lot coverage at 1034, 1042, 1050 and 1056 Wellington Street, Halifax.

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

1. The Committee does not support phasing of the development.
 - a. If phased, the south wall materials are given further consideration (i.e. permanent vs temporary cladding).
 - b. If phased, and if second phase is not complete within a given time, there is an expiry clause.
 - c. If phased, policies are preserved and consistent throughout each phase of the development, for example, unit mixture requirements should be met within each phase.
2. 3-4 storey townhouses on front face of the building are instituted (as opposed to facades).
3. Respective heights of the towers be reduced to 8 and 5 storeys north to south.

4. An increased tower separation on North side of the proposal (at least 75 feet).
5. Consideration is given to greenspace and ensuring access to rooftop greenspace.
6. Staff does not permit encroachment onto Gorsebrook Park during construction.
7. Retention of the existing tree canopy both in the park and on the site and that the developer works with the HRM urban forester. Furthermore, a vegetative screen or soft-scaping along the property's podium is ensured.
8. Building materials of at least 40% window to 60% wall ratio.
9. A quantitative wind study be performed.
10. That the three-bedroom units be full three bedrooms (i.e., not 2 bedroom plus den).
11. The Committee supports the inclusion of affordable units.
12. The Committee values diversity of unit mixture as prescribed in the current Municipal Planning Strategy.
13. The Committee strongly values setbacks at the east and west of the proposal.

Case 18966 and Case 19281: Amendments to the Halifax MPS and the Halifax Peninsula LUB, 6009 and 6017 Quinpool Road, and 2032-2050 Robie Street Halifax.

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

1. Maximum height of 16 storeys for Case 19281 (Robie St) and 18 storeys for Case 18966 (Quinpool Rd).
2. Floor plates should not be expanded.
3. A quantitative wind study is performed, also taking into consideration nearby developments and existing buildings.
4. Ensure architectural interest at the pedestrian level.
5. The North wall of the Quinpool Road proposal (Case 18966) facing the St. Pat's site be aesthetically improved.
6. Address concern regarding proposed setback from abutting residents by considering an increase of the setback.
7. Ensure consistent setbacks along Robie Street to enhance pedestrian experience.
8. Investigate pedestrian interaction along Robie and Quinpool given traffic patterns associated with the hotel, residences, and transit stops to ensure a safe and pleasant pedestrian experience.
9. Given parking on the West side of the Robie proposal (Case 19281), use softscaping to act as barrier between parking and abutting properties.
10. The Committee appreciates greenspace on roof, amenity space on site, and stylistic and height variation of façade on the East of the Quinpool site (Case 18966).
11. The Committee values inclusion of affordable housing.
12. The Committee values a mixture of unit types to encourage family use.
13. The Committee is concerned regarding the impact of shadows on the immediate residential community.
14. The Committee is concerned with the impact of shadows on the Common.

February 22, 2016

Case 20149: Application by WSP Canada Inc. for lands at 2858/2866 Gottingen Street and 5518 Macara Street to amend the Halifax Peninsula Land Use Bylaw by adding the properties to Schedule Q and for approval of a development agreement to allow an eight storey, mixed use development with 71 units.

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

- Concern that the blank wall of the west side of the development creates a poor interface with abutting residential properties. (consider setting back farther, incorporating landscaping, or by reducing overall heights of the wall)
- Concern for pedestrian experience at Gottingen Street given the existing narrow sidewalk and proposed commercial uses.
- Concern with the extent of the proposed lot coverage - the development needs to be setback farther from property lines. Decreases in massing should focus on the west side of the development.
- Three-bedroom or greater units must be included in development, with the unit mix to occur in units aside from or in addition to the townhouse units.
- Concern regarding the appearance of exterior design (i.e. committee expressed distaste for the green/yellow colour scheme and “shrapnel” design elements).
- Townhouses do not feel like “townhouses.” Townhouses should feel more like independent units. As currently proposed they lack design elements that differentiate them from the rest of the development (i.e., front stoops, yards, or other elements that would differentiate the townhouses)
- Ensure commercial interfaces at Gottingen Street contain visual interest and definition of entrances.
- Ensure opportunity to allow for subdivided commercial spaces (e.g. plumbing availability)

Case 19858: Amendment to the Halifax MPS and the Halifax Peninsula LUB to allow for the development of a multiple unit residential dwelling at 6345 Coburg Road, Halifax

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

March 21, 2016

Case 18388: Application by Mythos Development Ltd. to amend the Municipal Planning Strategy for Halifax and Land Use By-law for Halifax Peninsula to develop a multiple unit residential building at 6389, 6395, and 6399 North Street, Halifax.

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

May 2, 2016

Case 19987: Application by Dino Capital Ltd. and Urban Capital for a Development Agreement allowing a multi-unit residential development of 8 to 10 storeys. The proposed building includes 164 residential units and 140 underground parking stalls. The development is located at 1034, 1042, 1050 and 1056 Wellington Street, Halifax.

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

1. Encourages a mix of unit types that includes more three (3) bedroom or at least two (2) bedroom plus den configurations to encourage family occupancy.
2. Views the increase in setback from Gorsebrook Park positively.
3. Strongly encourages trees be retained on the land until commencement of construction on the second phase.
4. Believes that a comprehensive landscaping plan is required. In the case that the second phase is not commenced within six months of completion of the first phase, appropriate greenscaping be required, to include sod and fence, in addition to the retention of the existing trees.

5. Encourages a clear plan be developed to ensure the greatest positive aesthetic impact possible. Given that the south wall will exist when only phase one has been constructed and in light of the possibility that it might be permanent.
6. That the Development Agreement have a duration of three (3) years.

May 30, 2016

Case 20326: Proposal by Michael Napier Architecture for Substantive Amendments to an existing Development Agreement – Bilby Street & Isleville Street, Halifax

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

- supports the principle of live-work units and feels that a minimum of three (3) townhouse units should be maintained as residential only
- supports a limitation of hours of operation of any commercial use
- recommends the use of R1 zoning as a basis for the description of commercial uses
- supports the inclusion of unit mix requirements as described
- would support the inclusion of at least 12 units that are two (2) bedrooms plus den, three (3) bedrooms or greater
- appreciates the inclusion of natural wood aesthetic in the design
- values the changes to setback and landscaping
- values the modifications to amenity spaces

June 27, 2016

Consideration of all applications deferred to next meeting.

July 11, 2016 (Special Meeting)

Case 20183: Application by WSP Canada 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 minor commercial uses on lands located at 2710 Agricola Street, Halifax.

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

- Values the passive house concept and encourages the inclusion of requirements in the Development Agreement that will ensure the development targets these standards;
- Encourages a reduction in height to five (5) or six (6) storeys;
- Values the step-back of the top storey from the remainder of the building;
- Values the greenspace indicated, and supports its maintenance as common space available to all residents;
- Values the children's play area mentioned;
- Encourages improvement of the pedestrian experience on May Street, through the inclusion of more greenery, greater setbacks, awnings or other solutions;
- Would appreciate a greater diversity in appearance of the outside of the building, to the degree possible without diminishing the passive house;
- Appreciates the colourful sections of the proposal;
- Encourages the inclusion of a minimum requirement for two (2) bedroom plus den or three (3) bedroom units;
- Is concerned by pedestrian safety considerations associated with the parking garage exit, and encourages the development agreement process to address this;
- Values the occupancy of the commercial space by multiple tenants with multiple entrances;
- Values the wood finish elements;

- Values the bicycle parking as indicated and values the architectural feature of the recessed corner at Agricola Street and May Street;
- Encourages that commercial hours of operation for the site be conducive to the neighbourhood; and
- Feels that changes to the above elements after the development agreement is approved should require substantive amendments.

July 25, 2016

The PAC held a discussion regarding the process for moving forward on Case 20510. The Committee heard that the application is no longer before the PAC for consideration and will be addressed through the Centre Plan.

September 26, 2016

Case 20489: Application by Studioworks International Inc. to enter into a development agreement for 5540 Kaye Street, Halifax to allow a single residential unit penthouse at the 6th floor of a commercial building already under construction.

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

- Values mixed-use developments, in general;
- Values the additional residential density in the neighbourhood;
- Believes that the change will reduce concerns regarding parking and traffic; and
- Recognizes the changes as consistent with neighbouring properties, which have mixed use.

October 24, 2016

Case 20405: Application by Halifax Grammar School to amend the Halifax MPS and LUB to enable the rezoning of 915, 921 and 967 Tower Road and a portion of 945 Tower Road from R-1 to P (Institutional), and amend the Height Precinct, Tower Road, Halifax.

A motion passed that the Committee recommends approval of the application provided that site-specific requirements can be implemented including:

- Appropriate buffering between parking and neighbouring residential and pedestrian uses; and
- Mitigation of the property's lighting, ventilation, traffic, drainage and occupational proximity effects upon neighbouring residential properties and pedestrian space.

with the following considerations:

- Would appreciate a buffer of greenery between parking space and neighbouring residential properties as well as pedestrian spaces;
- Values the retention of trees;
- Values the creation and/or retention of green space;
- Values the heritage character of the existing building;
- Values mitigation of on-street traffic impacts by methods such as an off-street drop-off point;
- Encourages the consideration of architectural solutions that allow greater setback from sidewalks; and
- Values the courtyard as presented.

November 28, 2016

Case 20854: HRM-initiated application to consider amendments to the Halifax Peninsula Land Use By-law to protect the character and form of Young Avenue, Halifax.

A motion passed that: (TBC)

PAC-HOSTED PUBLIC MEETINGS

January 18, 2016

Case 18388 - Application by Mythos Development Ltd. to amend the Municipal Planning Strategy for Halifax and Land Use By-law for Halifax Peninsula to develop a multiple unit residential building at 6389, 6395, and 6399 North Street, Halifax.

The PAC hosted a public meeting in the Maritime Hall, Halifax Forum and heard twenty-five (25) members of the public speak on the application.

May 9, 2016

Case 20510: Regional Council-initiated amendment to the Halifax Municipal Planning Strategy and the Halifax Peninsula Land Use By-law to create a site specific zone for 6067 Quinpool Road, the former St. Patrick's High School property.

The PAC hosted a public meeting in the Olympic Community Centre, 2304 Hunter Street, Halifax and heard seventeen (17) members of the public speak on the application.

September 22, 2016

Case 20405: Application by Armour Group Limited, on behalf of Halifax Grammar School, to amend the Halifax Municipal Planning Strategy and Halifax Peninsula Land Use By-law to enable the rezoning of 915, 921 and 967 Tower Road and a portion of 945 Tower Road, Halifax from R-1 (Single Family Residential) Zone to the P (Park and Institutional) Zone.

The PAC hosted a public meeting in the Courtside Lounge, St. Mary's University, 920 Tower Road, Halifax and heard nine (9) members of the public speak on the application.

FINANCIAL IMPLICATIONS

There are no financial implications associated with this report.

RISK CONSIDERATION

Not applicable.

COMMUNITY ENGAGEMENT

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

ENVIRONMENTAL IMPLICATIONS

Not applicable.

ALTERNATIVES

None provided.

ATTACHMENTS

Attachment A: Memorandum dated May 5, 2015

A copy of this report can be obtained online at <http://www.halifax.ca/boardscom/D78PAC/index.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.

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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.

Office of the Municipal Clerk

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