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MEMORANDUM

TO: Chair and Members of the Halifax and West Community Council
CC: Mr. Mitch Dickey, Major Projects Planner

FROM: Mr. Brenden Sommerhalder, Chair, Districts 7 & 8 Planning Advisory Committee
DATE: February 24, 2016

SUBJECT: **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.**

The Districts 7 & 8 Planning Advisory Committee received a staff memorandum dated February 17, 2016 and heard a Staff presentation on Case 20149 at their February 22, 2016 meeting. The following recommendation to the Halifax and West Community Council was agreed to by the Committee.

The Committee has reviewed the application 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 and recommends approval of the application as outlined in the memorandum and attachments package dated February 17, 2016, with consideration to the following matters:

- *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)*

The Committee provided the following additional comments:

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- *The Committee appreciates that there is common access to top floor amenity space*
- *The Committee appreciates the provision of greenspace at the top of second floor.*

This recommendation has been provided to HRM planning staff for review and consideration, and will be addressed in their staff report to the Halifax and West Community Council.