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MEMORANDUM

TO: Chair and Members of the Halifax and West Community Council
CC: Stephanie Salloum, Planner II, Current Planning
FROM: Ashley Morton, Chair, Halifax Peninsula Planning Advisory Committee
DATE: July 25, 2017

SUBJECT: Case 20894 – Application by WSP Canada Inc. for substantive amendments to an existing Development Agreement that enables a mixed-use development located at 5511 Bloomfield Street, Halifax.

The Halifax Peninsula Planning Advisory Committee received a staff presentation on Case 20894 at their July 24, 2017 meeting. The following motion was approved by the Committee.

THAT the Halifax Peninsula Planning Advisory Committee has reviewed the application to amend the approved Development Agreement for Case 20894 and recommends rejection as proposed, and notes as follows:

- The committee feels that the height and massing of the building is inappropriate. The committee is particularly concerned about the west wall facing the adjacent residential property and the increase to the street wall on Bloomfield.*
- The committee feels that the limited setbacks and nearly-100% lot coverage are inappropriate.*
- The committee is concerned about the street & sidewalk interface of the proposal, and any development agreement should seek to improve this interface.*
- The committee regrets the lack of street-level trees.*
- The committee welcomes the increase in bike parking infrastructure, and would support a further extension of this.*
- The committee supports an increase in the total amenity space. Any development agreement should seek to enhance and preserve amenity space.*

This motion has been provided to HRM planning staff and will be addressed in their report to the Halifax & West Community Council.