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**MEMORANDUM**

To: Chair and Members of Halifax & West Community Council

CC: Ms. Gail Harnish, PAC Coordinator  
Ms. Jillian MacLellan, Planner

From: Ms. Katherine Kitching, Vice Chair, Districts 7 & 8 Planning Advisory Committee

Date: June 25, 2014

**Subject:**

Case 18322: Application by Geoff Keddy and Associates for the lands at the corner of Coburg Road and Seymour Street to amend the Municipal Planning Strategy for Halifax and Land Use By-law for Halifax Peninsula to develop a mixed use building through a development agreement.

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**ORIGIN**

The Districts 7 & 8 Planning Advisory Committee June 23, 2014 meeting.

**BACKGROUND/DISCUSSION**

The Districts 7 & 8 PAC received a staff memorandum dated June 12, 2014 and heard a staff presentation on Case 18322 by Ms. Jillian MacLellan at their June 23, 2014 meeting. The following recommendation was created by the Committee:

The Districts 7 & 8 Planning Advisory Committee recommends to the Halifax and West Community Council that the application for the lands at the corner of Coburg Road and Seymour to amend the Municipal Planning Strategy for Halifax and Land Use-Bylaw for Halifax Peninsula to develop a mixed use building through a development agreement be approved providing the following considerations:

- Maintaining the existing commercial uses within the zoning with the allowance to increasing commercial size.
- Further enhancing the pedestrian experience
- Driver and pedestrian safety as it relates to visibility.
- Higher number of bedrooms per unit.
- A stepback on Seymour Street and the south wall in the interest of reducing the massing along Seymour Street.

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

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