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## MEMORANDUM

TO: Chair and Members of the Halifax and West Community Council  
CC: Jennifer Chapman, Planner III, Urban Enabled Applications  
FROM: Ashley Morton, Chair, Halifax Peninsula Planning Advisory Committee  
DATE: June 29, 2017

**SUBJECT: Case 20719—Application by WM Fares Architects to add 5516 Bilby Street to Schedule Q of the Halifax Peninsula Land Use By-law and to amend an approved development agreement at 5530 and 5532 Bilby Street, Halifax.**

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The Halifax Peninsula Planning Advisory Committee received a staff memorandum dated June 16, 2017 and heard a staff presentation on Case 20719 at their June 26, 2017 meeting. The following motion was approved by the Committee.

*THAT the Halifax Peninsula Planning Advisory Committee has reviewed the application to amend an approved Development Agreement for Case 20719 and recommends approval. Further, the Committee*

- *Values the requirement for 50% multi-bedroom units, and believes that this requirement should not be changed without a substantive amendment to the Development Agreement;*
- *Is concerned about aesthetic considerations of the east side of the proposed development, including the lack of a setback and the large blank wall;*
- *Would value the addition of more natural outdoor features, such as trees, on all of the ground floor, the terraces, and the roof;*
- *Recommends a streetwall of two storeys rather than three;*
- *Would value appropriate wind and shade analyses prior to finalizing the development agreement;*
- *Would value environmentally-responsible choices in building materials and systems design to limit the development's emissions and other negative environmental impacts;*
- *Considers the height of the proposal to be acceptable, but would recommend that any increase in this should require a substantive amendment; and*
- *Values the increase in residential density.*

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