

HALIFAX

PO Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

MEMORANDUM

TO: Chair and Members of the Halifax and West Community Council
CC: Jennifer Chapman, Planner III, Current Planning
FROM: Ashley Morton, Chair, Halifax Peninsula Planning Advisory Committee
DATE: October 27, 2017

SUBJECT: Case 20360 – Application by WM Fares for an amendment to the Halifax Peninsula Land Use Bylaw to add the lands at 5820 Young Street to Schedule Q and a development agreement to enable a 10 storey, 114 unit mixed use building at Young and Demone St., Halifax

The Halifax Peninsula Planning Advisory Committee received a staff presentation on Case 20360 at their October 23, 2017 meeting. The following motion was approved by the Committee.

THAT the Halifax Peninsula Planning Advisory Committee has reviewed the application for an amendment to the Halifax Peninsula Land Use By-law and recommends that the Halifax and West Community Council proceed with the consideration of the application of Case 20360. The committee:

- *finds that the building transition is appropriate to the surrounding context.*
- *appreciates the height of 10 storeys.*
- *is particularly concerned about the increase in traffic on Young Street.*
- *would appreciate a sufficient wind study.*
- *values outdoor patio space and would like to see it reintroduced if possible.*
- *appreciates the bike parking and storage.*
- *appreciates the number of multiple bedroom units.*
- *is concerned about the transition to the northeast.*
- *appreciates the outdoor amenity space.*
- *is concerned about the safety aspects of the pedestrian walkways.*
- *would appreciate incorporating additional green space around the development.*
- *appreciates the increase of residential density on the peninsula.*
- *finds that the building provides an appropriate response at the street level.*
- *appreciates the interface on Demone Street and toward Robie Street.*
- *has concerns about the parking from commercial units of the development on Young Street and surrounding residential areas. The committee does not wish to see an increase in parking spaces in the building.*
- *is concerned about the effect the development will have on traffic on Oxford Street and Bayers Road.*

Office of the Municipal Clerk

Tel: 902.490.4210
Email: clerks@halifax.ca

Fax: 902.490.4208
halifax.ca

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

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