

HALIFAX

PO Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

MEMORANDUM

TO: Chair and Members of the Halifax and West Community Council
CC: Leah Perrin, Planner II, Urban Plan Amendments
FROM: Ashley Morton, Chair, Halifax Peninsula Planning Advisory Committee
DATE: August 29, 2017

SUBJECT: **Case 20323 – Application by WSP Canada Inc and Architecture 49 on behalf of Westwood Group for a secondary planning strategy amendment related to Ben's Bakery Redevelopment, Quinpool Road, Pepperell Street, Preston Street, and Shirley Street, Halifax**

The Halifax Peninsula Planning Advisory Committee received a staff presentation on Case 20323 at their August 28, 2017 meeting. The following motion was approved by the Committee.

THAT the Halifax Peninsula Planning Advisory Committee has reviewed the application for a secondary planning strategy amendment related to Ben's Bakery Redevelopment and recommends that the Halifax and West Community Council proceed with the process of the approval of Case 20323. The Committee:

- *Values the diversity of types of units and buildings proposed.*
- *Values the location of the proposal's parking, in that there is no proposed surface parking.*
- *Recommends that the proposal include, at a minimum, the bicycle parking as required by the Land Use Bylaw.*
- *Recommends that the façade of the townhouses on Pepperell Street be more greatly differentiated, in materials, setbacks and height.*
- *Recommends that the transition to the property directly to the east of the project on Pepperell be improved.*
- *Is concerned about the mass of the building on Quinpool.*
- *Values the proposal's public access pass-throughs, and recommends that these spaces include public amenities such as lights, benches, etc.*
- *Recommends that comprehensive wind and shadow studies be undertaken before proceeding towards approval.*
- *Values the Green roofs indicated.*
- *Values the proposal's green space, and should ensure access for residents in over/under townhouses to green space*
- *Recommends the retention of existing trees as a priority.*

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

Office of the Municipal Clerk

Tel: 902.490.4210 Fax: 902.490.4208
Email: clerks@halifax.ca halifax.ca