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## MEMORANDUM

**TO:** Chair and Members of the Halifax and West Community Council  
**CC:** Darrell Joudrey, Planner II  
**FROM:** Ashley Morton, Chair, Districts 7 & 8 Planning Advisory Committee  
**DATE:** May 29, 2017

**SUBJECT:** **Case 20417 – Application by Studio Works International Ltd. for approval of a development agreement to enable a 13 storey, 49 unit residential development as an addition to St. Patrick's Rectory at 2267 Brunswick Street, Halifax.**

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The Districts 7 & 8 Planning Advisory Committee received a staff memorandum dated May 29, 2017 and heard a staff presentation on Case 20417 at their May 29, 2017 meeting. The following motion was approved by the Committee.

*THAT the Districts 7 & 8 Planning Advisory Committee has reviewed the Development Agreement application for Case 20417 and recommends rejection. The Committee feels that the concept, as presented, is not acceptable or workable and recommends that the applicant explore an alternative design. The Committee further notes the following concerns:*

- *The design appears to not observe the principles of the heritage district, in that it overwhelms and subordinates the adjacent building (the church);*
- *The design would be more acceptable at a height of approximately 3-6 storeys, generally in keeping with the height of the church roof;*
- *The Committee would support a requirement to analyze the impact of wind and shade of the building;*
- *The Committee feels that the limited number of parking spaces proposed would have a negative impact on the ability of neighbours to find parking; and*
- *The Committee has concerns regarding overall lot coverage, particularly sideyards adjacent to existing residential uses.*

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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