



PO Box 1749  
Halifax, Nova Scotia  
B3J 3A5 Canada

## MEMORANDUM

TO: Chair and Members of the Halifax and West Community Council  
CC: Melissa Eavis, Planner II, Planning and Development  
FROM: Sarah MacDonald, Chair, Halifax Peninsula Planning Advisory Committee  
DATE: July 10, 2018

**SUBJECT: Case 21288: An Application by WM Fares Architects to consider a residential building by development agreement at 2859 Robie Street, Halifax.**

The Halifax Peninsula Planning Advisory Committee considered Case 21288 at their July 9, 2018 meeting. The following motion was approved by the Committee:

That the Halifax Peninsula Planning Advisory Committee recommends that the Halifax & West Community Council proceed with the approval of Case 21288.

The committee also:

- Appreciates in-fill development and increase in residential units in this area;
- Appreciates that the main residential entrance is on Bilby Street;
- Encourages wider sidewalks to improve pedestrian experience;
- Encourages planning staff to work with developer to ensure trees are present along the sidewalk;
- Recommends that the bicycle parking area be moved up from lower parking levels to ground level;
- Recommends that additional visual elements be incorporated into design of southeast elevation tower to improve aesthetic;
- Recommends that the proposal be modified to adhere to current draft centre plan requirements, specifically height and gross floor area maximums;
- Recommends that the planning staff work with the surrounding community and the applicant to facilitate incorporation of affordable housing into the proposal, and consider all available planning tools;
- Recommends that the street wall be reduced to 3 stories rather than the current proposal of 4 stories;
- Recommends that the building name signage be reduced in size; and
- Appreciates the high percentage of multi-bedroom units.

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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Office of the Municipal Clerk

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