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MEMORANDUM

TO: Chair and Members of the Halifax and West Community Council
CC: Andrew Bone, Planner III, Planning and Development
FROM: Ashley Morton, Chair, Halifax Peninsula Planning Advisory Committee
DATE: December 11, 2017

SUBJECT: 4.1 Case 20267 – Application by WM Fares, on behalf of Jane Group Limited., to amend the Halifax Municipal Planning Strategy and Halifax Peninsula Land Use By-law to permit a 5-storey building, with residential units and ground floor commercial on Chebucto Road. The proposal includes 6482 Chebucto Road, Halifax which is located at the corners of Chebucto Road, Beech Street and Elm Street.

The Halifax Peninsula Planning Advisory Committee considered Case 20267 at their December 11, 2017 special meeting. The following motion was approved by the Committee.

THAT the Halifax Peninsula Planning Advisory Committee, having reviewed the proposal in case 20267, recommends that the Halifax & West Community Council proceed with the approval of this proposal.

The Committee:

- * Is of the opinion that a maximum height of 4 storeys would be more appropriate.
- * Would value a wider sidewalk to improve the pedestrian experience, through setbacks or other strategies
- * Is concerned about the Elm Street side of the proposal, and would value greater architectural development on this face.
- * Is concerned about an overall increase in traffic in the area, particularly on Beech & Elm. The committee recommends that Planning staff work with Transportation to develop a strategy for this.
- * Recommends a limitation to a 35' height or another similar standard on the street walls of both Beech and Elm Streets
- * Finds that the desired principle of transition is not achieved by the proposal in its current form. This should be addressed through further setbacks and/or side yards.
- * Is particularly concerned about the limited side yard setback on the Beech Street side.
- * Would welcome an increase in the number of 2-bedroom-with-den units.
- * Would appreciate a strategy to ensure that deliveries to the commercial space do not obstruct the flow of traffic on Chebucto Road.
- * Values the general design aspect of dividing the building into small visual elements.
- * Would value indoor bicycle parking.
- * Subject to the considerations above, the committee values the increase in residential density in the area.

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

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