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## MEMORANDUM

TO: Chair and Members of the Halifax and West Community Council  
CC: Tyson Simms, Planner III, Planning and Development  
FROM: Sarah MacDonald, Chair, Halifax Peninsula Planning Advisory Committee  
DATE: May 28, 2018

**SUBJECT:** Case 20159: Victoria Road and South Park Street, Halifax

Kassner Goodspeed Architects, on behalf of Eldorado Properties Limited, has applied to amend the Halifax Municipal Planning Strategy and Halifax Peninsula Land Use By-law to permit an addition to an existing 8-storey residential multiple unit building and to permit ground floor commercial uses at the northwest corner of Victoria Road and South Park Street intersection, Halifax. As proposed, the existing multiple unit dwelling, located at 5713 Victoria Road, will receive a one storey addition for a total of 9 storeys. Further, 2 existing residential detached dwellings, located at 1102 and 1106 South Park Street, will be removed and replaced with a 9 storey addition.

The Halifax Peninsula Planning Advisory Committee considered Case 20159 at their May 28, 2018 meeting. The following motion was approved by the Committee:

**That the Halifax Peninsula Planning Advisory Committee recommends that the Halifax & West Community Council not proceed with the approval of Case 20159. The Committee also:**

- **Does not support the idea that this would represent suitable adherence to the principles of transition and context-sensitivity;**
- **Believes that the proposal has not presented sufficiently special circumstances to warrant the exceptions to planning documents represented by this proposal;**
- **Is concerned about the loss of mature trees;**
- **Values additional pedestrian and street-facing features of the proposal, but feels they can be improved by greater sidewalk connection and other context connectivity;**
- **Would appreciate greater step-back features within the proposal;**
- **Feels that any addition of density on a scale such as this should include further amenities;**  
**and**
- **Values additional residential density in areas such as this.**

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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