

# HALIFAX

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## 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:** September 27, 2017

**SUBJECT:** **Case 20658 – Application by WM Fares Architects for amendments to the Halifax Municipal Planning Strategy (MPS) and Halifax Peninsula Land Use By-law (LUB) to allow a 5-storey building facing Bayers Road, and a 3-story building facing Young Street, with commercial uses and residential units at 6419-6467 Young Street and 6438-6460 Bayers Road, Halifax.**

The Halifax Peninsula Planning Advisory Committee received a staff presentation on Case 20658 at their September 25, 2017 meeting. The following motion was approved by the Committee.

*THAT the Halifax Peninsula Planning Advisory Committee has reviewed the application for an amendment to the Halifax Municipal Planning Strategy and Halifax Peninsula Land Use By-law and recommends that the Halifax and West Community Council proceed with the approval process of Case 20658 with the following comments and suggestions:*

- *The committee is concerned that the level of consultation for this development was insufficient.*
- *The committee considers the pedestrian street scape and experience on Bayers Road to be particularly important.*
- *The committee considers the height of the building on Bayers Road appropriate.*
- *The committee would prefer the Young Street residences to more closely conform to a townhouse form. It would appreciate less of a mass on Young Street in general.*
- *The committee would appreciate the development on Young Street being under 35ft high.*
- *The committee does not consider the Young Street side of the proposal to be consistent with the zone in the Centre Plan.*
- *The committee considers the green space as proposed to be appropriate. It would appreciate replacing trees that are removed due to construction. It would appreciate good lighting and seating areas.*
- *The committee would appreciate the materials being more consistent in colour and feel with the neighbourhood on Young Street.*
- *The committee notes that traffic from Bayers Road could be an issue with sight lines and safety.*
- *The committee appreciates higher density.*
- *The committee is concerned about commercial parking for the development.*
- *The committee appreciates the indoor bike parking and would like more outdoor bike parking for guests and customers.*

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- *The committee is concerned about the effect the development will have on traffic on Oxford Street and Bayers Road.*

**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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