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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: October 27, 2017

SUBJECT: Case 20632 – Application by WM Fares Architects to change Halifax Municipal Planning Strategy (MPS) and Halifax Peninsula Land Use By-law (LUB) to allow a 5-storey building with residential units and ground floor commercial uses at 2440-2454 Agricola Street, Halifax.

The Halifax Peninsula Planning Advisory Committee considered Case 20632 at their October 23, 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 not proceed with the consideration of the application of Case 20632 unless substantial amendments are made. The committee notes the following:

- *The building does not provide adequate transition – specifically transition between the development and the adjacent residential buildings, particularly at the rear.*
- *The development is not sufficiently pedestrian oriented.*
- *The overall mass is very large having no green space and full lot coverage in the front.*
- *A three-floor street wall would be more appropriate than a four-floor street wall.*
- *The committee is concerned about commercial patios along the back of the building that face residential homes and residential zoning. If a development agreement moves forward, parameters should be set for patio use (ie. Time of day).*
- *The committee appreciates the concept of public art on the development.*
- *The committee is concerned about the concealed parking entrance in the front for pedestrians; concerned about the setbacks around the parking entrance.*
- *The committee is concerned about the lack of planning principles around transition from corridors to residential zoning.*
- *The committee appreciates having adequate bike parking.*
- *The committee would recommend a maximum height of four storeys unless further measures to improve transition are incorporated.*

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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