

Item 6.1.1



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MEMORANDUM

TO: Chair and Members of Halifax and West Community Council

CC: Seamus McGreal, Planner III, Regional Planning

FROM: Jason Cooke, Chair, Halifax Peninsula Planning Advisory Committee

DATE: December 17, 2020

SUBJECT: **Case 23066: Application by ZZap Consulting Inc. to enter into a development agreement to construct a three-storey multi-unit residential building and to allow a commercial use on a registered heritage property at 1029 Tower Road, Halifax. If approved, the heritage building will be restored and preserved on site.**

The Halifax Peninsula Planning Advisory Committee (HPPAC) considered Case 23066 at their December 14, 2020 special meeting.

RECOMMENDATION SECTION:

The following recommendation to Halifax and West Community Council was approved:

That the Halifax Peninsula Planning Advisory Committee has reviewed the application for case 23066 and recommends approval of the application as presented.

DISCUSSION SECTION:

The proposal includes repositioning the existing heritage building, the addition of a commercial use to the heritage building and the construction of three-storey multi-unit residential building. The existing heritage building, known as the Dr. James Doull House, is approximately 800 square feet in size with the overall property being about 5000 square feet in size. The heritage building will be moved to front on Tower Road and placed on a new foundation. The proposed commercial use is a coffee shop.

The Committee considered several points. The Committee was happy to see the preservation of the heritage building. The Committee received clarification that the foundation for the heritage building will be concrete and that the building will not be raised more than two feet. The Committee expressed concerns regarding the setting back of the heritage building with staff clarifying that this is to maintain the cottage setting of the building. The Committee also expressed concerns regarding parking.

This information has been provided to HRM planning staff for review and consideration and will be addressed in their staff report to the Halifax and West Community Council.

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