

MEMORANDUM

TO: Chair and Members of the Halifax and West Community Council
CC: Jennifer Chapman, Planner III, Current Planning
FROM: Sarah MacDonald, Chair, Halifax Peninsula Planning Advisory Committee
DATE: February 27, 2019

SUBJECT: Case 20871: WSP, on behalf of Westwood Construction Ltd., has requested to enter into a development agreement to enable a mixed-use development that consists of 5 buildings on shared private driveway on lands located between Almon Street and St. Albans Street (PIDs 00005090, 40414021, 00005108, 40414013, 40414005, 00005116, 00005272, 00005264, 00005140, 00005132, and 00005124), Halifax.

The Halifax Peninsula Planning Advisory Committee considered Case 20871 at their February 25, 2019 meeting. The following motion was approved by the Committee:

THAT the Halifax Peninsula Planning Advisory Committee recommends that Halifax and West Community Council proceed with development agreement of Case 20871 with the following considerations.

The Planning Advisory Committee:

- *Values diversity in building forms across site;*
- *Appreciates efforts to incorporate affordable housing within development, and encourage inclusion of affordable housing units dispersed throughout site;*
- *Recommends housing units be represented in all unit types;*
- *Recommends incorporation of traffic-slowing measures in shared pedestrian-focused space;*
- *Recommends a maximum 3 storey street-wall or other efforts to prioritize pedestrian experience;*
- *Appreciates step-backs in building design to improve pedestrian experience, and encourages additional step-backs on building C;*
- *Values efforts by developer to elicit public input on design;*
- *Appreciates the inclusion of cultural space and unique design elements of building E; and*
- *Recognizes and appreciates that the building design is in line with proposed Centre Plan parameters.*

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