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## MEMORANDUM

TO: Chair and Members of the Halifax and West Community Council  
CC: Sean Gillis, Planner II, Planning and Development  
FROM: Sarah MacDonald, Chair, Halifax Peninsula Planning Advisory Committee  
DATE: September 24, 2019

**SUBJECT: Case 20520: Amendments to the Halifax Municipal Planning Strategy and Halifax Peninsula Land Use By-law for 6330 and 6324 Quinpool Road, between Oxford Street and Preston Street**

The Halifax Peninsula Planning Advisory Committee considered Case 20520 at their December 10, 2018 meeting. The following motion was approved by the Committee:

That the Halifax Peninsula Planning Advisory Committee recommends that the Halifax & West Community Council proceed with the approval of Case 20520.

The committee:

- Appreciates street wall height on Pepperell St. as an appropriate transition to the surrounding neighborhood;
- Recommends a reduction in the Quinpool street wall to 2 storeys to be more consistent with other developments in the area and improve pedestrian experience;
- Appreciates the changes in floor plans and site plan from prior submitted documents, including increase in square footage of the units and increased step-backs on Pepperell;
- Encourages inclusion of more 3-bedroom apartments that allow for larger families;
- Encourages further division of commercial space to provide space for small businesses;
- Appreciates applicant's plans to have paid public parking within the building, and encourage developer to restrict number of resident parking spots to equal or less than the number of residential units;
- Recommends inclusion of bicycle parking on main level of parking to aid access and storage;
- Appreciates parking entrance placement on Quinpool Road to reduce traffic impact on Pepperell St.;
- Encourages collaboration between planning staff and applicant to incorporate accessible parking opportunities;
- Appreciates plans to preserve existing tree on Pepperell St., and recommends consideration of additional landscaping along Quinpool;
- Supports additional density on Quinpool corridor;

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- Recommends inclusion of lighting along walkway corridor on Pepperell St;
- Encourages efforts to move utilities and wiring underground during construction.

This motion has been provided to HRM planning staff and will be addressed in their report to the Halifax & West Community Council.