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MEMORANDUM

TO: Chair and Members of Halifax and West Community Council

CC: Paul Boucher, Planner I, Regional Planning

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

DATE: January 28, 2021

SUBJECT: **Case 23186 - Application by Zzap Consulting Inc. to enter into a development agreement to construct a two and a half story, six-unit addition to an existing municipally registered heritage property at 1029 South Park Street and 5684, 5686 and 5688 Rhuland Street, Halifax. The development agreement is being sought in accordance with Policy 6.8 of the Halifax Municipality Planning Strategy.**

The Halifax Peninsula Planning Advisory Committee (HPPAC) considered Case 23186 at their January 25, 2021 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 23186 and recommends approval of the application as presented.

DISCUSSION SECTION:

The proposal is for a 2 and a half storey addition to an existing heritage building that will contain 6 residential units. The heritage building is known as The Clarke-Halliston House, was built in 1895 and is about 720 square meters in size. The surrounding neighborhood contains a variety of mixed residential uses.

The Committee considered several points. The Committee questioned the rationale for the lack of parking, the connection at the egress staircase and was uncertain about the rooftop deck. Members noted the development was a good use of the lot, it provides housing close to universities and appreciated the revisions to the appearance made by the applicant as a result of the public feedback.

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.