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MEMORANDUM

TO: Chair and Members of the Halifax and West Community Council
CC: Andrew Bone, Senior Planner; Richard Harvey, Major Projects Planner

FROM: Mr. Brenden Sommerhalder, Chair, Districts 7 & 8 Planning Advisory Committee
DATE: November 24, 2015

SUBJECT: **Case 19531: Application by WM Fares Group on behalf of Young Development Inc. to amend the Halifax MPS and LUB and enter into a development agreement for a mixed use development (21, 16 and 5 storey buildings) at the north corner of Windsor Street and Young Street.**

The Districts 7 & 8 Planning Advisory Committee received a staff memorandum dated November 17, 2015 and heard a Staff presentation on Case 19531 at their November 23, 2015 meeting. The following recommendation to the Halifax and West Community Council was agreed to by the Committee.

A motion passed that the Districts 7 & 8 Planning Advisory Committee has reviewed the application by WM Fares Group on behalf of Young Development Inc. and recommends approval of the application as contained in the staff memorandum package dated November 17, 2015 with consideration to the following:

- *With respect to the street wall of buildings A and B along Windsor and Young Street, to ensure a wide and attractive buffer with pedestrian-specific amenities and public space.*
- *To ensure appropriate transit infrastructure is integrated where needed.*
- *To consider a protected or segregated bike lane.*
- *The Committee values maintaining porosity on the north side of the site so that potential future right of ways could be acquired or linked.*
- *That staff consider future use of the east property and incorporate setbacks at building C if deemed appropriate.*
- *The Committee values retail at ground level on both sides of building A.*
- *To address wind tunnel concerns and ensure that appropriate studies be carried out.*
- *The Committee values use of pavers over asphalt in the existing public amenity space.*
- *Given the Committee's concern about the height and arrangement of Building B and C, to consider the height's effect in terms of precedents, density, aesthetics, and views.*
- *To consider a reduction in the overall height or stepping down at building B.*
- *To consider whether the proposed 14 units of 3 bedrooms are sufficient for families.*
- *That the final bedroom counts be included in the development agreement and changes to it be considered substantive.*
- *To explore the opportunity to examine feasibility for district energy throughout the site.*
- *Given the Committee's concern that the charcoal cladding of building A and B appears too industrial, to examine the cladding in terms of aesthetics.*

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- Given the Committee's concern for energy efficiency, to examine the curtain walls and window walls and consider a window wall of 40% and standard wall ratio of 60%.
- To consider application of the principles of Solar City 2.0.
- Concern for curtain walls and window walls on all buildings regarding energy efficiency, such as a 40-60 ratio.
- To consider removal of the overhang on Building B; furthermore

Given the changing context of the area containing and surrounding this site, that

A) planning staff review mobility and transportation issues related to the proposal, recognizing current difficulties for pedestrians and motorists, and lack of porosity in the area; and

B) Given the lack of greenspace nearby, that staff review open space and note the Committee's concern for lack of greenspace in the area.

This recommendation 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.