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## MEMORANDUM

TO: Chair and Members of the Halifax and West Community Council  
CC: Dali Salih, Planner II, Urban Enabled Applications – HRM Planning and Development

FROM: Ms. Sunday Miller, Chair, Districts 7 & 8 Planning Advisory Committee

DATE: May 31, 2016

**SUBJECT: Case 20326: Proposal by Michael Napier Architecture for Substantive Amendments to an existing Development Agreement – Bilby Street & Isleville Street, Halifax**

The Districts 7 & 8 Planning Advisory Committee received a staff memorandum dated May 23, 2016 and heard a staff presentation on Case 20326 at their May 30, 2016 meeting. The following recommendation to the Halifax and West Community Council was approved by the Committee.

*THAT the Districts 7 & 8 Planning Advisory Committee has reviewed Case 20326: Proposal by Michael Napier Architecture for substantive amendments to the existing Development Agreement for Bilby Street & Isleville Street, Halifax and recommends approval of the application as contained in the staff memorandum dated May 23, 2016, with the following suggestions:*

- *supports the principle of live-work units and feels that a minimum of three (3) townhouse units should be maintained as residential only*
- *supports a limitation of hours of operation of any commercial use*
- *recommends the use of R1 zoning as a basis for the description of commercial uses*
- *supports the inclusion of unit mix requirements as described*
- *would support the inclusion of at least 12 units that are two (2) bedrooms plus den, three (3) bedrooms or greater*
- *appreciates the inclusion of natural wood aesthetic in the design*
- *values the changes to setback and landscaping*
- *values the modifications to amenity spaces*

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.