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## MEMORANDUM

TO: Chair and Members of the Halifax and West Community Council  
CC: Darrell Joudrey, Planner II  
FROM: Ms. Sunday Miller, Chair, Districts 7 & 8 Planning Advisory Committee  
DATE: July 12, 2016

**SUBJECT: Case 20183: Application by WSP Canada Inc. for lands at 2710 Agricola Street and May Street to amend the Halifax Peninsula Land Use Bylaw by adding the properties to Schedule Q and for approval of a development agreement to enable a seven storey, mixed use development with 68 units and a separate 3 storey 3 unit building on Fern Lane**

The Districts 7 & 8 Planning Advisory Committee received a staff memorandum dated June 20, 2016 and heard a staff presentation on Case 20183 at their July 11, 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 recommend approval of Case 20183: Application by WSP Canada to amend the Halifax Peninsula Land Use By-law to apply Schedule 'Q' and allow, by development agreement, a seven (7) storey residential building containing ground floor minor commercial uses on lands located at 2710 Agricola Street, Halifax, as contained in the staff memorandum dated June 20, 2016, with the following considerations that the Committee:*

- *Values the passive house concept and encourages the inclusion of requirements in the Development Agreement that will ensure the development targets these standards;*
- *Encourages a reduction in height to five (5) or six (6) storeys;*
- *Values the step-back of the top storey from the remainder of the building;*
- *Values the greenspace indicated, and supports its maintenance as common space available to all residents;*
- *Values the children's play area mentioned;*
- *Encourages improvement of the pedestrian experience on May Street, through the inclusion of more greenery, greater setbacks, awnings or other solutions;*
- *Would appreciate a greater diversity in appearance of the outside of the building, to the degree possible without diminishing the passive house;*
- *Appreciates the colourful sections of the proposal;*
- *Encourages the inclusion of a minimum requirement for two (2) bedroom plus den or three (3) bedroom units;*
- *Is concerned by pedestrian safety considerations associated with the parking garage exit, and encourages the development agreement process to address this;*
- *Values the occupancy of the commercial space by multiple tenants with multiple entrances;*
- *Values the wood finish elements;*

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- *Values the bicycle parking as indicated and values the architectural feature of the recessed corner at Agricola Street and May Street;*
- *Encourages that commercial hours of operation for the site be conducive to the neighbourhood; and*
- *Feels that changes to the above elements after the development agreement is approved should require substantive amendments.*

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.