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MEMORANDUM

TO: Chair and Members of the Halifax and West Community Council
CC: Tyson Simms, Planner III, Planning and Development
FROM: Sarah MacDonald, Chair, Halifax Peninsula Planning Advisory Committee
DATE: June 25, 2018

SUBJECT: Case 20774: Wellington Street, Halifax

Application by Lydon Lynch Architects, on behalf of Banc Investments Limited, to amend the Halifax Municipal Planning Strategy and Halifax Peninsula Land Use By-law to allow an 8 storey multiple unit dwelling at 1110-1132 Wellington Street, Halifax.

The Halifax Peninsula Planning Advisory Committee considered Case 20774 at their June 25, 2018 meeting. The following motion was put forth by the Committee:

That the Halifax Peninsula Planning Advisory Committee recommends that the Halifax & West Community Council not proceed with the approval of Case 20774.

The committee also:

- **Believes that the proposal does not align enough with the recommendations of the Centre plan to be considered;**
 - **Centre plan recommends 4-6 stories in height with a FAR of 3.5; the proposal is 9 stories with a FAR of 5.16.**
- **Believes that the proposal has not presented sufficiently special circumstances or public benefits to warrant the exceptions to the Centre Plan principles;**
- **Feels that the proposal does not offer significant enough step-backs and other features to improve pedestrian experience along the street;**
- **Appreciates the design of the top floor and significant amenity space available to all residents; and**
- **Encourages Halifax & West Community Council to consider what benefits to the public could be offered in exchange for exceptions to the Centre Plan principles in future proposals.**

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

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