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MEMORANDUM

TO: Chair and Members of the Halifax and West Community Council
CC: Melissa Eavis, Planner II, Planning and Development
FROM: Sarah MacDonald, Chair, Halifax Peninsula Planning Advisory Committee
DATE: July 10, 2018

SUBJECT: Case 21288: An Application by WM Fares Architects to consider a residential building by development agreement at 2859 Robie Street, Halifax.

The Halifax Peninsula Planning Advisory Committee considered Case 21288 at their July 9, 2018 meeting. The following motion was approved by the Committee:

That the Halifax Peninsula Planning Advisory Committee recommends that the Halifax & West Community Council proceed with the approval of Case 21288.

The committee also:

- Appreciates in-fill development and increase in residential units in this area;
- Appreciates that the main residential entrance is on Bilby Street;
- Encourages wider sidewalks to improve pedestrian experience;
- Encourages planning staff to work with developer to ensure trees are present along the sidewalk;
- Recommends that the bicycle parking area be moved up from lower parking levels to ground level;
- Recommends that additional visual elements be incorporated into design of southeast elevation tower to improve aesthetic;
- Recommends that the proposal be modified to adhere to current draft centre plan requirements, specifically height and gross floor area maximums;
- Recommends that the planning staff work with the surrounding community and the applicant to facilitate incorporation of affordable housing into the proposal, and consider all available planning tools;
- Recommends that the street wall be reduced to 3 stories rather than the current proposal of 4 stories;
- Recommends that the building name signage be reduced in size; and
- Appreciates the high percentage of multi-bedroom units.

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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