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MEMORANDUM

TO: Chair and Members of the Halifax and West Community Council
CC: Tyson Simms, Planner I, Planning and Development
FROM: Sarah MacDonald, Chair, Halifax Peninsula Planning Advisory Committee
DATE: August 21, 2018

SUBJECT: Case 20218 – Spring Garden Road, Robie Street and Carlton Street, Halifax (Spring Garden West)

The Halifax Peninsula Planning Advisory Committee considered Case 20218 at their August 20, 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 20218.

The committee also:

- Appreciates angled design elements, and design forms on Spring Garden Road;
- Values increased density development in this area;
- Has concerns about shadow impacts of 8 storey podium, and recommends a reduction in height;
- Has concerns about the 30-storey tower height, and recommends the tower heights conform to current and emerging Centre Plan guidelines;
- Appreciates design elements to improve sidewalk/pedestrian experience;
- Appreciates parking access planning, but has concerns about high number of parking spaces being allocated within an active public transit zone and encourages a reduction in parking spaces in favour of active and public transit infrastructure;
- Would value a more complete access plan for resident pick-up and drop-off, and active transportation use;
- Recommends that internal amenity space for residents be incorporated;
- Appreciates promised effort to restore adjacent heritage buildings and community park;
- Values environmental aspects and considerations in design;
- Encourages the construction of two proposals (Case 20218 and Case 20761) be coordinated and happen together if both are approved;
- Recommends a quantitative wind study and joint shadow and traffic study be done for impacts of both proposals combined;
- Encourages efforts to move utilities and wiring underground during construction;
- Recommends that the CH-16 elements be considered by Heritage Advisory Committee; and
- Recommends that a number of affordable housing units sufficient to replace the units lost be incorporated into the proposal.

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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