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## MEMORANDUM

TO: Chair and Members of the Halifax and West Community Council  
CC: Andrew Bone, Planner III, Planning and Development  
FROM: Ashley Morton, Chair, Halifax Peninsula Planning Advisory Committee  
DATE: January 22, 2018

**SUBJECT:**

**8.1 Case 20577:** Application by WM Fares, on behalf of Abe Salloum, to amend the Halifax Municipal Planning Strategy and Halifax Peninsula Land Use By-law to permit an 8-storey building, with residential units and ground floor commercial on Robie Street. The proposal includes 6014, 6018, and 6020 Cunard Street, 2180, 2178, 2176, 2166, 2164 and 2162 Robie Street, and 6025 Compton Avenue, Halifax which is located at the corners of Robie Street, Compton Avenue and Cunard Street.

The Halifax Peninsula Planning Advisory Committee considered Case 20577 at their January 22, 2018 meeting. The following motion was approved by the Committee.

*The Halifax Peninsula Planning Advisory Committee has reviewed the proposal in Case 20577. The Committee recommends that the Halifax & West Community Council proceed with approval of this proposal. The Committee:*

- *Values the affordable housing that is currently located on the site, and encourages the Halifax & West Community Council to take whatever measures may be available to preserve affordable housing on this site.*
- *Values the increase in residential density that this proposal would provide, particularly for its location close to transit and recreational opportunities.*
- *Finds the principle of Transition is not sufficiently observed on the Cunard street frontage, as the heights move abruptly from 8 storeys to 4 storeys within the proposal, and then to 2 storeys at the neighbouring property.*
- *Is concerned about the architectural mass towards the corner of Robie & Cunard, and would value the mass being subdivided to a greater degree, with greater architectural value in this area.*
- *Values the increase in width of sidewalk but feels that it would be more appropriate to increase the sidewalk width by at least 2 metres, rather than only 1.*
- *Values the courtyard green space at the west side of the building, but believes that it will not provide the desired value without further development, because of the facts that the courtyard abuts the 8-storey height directly, will receive very little sunlight and has not yet identified any recreational amenities. The committee would value greater public space closer to, or directly adjoining public streets, so long as the principle of context-sensitivity is observed.*

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- *Values the townhouse form included on the Compton frontage.*
- *Values the degree of public engagement that has occurred to date, and encourages Planning staff and the Community Council to continue to engage the public around this proposal.*

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