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MEMORANDUM

TO: Chair and Members of the Halifax and West Community Council
CC: Leah Perrin, Planner II, Urban Plan Amendments
FROM: Ashley Morton, Chair, Halifax Peninsula Planning Advisory Committee
DATE: September 27, 2017

SUBJECT: Case 20658 – Application by WM Fares Architects for amendments to the Halifax Municipal Planning Strategy (MPS) and Halifax Peninsula Land Use By-law (LUB) to allow a 5-storey building facing Bayers Road, and a 3-story building facing Young Street, with commercial uses and residential units at 6419-6467 Young Street and 6438-6460 Bayers Road, Halifax.

The Halifax Peninsula Planning Advisory Committee received a staff presentation on Case 20658 at their September 25, 2017 meeting. The following motion was approved by the Committee.

THAT the Halifax Peninsula Planning Advisory Committee has reviewed the application for an amendment to the Halifax Municipal Planning Strategy and Halifax Peninsula Land Use By-law and recommends that the Halifax and West Community Council proceed with the approval process of Case 20658 with the following comments and suggestions:

- *The committee is concerned that the level of consultation for this development was insufficient.*
- *The committee considers the pedestrian street scape and experience on Bayers Road to be particularly important.*
- *The committee considers the height of the building on Bayers Road appropriate.*
- *The committee would prefer the Young Street residences to more closely conform to a townhouse form. It would appreciate less of a mass on Young Street in general.*
- *The committee would appreciate the development on Young Street being under 35ft high.*
- *The committee does not consider the Young Street side of the proposal to be consistent with the zone in the Centre Plan.*
- *The committee considers the green space as proposed to be appropriate. It would appreciate replacing trees that are removed due to construction. It would appreciate good lighting and seating areas.*
- *The committee would appreciate the materials being more consistent in colour and feel with the neighbourhood on Young Street.*
- *The committee notes that traffic from Bayers Road could be an issue with sight lines and safety.*
- *The committee appreciates higher density.*
- *The committee is concerned about commercial parking for the development.*
- *The committee appreciates the indoor bike parking and would like more outdoor bike parking for guests and customers.*

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- *The committee is concerned about the effect the development will have on traffic on Oxford Street and Bayers Road.*

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