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MEMORANDUM

TO: Chair and Members of the Halifax and West Community Council
CC: Carl Purvis, Program Manager Urban Enabled Applications, Current Planning
FROM: Sarah MacDonald, Chair, Halifax Peninsula Planning Advisory Committee
DATE: June 25, 2019

SUBJECT: Case 22029: Application by APL Properties Limited to enter into a development agreement for a mixed-use building on the lands at 6009-6017 Quinpool Road, Halifax and to amend the Halifax Peninsula Land Use Bylaw to reflect Housing Nova Scotia's process regarding possible affordable housing units

The Halifax Peninsula Planning Advisory Committee (HPPAC) considered Case 22029 at their June 24, 2019 meeting.

RECOMMENDATION SECTION:

Motion approved that Halifax Peninsula Planning Advisory Committee recommends that Halifax and West Community Council:

1. Amend the Halifax Peninsula Land Use Bylaw to reflect Housing Nova Scotia' process regarding possible housing units;
2. Uphold affordable housing commitments for lifespan of the building, in line with Housing Nova Scotia policies; and
3. Request that the applicant set their affordable housing rental price below the policy maximum of \$750.

Motion approved that Halifax Peninsula Planning Advisory Committee recommends that Halifax and West Community Council proceed with development agreement as per Case 22029 with the following considerations:

- ensure the number of bicycle and vehicle parking proposed is achieved;
- inclusion of more than 10 affordable units;
- public amenity space be places where tenants can gather together, thus excluding private tenant balconies;
- redesign the outdoor amenity space to include more tenant community space;
- incorporate additional internal public amenity space taking into consideration height of the building and weather patterns in Halifax;
- ensure there is adequate space on the side of the road (e.g. lay-by) for deliveries and other traffic needs, including tenant accessibility;
- mitigate wind impact to locations 11, 25 and 26;
- require street landscaping to mitigate high streetwall and wind condition impacts on pedestrian experience;
- efforts be made to improve the pedestrian experience, particularly at transit stop locations; and
- the previously approved Municipal Planning Strategy (MPS) changes be provided to Halifax and West Community Council and Halifax Regional Council for their review when considering this development application.

DISCUSSION SECTION:

HPPAC supports the proposed development and values the incorporation of affordable housing units.

This information has been provided to HRM planning staff for review and consideration and will be addressed in their staff report to the Halifax and West Community Council.

Office of the Municipal Clerk

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