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MEMORANDUM

TO: Chair and Members of the Halifax and West Community Council
CC: Jillian Maclellan, Planner

FROM: Mr. Brenden Sommerhalder, Chair, Districts 7 & 8 Planning Advisory Committee
DATE: July 28, 2015

SUBJECT: **Case 19857: Application by Breakhouse Inc. to amend the Halifax Peninsula Land Use By-Law to apply Schedule L and enter into a development agreement to permit a mixed use residential and commercial building at 3085-3077 Oxford Street and 6393 Young Street, Halifax.**

The Districts 7 & 8 Planning Advisory Committee received a staff memorandum dated July 17, 2015 and heard a Staff presentation on Case 19857 at their July 27, 2015 meeting. The following recommendation to the Halifax and West Community Council was agreed to by the Committee.

A motion passed that the Committee has reviewed the application by Breakhouse Inc. and recommends approval of the application as contained in the staff memorandum package dated July 17, 2015 with the following considerations:

- *The Committee values access for all residents to open space in the rear yard.*
- *The Committee values the proposed unit configuration.*
- *That all ventilation occurs from the rooftop.*
- *That clarity is given on any easements or access issues.*
- *That environmental technologies such as solar and rain water collection on the rooftop are strongly considered.*
- *That there is further safety analysis at the entranceway to consider the positioning of the ramp to the parking garage, the landing platform, and the length of fence to the sidewalk.*
- *That a vegetation buffer be considered along the fence in the rear yard to enhance privacy.*
- *That the texture and colour of the corrugated material on the third and fourth floor be reconsidered on the Young Street side and rear yard for a less industrial feel.*
- *That further analysis is performed of the east ramp with consideration to safety, noise, and light.*
- *That an assessment be made of the loading for commercial and residential uses to create the least amount of impact on the existing neighbourhood.*
- *The Committee values the wooden fence for aesthetic considerations.*
- *The Committee values the proposed vegetation in the proposal.*
- *The Committee values the interior wooden liner on the Young Street side.*
- *The Committee encourages the possibility of bike parking on the individual floors of the building.*
- *That service parking is allocated in the garage.*
- *That parking implications for the proposal are examined with an aim to mitigating any negative impacts.*

Office of the Municipal Clerk

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- *That recommendations 1 through 3 not be made non-substantive.*

This recommendation 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.