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MEMORANDUM

TO: Chair and Members of the Halifax and West Community Council
CC: Miles Agar, Planner

FROM: Mr. Brenden Sommerhalder, Chair, Districts 7 & 8 Planning Advisory Committee
DATE: June 23, 2015

SUBJECT: **Case 19862: Application by Michael Napier Architecture, on behalf of Samir Metlej, to amend the Halifax Peninsula Land Use By-law to apply Schedule "Q" and allow, by development agreement, a seven-storey residential building containing ground floor commercial on four parcels located at 5555, 5549 and 5543 Almon Street, Halifax.**

The Districts 7 & 8 Planning Advisory Committee received a staff memorandum dated June 12, 2015 and heard a Staff presentation on Case 19862 at their June 22, 2015 meeting. The following recommendation to the Halifax and West Community Council was agreed to by the Committee.

An amended motion passed that the Districts 7 & 8 Planning Advisory Committee has reviewed Case 19862 application by Michael Napier Architecture, on behalf of Samir Metlej, and recommends approval of the application as contained in the memorandum and attachments package dated June 12, 2015, with consideration to the following matters:

- *That the setback on Isleville Street be 30 inches or greater to create a pedestrian plaza space.*
- *That a modest setback and/or landscaping at grade be implemented to improve the pedestrian experience along Almon Street.*
- *That consideration be given to constructing the amenity space corner with lighter colours and building materials more reflective of the surrounding community.*
- *That consideration be given to edible foods on the rooftop terraces and that access to the rooftop terrace by all residents is maintained.*
- *That consideration be given to increasing parking spaces and parking designation be given for visitors and service-givers.*
- *That the development agreement clarifies density and unit size and that consideration be given to 3 bedroom unit configuration.*
- *That any alterations to the above recommendations be considered as 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.

Office of the Municipal Clerk

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