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## MEMORANDUM

To: Chair and Members of Halifax & West Community Council

CC: Ms. Gail Harnish, PAC Coordinator  
Ms. Jilliam MacLellan, Planner, HRM Development Approvals

From: Mr. Brenden Sommerhalder, Chair, Districts 7 & 8 Planning Advisory Committee

Date: January 31, 2014

### **Subject:**

Case 18270 – Application by Genivar for the lands of 5885 Spring Garden Road to develop a mixed use building through a development agreement

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### **ORIGIN**

The Districts 7 & 8 Planning Advisory Committee January 27, 2014 meeting.

### **BACKGROUND/DISCUSSION**

The Districts 7 & 8 PAC received a staff memorandum dated December 11, 2013, and heard staff presentation on Case 18270, at their January 27, 2014 meeting. The following recommendations were agreed to by the Committee in regards to Case 18270:

The Districts 7 & 8 Planning Advisory Committee recommends to Halifax and West Community Council that:

- 1) The Committee stated that height is a concern and heights similar to that of Embassy Tower would be more appropriate for this proposal.
- 2) The Committee expressed concern for the effects of the proposed building on the surrounding urban forest and recommends that input from the Urban Forester be considered by staff.
- 3) The Committee supports the use of transparent and light-coloured glass on the exterior of the structure.
- 4) Visitor parking is important and should be addressed by staff.
- 5) The wind impact assessment should be taken into consideration by staff.
- 6) Setbacks should be considered for the single storey commercial building fronting on Spring Garden Road.
- 7) The Committee supports commercial uses along Spring Garden Road.

The recommendation has been provided to HRM planning staff for review and consideration, and will be addressed in their staff report to Halifax & West Community Council.

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