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MEMORANDUM

To: Chair and Members of Halifax & West Community Council

CC: Ms. Gail Harnish, PAC Coordinator
Ms. Dali H. Salih, Planner, Development Approvals
Mr. Kurt Pyle, Supervisor, Planning Applications and Heritage

From: Mr. Michael Haddad, Acting Chair, District 7 & 8 Planning Advisory Committee

Date: November 6, 2013

Subject:

Case 18555: Application by Genivar, on behalf of Onyx Properties, to investigate amending the Halifax Peninsula Land Use By-law by applying Schedule Q to 2857-2863 Isleville Street and 5559 Bilby Street, Halifax, to allow for an 8-storey residential building by Development Agreement

ORIGIN

The District 7 & 8 Planning Advisory Committee October 28, 2013 meeting.

BACKGROUND/DISCUSSION

The District 7 & 8 PAC received a staff memorandum dated October 16, 2013, and heard staff presentation on Case 18555, at their October 28, 2013 meeting. The following recommendations were agreed to by the Committee in regards to Case 18555:

The District 7 & 8 Planning Advisory Committee recommends that:

- 1) Appropriate attention be paid in the development agreement to ensure there is adequate pedestrian circulation space in order to support the private green spaces in front of the townhouses, tree planting in the sidewalk right of way and accessible pedestrian access in the sidewalk right of way.
- 2) In regard to the north and east sides of the building, that attention be paid to consideration of the experience of the abutting properties to consider additional aesthetic considerations and architectural interest possible within the existing building code.
- 3) Direction is provided within the development agreement that tree planting be carried out by the developer, in consultation with the HRM arborist/urban forest plan on both Bilby and Isleville streets.

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- 4) The change in effect and materials and attention to design detail demonstrated on the 1st through 3rd floors shown in the presentation be required to be retained in the development agreement.

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