

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 18591: Application by Genivar, on behalf of FH Construction Ltd., to investigate amending the Halifax Peninsula Land Use By-law by applying Schedule Q to 5530-5532 Bilby Street, Halifax, to allow for a 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 18591, at their October 28, 2013 meeting. The following recommendations were agreed to by the Committee in regards to Case 18591:

The District 7 & 8 Planning Advisory Committee recommends that:

- 1) Appropriate attention be paid in the development agreement to ensure that the pedestrian experience and safety be considered in regard to competition with parking entrance/exits of the development
- 2) Appropriate attention be paid in the development agreement to the south side elevation and the experience of neighbour is regarding the massing of the wall, privacy and other quality of life issues and that the landscape plan include landscape include landscape and architectural features that address this ex) green wall planting
- 3) The clapboard finishes on the east side façade be of high quality materials that reflect the experience of the use/application of materials in this climate.
- 4) It was noted that bike parking was not in the plan as provided, and that the development agreement must reflect the current requirements in the land use bylaws.

- 5) Additional comments were provided by individual member of the committee and will be reflected in the minutes once approved.

Discussion was held on the usual length of time to construction allowed for under development agreements. The Committee requested that further information be provided by planning services as to the usual length of time allowed for in a Development Agreement for construction and the background/rationale for those time lines and the definition of “commence construction”. The Committee intends to provide comment/recommendation on the time limits included in the Development Agreements to ensure that approval leads to speedy construction.

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.