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Item No. 11.2.1 (i)

Halifax Regional Council  
March 9, 2010

**TO:** Mayor Kelly and Members of Halifax Regional Council

**SUBMITTED BY:**

*Heather Ternoway*

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Heather Ternoway, Chair  
District 12 Planning Advisory Committee

**DATE:** February 25, 2010

**SUBJECT:** Case 01227: Development Agreement, City Centre Atlantic

**ORIGIN**

District 12 Planning Advisory Committee meeting - February 24, 2010

**RECOMMENDATION**

The District 12 Planning Advisory Committee recommend that Halifax Regional Council not approve the application for a development agreement to allow a five storey addition to City Centre Atlantic, Halifax.

## **DISCUSSION**

The Committee understands the complexity of the design and that it is a very difficult design issue. However, this is a very prominent location and is very visible. Spring Garden Road is the most prominent street in Halifax. Something the District 12 Planning Advisory Committee has been working on for years to address is blank walls and blank facades, and a facade in this location requires a lot of attention. Balconies and some glass has been added but it still leaves a significant portion of a blank wall which conflicts with Policy EC-2 ( c) of the Regional Plan.

The Committee does not feel confident that the wind impact statement adequately responds to concerns about the potential for a wind tunnel between the two buildings and the wind conditions at street level. It does not seem complete. There is also concern about the non-independence of the wind impact statement, as it was provided by an individual who is part of the development team.

The Committee is also concerned about the 60' between the Heritage Way building and the new building.

## **ATTACHMENT**

None

Additional copies of this report, and information on its status, can be obtained by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

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