

### Request for Council's Consideration

<input type="checkbox"/> <b>Included on Agenda</b> (Submitted to Municipal Clerk's Office by Noon Thursday)	<input checked="" type="checkbox"/> <b>Added Item</b> (Submitted to Municipal Clerk's Office by Noon Monday)
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**Date of Council Meeting:** April 17, 2012

**Subject:** Proposed Amendments to viewplane policies and regulations in the Regional Plan, Municipal Planning Strategy and Land Use Bylaw to accommodate exterior improvements to the existing high-rise structure known as Fenwick Towers on Fenwick Street in Halifax

**Motion for Council to Consider:**

**Authorize staff to initiate a process to consider amending the Citadel View Plane requirements of the Regional Municipal Planning Strategy, the Halifax Municipal Planning Strategy, and the Halifax Peninsula Land Use By-law to permit exterior modifications to the Fenwick Tower building in the South End of Halifax**

**Reason:** Council approved a Development Agreement for the re-development of the property surrounding Fenwick Towers on Fenwick Street in Halifax. That project included a significant upgrade to the exterior of the Fenwick Towers high-rise apartment building. The existing building is in very close proximity to the boundary of two view-plane corridors. The project intent was to complete the building improvements without any encroachment into the viewplane corridors. The existing development agreement was approved on that basis.

More precise survey information has determined the proposed exterior improvements to the building will encroach into the viewplane corridors on both corners of the east side of the structure. Staff and the developer have exhausted all building design alternatives to resolve the encroachment. The only remaining solution to allow the building to be upgraded as presented to the public and approved by Council is to adjust the viewplane boundary to correspond with the renovated exterior walls.

**Outcome Sought:** Council's approval to initiate the public consultation and policy and regulatory amendments to adjust the viewplane boundaries to accommodate exterior improvements to Fenwick Towers.

Councillor *Sue Uteck*

District 13