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Item No. 9.1 (iii)

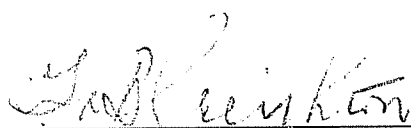
Halifax Regional Council

May 13, 2008

June 17, 2008

June 24, 2008

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY: 
Tom Creighton, Chair, Heritage Advisory Committee

DATE: May 9, 2008

SUBJECT: **Case 00971 - MPS/LUB Amendment and Development Agreement,
Halkirk (Keiths Brewery) Lands, Lower Water, Bishop, and Hollis
Streets, Halifax**

ORIGIN

April 23, 2008 meeting of Heritage Advisory Committee

RECOMMENDATION

The Heritage Advisory Committee recommends that Regional Council not approve the proposal at this time.

BACKGROUND

At the April 23, 2008 meeting of the Heritage Advisory Committee, staff provided a presentation on the request by Halkirk Properties Limited to amend the Halifax Municipal Planning Strategy and Halifax Peninsula Land Use By-law to permit a mixed-use development on the souther portion of the “Keith’s Brewery” lands, bounded by Lower Water, Bishop, Hollis and Salter Streets, by development agreement.

DISCUSSION

The Committee discussed the proposal and subsequently passed a motion to recommend that Council not approve the proposal at this time. The comments and concerns noted by the Committee are as follows:

- concern was expressed about the impact this application would have on the integrity of the streetscape from Bishop Street (heading south), as there is some who view this as a possible future heritage precinct.
- concerned that Halkirk does not own the Keith Lane property at this time and, as a result, it changes the design of the building, i.e. has a sheered look to it on one side.
- believe that the setbacks with this development aren’t right in regard to what the Regional Plan states.
- concerned that it might not be meet the policies of the Regional Plan and HRM By Design.
- there’s a lot to like about the development - don’t find it offensive to its surroundings - height was not acceptable in the past and will not be in the future under the HRM By Design.
- in the previous proposal the tower was much larger; this proposal is a nice marriage between heritage and new development - supportive of the proposal.
- most uncomfortable is its relationship to Bishop Street—not addressing the pedestrian experience, but that is also not a heritage matter.
- have issue with whether the high rise is complementary to heritage; the rest of it I love.
- feel that there is too much pushing against the existing policies - find that it feels as if city staff have to defend the proposal - can’t vote for it.
- should this go to Council, it will arrive at the same time as the HRM By Design - a very narrow window - would be more comfortable if it came forward under the new regulations for downtown development - in two months - - these are amendments that will be superceded almost immediately - there are lots of good things about the proposal - we are creating a situation where this will be the last one under these amendments rather than the first one under the new regulations.
- this is not an outright rejection - there is a lot to like, including the tower, but it stretches the policies.

BUDGET IMPLICATIONS

None associated with this report. See staff report dated April 2, 2008.

FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating reserves, as well as any relevant legislation.

ALTERNATIVES

None associated with this report. See staff report dated April 2, 2008.

ATTACHMENTS

None.

A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/cagenda.html> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

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