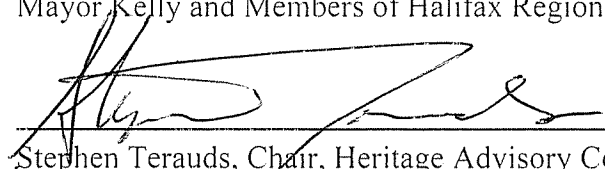


Halifax Regional Council
August 11, 2009
September 15, 2009

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY:


Stephen Terauds, Chair, Heritage Advisory Committee

DATE: July 16, 2009

SUBJECT: Case 01162 - Development Agreement, Hollis & Morris Streets

ORIGIN

Heritage Advisory Committee Meeting of June 24, 2009.

RECOMMENDATION

The Heritage Advisory Committee recommend that Regional Council:

1. Move Notice of Motion to consider the development agreement, as contained in Attachment A1 of the June 15, 2009 Supplementary staff report to allow for a ten storey, mixed-use building at 1267-1285 Hollis Street and 5142-5144 Morris Street, Halifax, and schedule a public hearing.
2. Approve the development agreement, as contained in Attachment A1 of the supplementary staff report date June 15, 2009 with the following amendments:
 - the flat brick wall along the southern property boundary have windows installed at each storey along the southern portion of the building; and
 - the exterior material used on the five-storey portion at the corner of Hollis and Morris Streets be either light tone grey or cream coloured true stone veneer at the ground floor, and true stone or artificial stone veneer with smooth or tool finish above the ground floor. No rusticated or rough-faced stone above the ground floor.
3. Require that the development agreement be signed and returned within 120 days, or any extension thereof granted by Regional Council on request of the Developer, from the date of final approval by Regional Council or any other bodies as necessary, whichever is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.

BACKGROUND

At the June 24, 2009 meeting of the Heritage Advisory Committee, staff presented the application for development agreement by Dixel Developments Limited for the construction of a ten-storey residential and commercial building at the south-west corner of Hollis and Morris Streets, Halifax.

DISCUSSION

The Heritage Advisory Committee reviewed and discussed the application with staff, and generally supported the proposal providing it addressed two concerns. The Committee had a concern with the flat brick wall on the building at the southern boundary of the project and recommended that windows be installed at each storey along the southern portion. This would remove a 'blank wall' look to the building. In addition the Committee recommended that the exterior material used on five-storey corner building be either light tone grey or cream coloured true stone veneer at grade and artificial stone veneer with smooth tool finish above grade. The Committee passed motions endorsing these recommendations, and are included in the recommendation noted above.

BUDGET IMPLICATIONS

None associated with this report. For any budget implication regarding the application please refer to the attached supplementary staff report dated June 15, 2009.

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

The Heritage Advisory Committee did not provide alternatives. Staff have provided alternatives which are outlined in the attached supplementary staff report dated June 15, 2009.

ATTACHMENTS

Attachment A: Supplementary Staff Report dated June 15, 2009

Attachment B: Staff Report dated May 13, 2009

A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/agenda.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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