

Item No. 11.1.8 (ii)
Halifax Regional Council
April 12, 2011

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY: Original Signed
Stephen Térauds, Chair, Heritage Advisory Committee

DATE: April 1, 2011

SUBJECT: Case 01231: Development Agreement – 1595 Barrington Street, Halifax

ORIGIN

Staff presentation to the Heritage Advisory Committee on March 31, 2011.

RECOMMENDATION

The Heritage Advisory Committee recommend Halifax Regional Council:

1. Give Notice of Motion to consider the application by 1595 Investments Limited for a development agreement at 1595 Barrington Street, and schedule a public hearing;
2. Approve the development agreement, included as Attachment A of the March 14, 2011 staff report to permit a mixed-use development; and
3. Require the development agreement by signed by the property owner and returned to HRM within 120 days, or any extension thereof granted by Council on request of the property owner, from the date of final approval by Council and nay other bodies as necessary, including applicable appeal periods, whichever is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.

BACKGROUND

Staff presented the application by 1595 Investments Limited to enter into a development agreement to permit a mixed use building at 1595 Barrington Street, Halifax to the Heritage Advisory Committee at its March 31, 2011 meeting.

DISCUSSION

The Committee expressed some initial concern that original decorative features of the existing building were being removed where the drawings (Schedule R-1, Building Elevation (Sackville Street – North), dated Sept 2010 and Schedule R-4, Building Elevation (Barrington Street – West), dated Sept 2010) noted “New Spandrel Panel” between the Level 2 and Level 3 windows. Staff advised that the new spandrel panels will be deleted from the drawings and the design, and the original details will remain as outlined in the Staff Report on pages 3, 6 (with respect to Policy 7.2.1: “[t]he proposal favourably responds to this policy through its retention of the existing building facades facing Barrington and Sackville streets... from the perspective of a pedestrian... the existing character will be retained.”), and 8 (... to retain the facades facing Barrington and Sackville Streets... if they are unable to be retained, that they will be reestablished using the same type of stone and in same style and detailing as the existing facades); and in Part 3.5 of the Development Agreement.

Staff satisfied the Committee’s concerns over potential changes to the design permitted by Work noted as Non-substantive Amendments in the Development Agreement (6.2.1 (a), 6.2.1 (b), 6.2.1 (c), and 6.2.1 (f) in particular) by confirming that changes to these items would come before the Committee for review and recommendation to Council.

BUDGET IMPLICATIONS

There are no budget implications associated with this report. Please refer to the March 14, 2011 staff report for budget implications associated with this application.

FINANCIAL MANAGEMENT POLICIES/BUSINESS PLAN

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

ALTERNATIVES

The Heritage Advisory Committee did not provide any alternatives.

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.

Report Prepared by: Stephen Terauds, Chair, Heritage Advisory Committee
