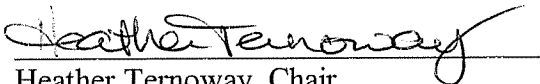


Halifax Regional Council
May 10, 2005

TO: Halifax Regional Council

SUBMITTED BY: 
Heather Ternoway, Chair
District 12 Planning Advisory Committee

DATE: May 3, 2005

SUBJECT: Case 00743: Application for development agreement, Lot A-1, Hollis,
Salter and Lower Water Streets, Halifax

ORIGIN

District 12 Planning Advisory Committee meeting - May 2, 2005

RECOMMENDATION

The District 12 Planning Advisory Committee recommend that Regional Council:

1. **Give Notice of Motion to consider an application by Salters Gate Developments Limited for a development agreement at Lot A-1, Hollis, Salter and Lower Water Streets, Halifax, and schedule a public hearing.**
2. **Approve the development agreement, included as Attachment 1 of the report dated April 14, 2005, to permit a 125-room hotel, 38 residential units and associated parking and commercial floor space.**
3. **Require that the development agreement be signed within 120 days, or any extension thereof granted by Regional Council on request of the applicant, from the date of final approval by Regional Council and any other bodies as necessary, whichever is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.**
4. **Subject to signing of the new agreement, discharge that portion of the existing development agreement as it applies to Lot A-1 (PID# 00471086), to take effect upon the registration of the new agreement.**

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.

Report prepared by: Gail Harnish, Admin/PAC Coordinator, 490-4937

EXTRACT - DRAFT MINUTES - DISTRICT 12 PAC - MAY 2, 2005

5.1 Case 00743: Application for Development Agreement - Lot A-1, Hollis, Salter and Lower Water Streets, Halifax

- A staff report dated April 14, 2005 was before the Committee for consideration.

Mr. Paul Sampson, Planner, briefly reviewed the proposal by Salters Gate Developments Ltd. for a mixed use, residential/commercial development consisting of a 125 room hotel, 38 residential units and associated parking and commercial floor space, Lot A-1, Hollis, Salter and Lower Water Streets, Halifax.

Mr. Sampson advised that should the proposal be approved, the existing agreement for Lot A-1 will be discharged upon registration of the new agreement. He further indicated that the Heritage Advisory Committee has recommended in favour of the proposal. Mr. Sampson made the following key points regarding the proposal:

- architectural materials are in keeping with heritage buildings in area
- the scale of the project is in keeping with the area
- signage will be reviewed by the Heritage Planner and fall within the Heritage Guidelines
- the Market Plaza will be designed and coordinated with the owners of the Brewery Market

At the request of Mr. Sampson and with agreement from the Committee, Mr. Bill Campbell and Mr. Roy Willworth, utilizing poster board depictions of the development, made a brief presentation relative to the proposal. The presentation included the following key points:

- a description of the design palette which will be carried out through the development
- demolition of the warehouses was undertaken to allow an opportunity for a timely archaeological review of the site and to determine what may be needed in terms of structural support
- a review of the components of the development including pedestrian entrances and parking (not visible from the street or on the surface)
- the view of the Brewer is maintained through the creation of the Market Plaza and the proposed set back along Lower Water Street
- an important corner is to be created mirroring the Metro Park and the Sheraton Hotel (Hollis and Salter)
- the proposal includes three carriage ways
- the general shape of project is compatible with those in the area
- the building material palette has been taken from the surrounding buildings (ironstone, glass, sandstone) and creates a quiet neutral backdrop to the brewery buildings
- the proposal falls under the viewplane
- a wind and shadow study has been completed which meets HRM's requirements

Mr. Campbell and Mr. Willworth then responded to questions from members of the Committee.

MOVED by Councillor Sloane, seconded by Clary Kempton that the District 12 Planning Advisory Committee recommend that Regional Council:

- 1. Give Notice of Motion to consider an application by Salters Gate Developments Limited for a development agreement at Lot A-1, Hollis, Salter and Lower Water Streets, Halifax, and schedule a public hearing.**
- 2. Approve the development agreement, included as Attachment 1 of the report dated April 14, 2005, to permit a 125-room hotel, 38 residential units and associated parking and commercial floor space.**
- 3. Require that the development agreement be signed within 120 days, or any extension thereof granted by Regional Council on request of the applicant, from the date of final approval by Regional Council and any other bodies as necessary, whichever is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.**
- 4. Subject to signing of the new agreement, discharge that portion of the existing development agreement as it applies to Lot A-1 (PID# 00471086), to take effect upon the registration of the new agreement.**

MOTION PUT AND PASSED UNANIMOUSLY.