

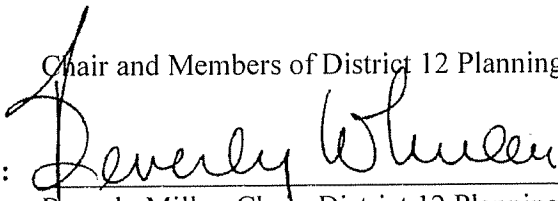


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Peninsula Community Council
February 13, 2012

TO: Chair and Members of District 12 Planning Advisory Committee

SUBMITTED BY: 
Beverly Miller, Chair, District 12 Planning Advisory Committee

DATE: January 23, 2012

SUBJECT: **Case 16803 - Development Agreement in the Brunswick Street Heritage Area (Schedule HA-1) to allow for a multiple unit dwelling at 2569-2581 Brunswick Street, Halifax**

ORIGIN

District 12 Planning Advisory Committee meeting – January 23, 2012.

RECOMMENDATION

It is recommended that the District 12 Planning Advisory Committee recommend that Peninsula Community Council:

1. Not give Notice of Motion to consider an application for the City of Halifax Non-Profit Housing Society to enter into a development agreement for the properties at 2569-2581 Brunswick Street, Halifax, and schedule a public hearing; and
2. Not approve the proposed development agreement to allow a 34 unit dwelling on Brunswick Street as outlined in Attachment A of this report dated December 16, 2011.

BACKGROUND/DISCUSSION

At its meeting of January 23, 2012 the Committee reviewed and discussed the application by Rayleen Hill, Architecture and Design, for lands of City of Halifax – Non-Profit Housing Society to allow for a multiple unit dwelling at 2569-2581 Brunswick Street, Halifax. The Committee agreed they could not support this application for the reasons outlined as follows:

1. The lack of community support for this application during the May 11, 2011 public meeting;
2. The complaints Councillor Sloane has received about the maintenance of other Harbour City buildings;
3. The policy to encourage retention of heritage buildings was not given sufficient weight. Given the value of these buildings to the Brunswick Heritage District, no information was provided on rehabilitation possibilities or costs on existing buildings;
4. Demolition would set an undesirable precedent for the Brunswick Street area;
5. 31 of the 34 proposed units are one-bedroom and this is not a ratio that assists families or promotes a diversity of mixed-use; and
6. Demolition and rebuilding with new materials is not environmentally sound as compared to rehabilitation of structurally solid heritage buildings.

BUDGET IMPLICATIONS

None associated with this report.

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.

COMMUNITY ENGAGEMENT

As per the staff report dated December 16, 2011.

ALTERNATIVES

1. Council may choose to approve the proposed development agreement as set out in Attachment A of the attached staff report dated December 16, 2011. This is staff's recommended course of action.
2. Council may choose to approve the proposed development agreement subject to modifications. This may necessitate further negotiations with the applicant.
3. Council may choose to refuse the proposed development agreement, and in doing so, must provide reasons based on a conflict with MPS policies. This alternative is not recommended for the reasons stated within this report.

ATTACHMENTS

Staff report dated December 16, 2011.

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

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