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**Item No. 11.1.16 (iii)**

**Halifax Regional Council  
May 13, 2008**

**TO:** Mayor Kelly and Members of Halifax Regional Council

**SUBMITTED BY:**

A handwritten signature in cursive script, appearing to read "Tom Creighton", written over a horizontal line.

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**

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**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.

Report Prepared by: \_\_\_\_\_  
Sheilagh Edmonds, Legislative Assistant