

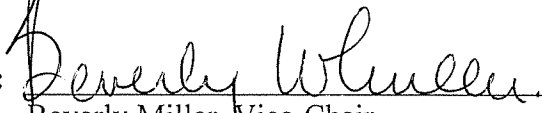


PO Box 1749
Halifax, Nova Scotia
B3J3A5 Canada

Halifax Regional Council
July 7, 2009

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY:


Beverly Miller, Vice-Chair
District 12 Planning Advisory Committee

DATE: June 29, 2009

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

INFORMATION REPORT

ORIGIN

District 12 Planning Advisory Committee meetings - May 25 and June 22, 2009

BACKGROUND

The District 12 Planning Advisory Committee (PAC) reviewed a staff report and a supplementary report for an application by Dixel Developments Limited to construct a ten storey residential and commercial building at the southwest corner of Hollis Street and Morris Street.

Staff recommended approval of the proposed development agreement (Attachment A1 of the supplementary report dated June 15, 2009) to allow for the ten storey mixed use building at 1267-1285 Hollis Street and 5142-5144 Morris Street, Halifax.

After a lengthy discussion and two failed motions, the Committee agreed to forward an information report to Council outlining the concerns and failed motions.

DISCUSSION

Two following two motions were placed on the floor but failed:

1st motion

“That the District 12 PAC recommend that Regional Council:

1. Move Notice of Motion to consider the development agreement, as contained in Attachment A1 of the report dated June 15, 2009, 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 report dated June 15, 2009.
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.”

2nd motion

“That the District 12 PAC recommend that Regional Council not approve the proposed development agreement based on the objective and policies of Policy 3 - Conservation of Buildings and Special Features, of the Halifax Waterfront Development Area Secondary Plan.”

The following concerns were raised by members of the Committee:

- 100% of the buildings on the site, which are considered to be of heritage significance, are being demolished. The objective of Policy 3 of the Halifax Waterfront Development Area Secondary Plan is “The conservation or rehabilitation of areas, streetscapes, buildings, features, and spaces which mark the sequence of development in Halifax, and which demonstrate the historic and architectural character of the City.” It was felt an effort should have been made to incorporate a small part of that significant heritage site into the development. 1267 Hollis Street, at the edge of the lot, was felt to have the most significance.
- The Municipality undertook heritage evaluations of the buildings that currently occupy the site in 1988, but they were never registered as heritage properties. It was felt the Municipality should have revisited the potential of registering the buildings as heritage properties with the current owner.

- It was felt that staff and the owner diminished the importance of Policy 3.1 because the buildings are not registered heritage properties.
- It was felt the tower does not meet the requirements of Policy 5.6.1 of the Halifax Waterfront Development Area Secondary Plan. Policy 5.6.1 states “The exterior architectural design of the new buildings should be complementary to any adjacent ones of historic or architectural significance, or important to the character of Halifax. In such instances, the careful use of materials, colour, proportion, and the rhythm established by surface and structural elements should reinforce the similar aspects of the existing buildings.” There was concern that the tower is not complementary to the adjacent buildings and that it does not take into consideration the careful use of materials, colour, proportion and the rhythm of existing buildings.
- There was concern about the flat brick wall (referred to as a blank wall) that forms part of the southern elevation. The wall is along the southern property boundary and is approximately 43' in height by 46' in width.

ATTACHMENTS

Supplementary report dated June 15, 2009

Staff report dated May 13, 2009

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