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Item No. 10.2.1 (ii)
Halifax Regional Council
October 6, 2009

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY:



Dan English, Chief Administrative Officer



Paul Dunphy, Acting Deputy Chief Administrative Officer - Operations

DATE: September 21, 2009

SUBJECT: **Case 01301: Non-substantive DA amendments - 1445-1467 South Park St., Halifax**

SUPPLEMENTARY REPORT

ORIGIN

- Application by W.M. Fares Group for non-substantive amendments to the existing development agreement for 1445-1467 South Park Street (corner of Brenton Place), Halifax, to allow for changes to the landscaping measures and exterior architectural appearance of the building.
- July 13, 2009, staff report to District 12 Planning Advisory Committee.
- Issues raised by District 12 Planning Advisory Committee on August 31, 2009.
- Submission of revised drawings by the W.M. Fares Group.

RECOMMENDATION

It is recommended that Halifax Regional Council:

1. Replace Schedule C of the July 13, 2009, draft amending development agreement with the schedule contained in Attachment A of this report.
2. Replace Schedule D of the July 13, 2009, draft amending development agreement with the schedule contained in Attachment B of this report.
3. Replace Schedule X of the July 13, 2009, draft amending development agreement with the schedule contained in Attachment C of this report.
4. Replace Schedule Y of the July 13, 2009, draft amending development agreement with the schedule contained in Attachment D of this report.

BACKGROUND

A staff report and draft amending development agreement dated July 13, 2009, were tabled with the District 12 Planning Advisory Committee (PAC) on August 31, 2009. During deliberations on the application, members of PAC recommended that windows originally proposed on the second storey overlooking the building's corner plaza (corner of South Park Street and Brenton Place) be reinstated.

This report accompanies the September 1, 2009, report of PAC and adds further changes to those recommended by PAC.

DISCUSSION

Following the PAC meeting of August 31, 2009, the W.M. Fares Group advised staff that it was in agreement with the recommendation of PAC that the second storey windows overlooking the building's corner plaza be reinstated to match the original design. It also further committed to reinstate windows on the ground floor of the corner entrance, which were proposed to be removed under the July 13, 2009, draft amending development agreement.

The W.M. Fares Group has submitted four revised schedules to reflect the changes in fenestration pattern on both the ground floor and second storey overlooking the building's corner plaza. Staff has no issue with the revised schedules and is therefore recommending Council adopt them.

BUDGET IMPLICATIONS

There are no budget implications. The Developer will be responsible for all costs, expenses, liabilities and obligations imposed under or incurred in order to satisfy the terms of this Agreement. The administration of the Agreement can be carried out within the proposed budget with existing resources.

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

1. Regional Council may choose to approve the proposed amendments to the July 13, 2009, draft amending development agreement as contained in Attachments A, B, C and D of this report. This is the recommended course of action.

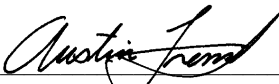
2. Regional Council may choose to refuse the proposed amendments to the July 13, 2009, draft amending development agreement as contained in Attachments A, B, C and D of this report.

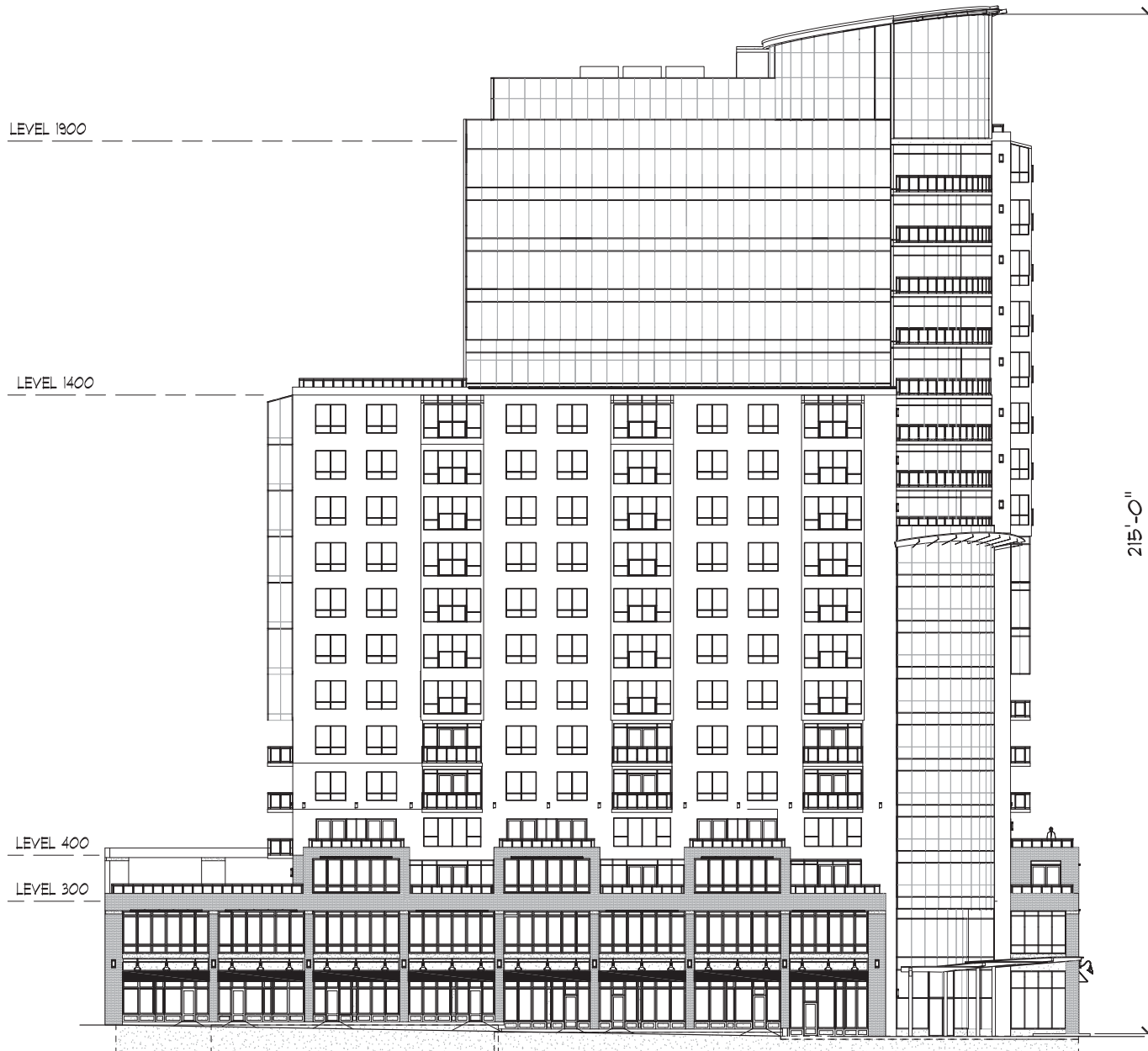
ATTACHMENTS

Attachment A	Revised Schedule C
Attachment B	Revised Schedule D
Attachment C	Revised Schedule X
Attachment D	Revised Schedule Y

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: Luc Ouellet, Planner I, 490-3689

Report Approved by: 
Austin French, Manager, Planning Services, 490-6717



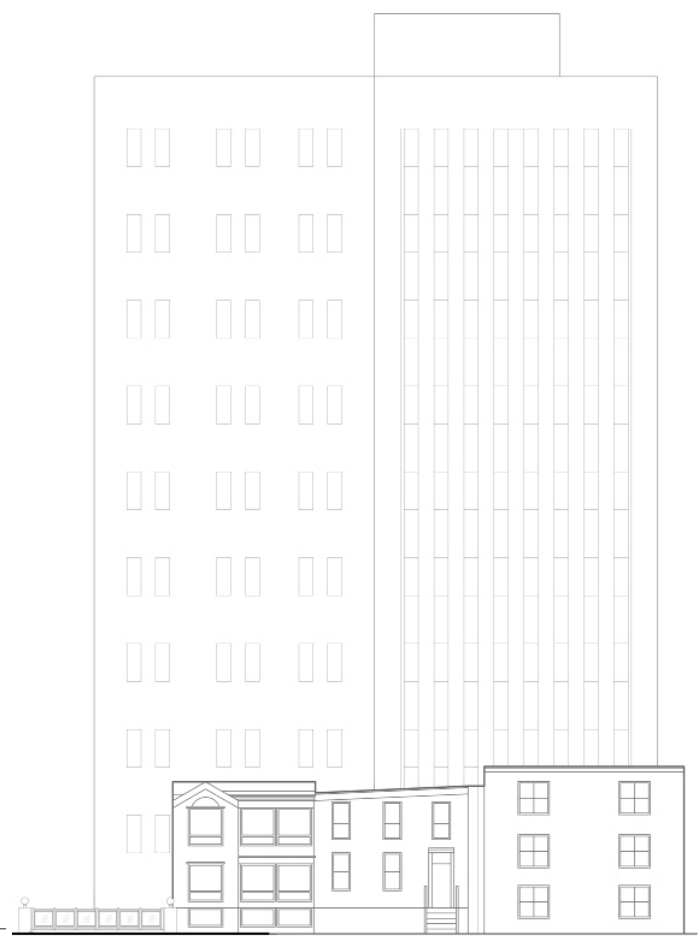
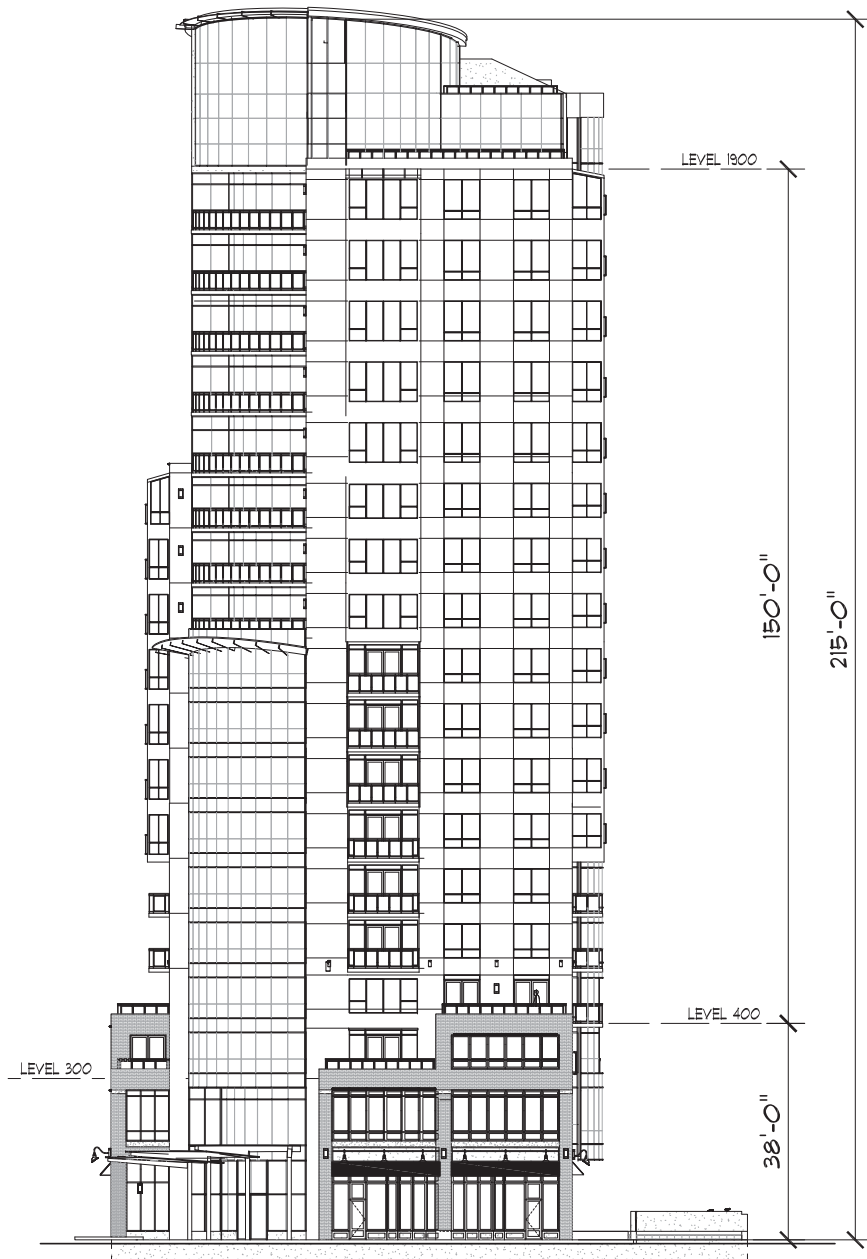
ELEVATION - South Park St.

Attachment A (Revised Schedule C)

schedule: C

RE-SUBMITTED: SEPT 11 2009





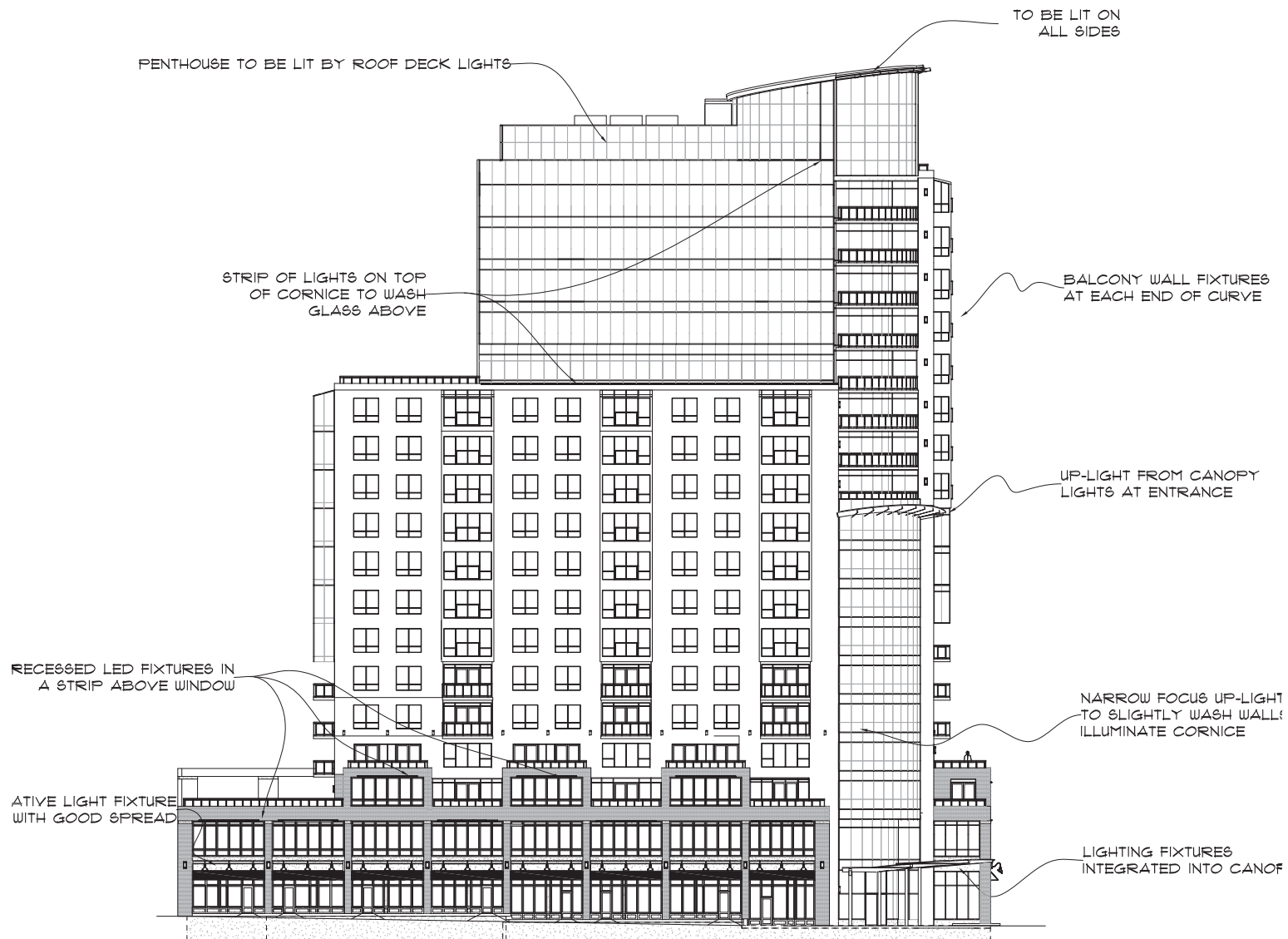
ELEVATION - Brenton Pl.

Attachment B (Revised Schedule D)

schedule: D

RE-SUBMITTED: SEPT 11 2009





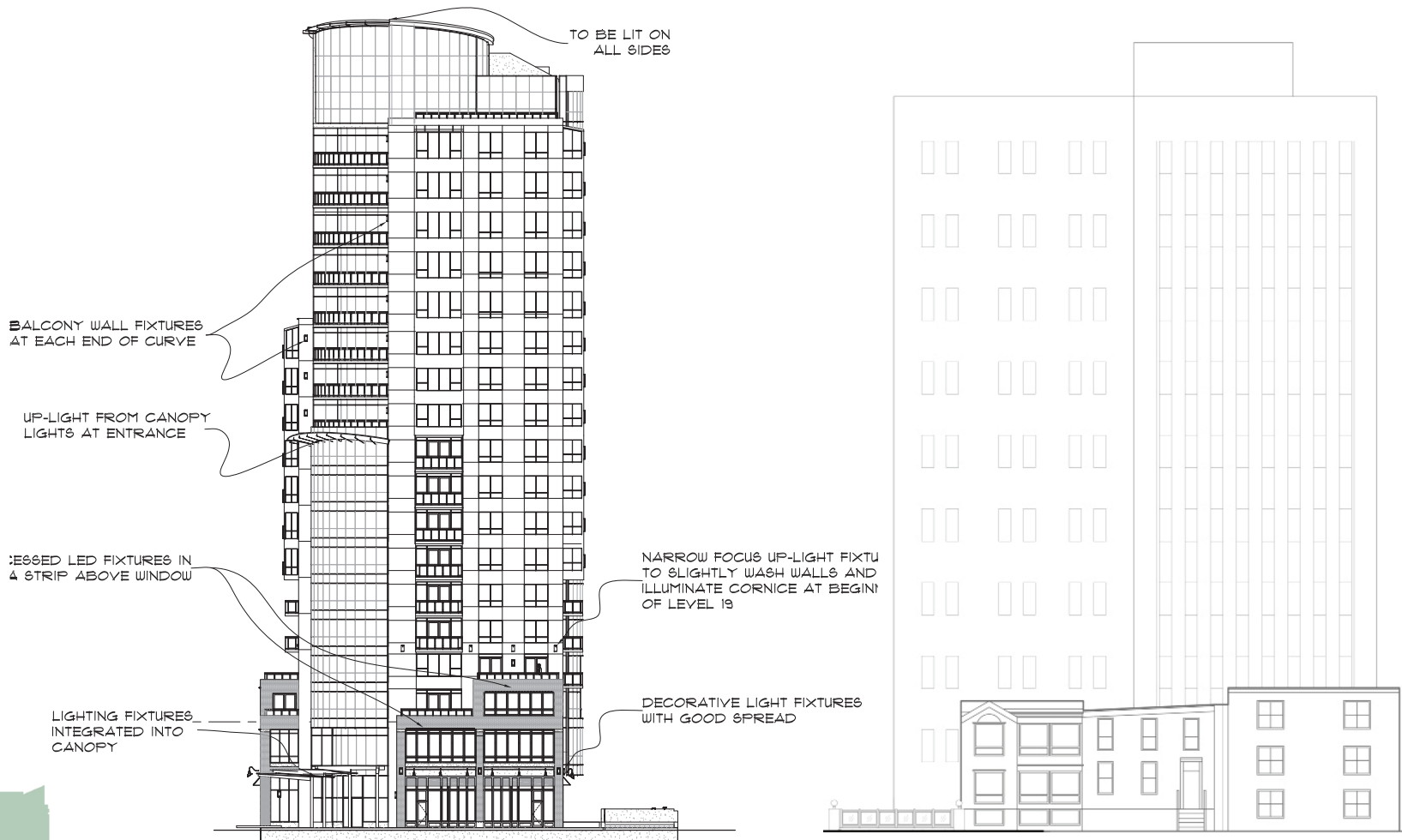
ELEVATION - South Park St. Lighting Scheme

Attachment C (Revised Schedule X)

schedule: X

RE-SUBMITTED: SEPT 11 2009





ELEVATION - Brenton Pl. Lighting Scheme

schedule: Y



Attachment D (Revised Schedule Y)

RE-SUBMITTED: SEPT 11 2009