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Item No. 4
Halifax Regional Council
October 12, 2010

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY: Original Signed by Director

Paul Dunphy, Director of Community Development

DATE: September 27, 2010

SUBJECT: Development Projects in Downtown Halifax and Dartmouth

INFORMATION REPORT

ORIGIN

At the July 6, 2010 Committee of the Whole meeting, Deputy Mayor Johns requested that Members of Council receive a short list of all approved developments in downtown, including sunset dates.

BACKGROUND AND DISCUSSION

An inventory of major developments projects and applications in Downtown Halifax and Dartmouth is contained under Map 1 and Attachment A. The inventory identifies a total of 9 active development agreements in the subject area, 3 of which are currently under construction (The Trillium, The Vic and King's Wharf). All of the agreements, with the exception of the one for Empire Co. for the triangular parcel next to the Delta Barrington Hotel, contain expiration (sunset) clauses. These dates are also noted in Attachment A.

The absence of an expiration date for the Empire Co. development is an anomaly as it is the norm for HRM development agreements to contain project commencement and completion dates. These dates vary among development agreements depending on the scale of the project, however, 5 years from the date of Council approval to commence construction and then 5 years to complete the project are typical. Council was concerned with such time frames in Downtown Halifax and included policy in the Downtown Halifax Municipal Planning Strategy to specify that commencement dates for any grandfathered development agreements not exceed 3 years and completion dates, 6 years.

It should be noted that the construction commencement date for United Gulf's development for the former Texpark site lapsed on March 21, 2010. This does not mean that the development agreement itself has expired but rather that an action of Council is required before construction permits could be authorized. The agreement provides that Council **may**, by resolution, either discharge the agreement (whereupon it would have no further force or effect) or grant an extension to the date of commencement of construction. Representatives of United Gulf have been made aware of this matter.

Apart from the projects approved through the development agreement process, construction is ongoing on the new Emera/Nova Scotia Power headquarters building on the Halifax Waterfront. This project did not require a development agreement as it was approved under the Land Use By-law as a conversion of an existing building. Additionally, the first site plan approval in Downtown Halifax was approved by the Design Review Committee on March 4, 2010 for the Espace development on Barrington Street. Permits for this project were subsequently issued on July 7, 2010. Finally, 2 of the projects listed in the inventory (Roy Building and Discovery Centre) are active planning applications pending decisions of Council following public hearings.

BUDGET IMPLICATIONS

There are no budget implications.

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

No community engagement is required as this report is only providing Council with information.

ATTACHMENTS

Map 1	Location of Major Development Projects & Applications in Downtown Halifax and Dartmouth
Attachment A	Summary of Major Development Projects & Applications in Downtown Halifax and Dartmouth

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.

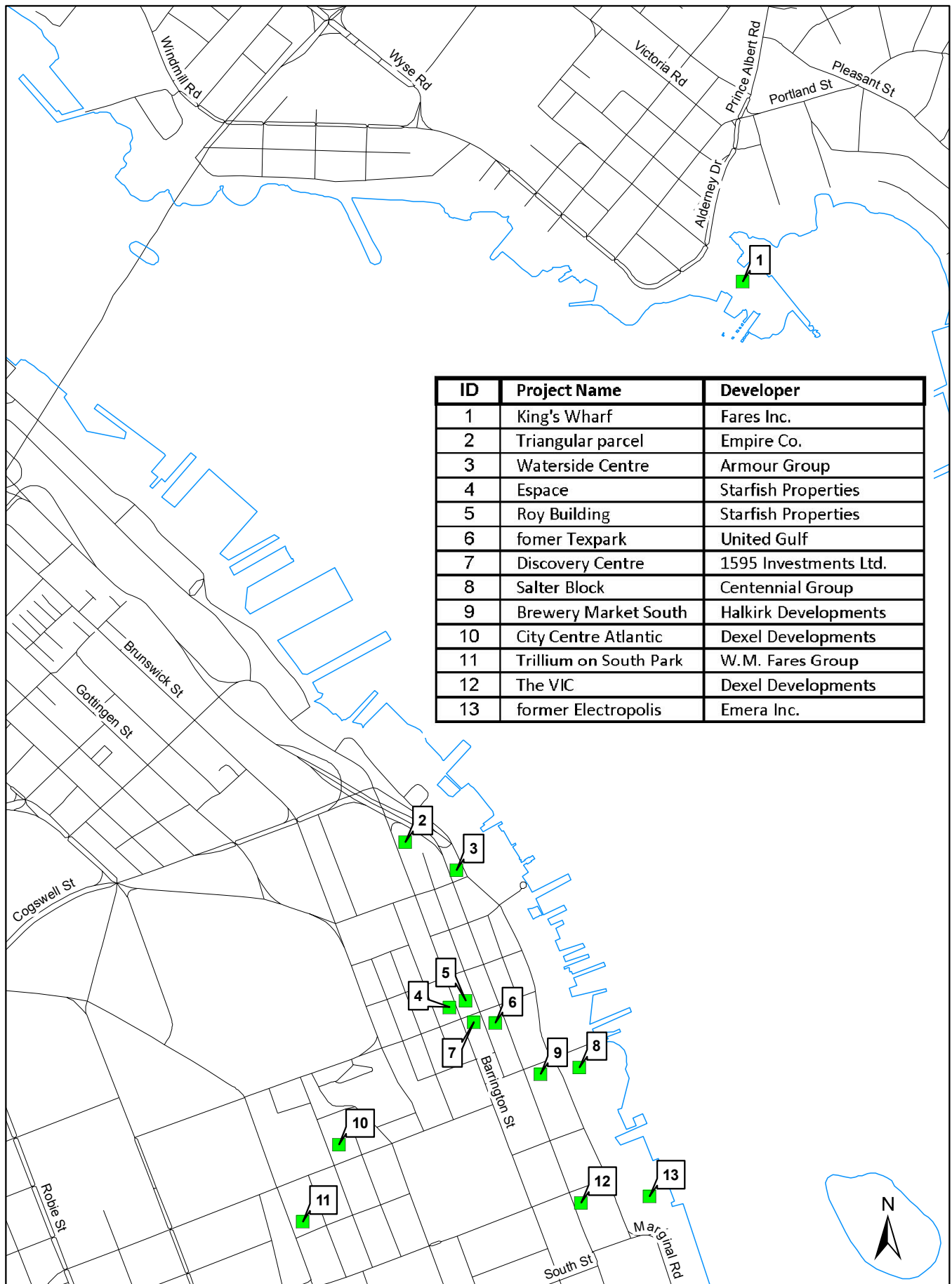
Report Prepared by: Luc Ouellet, Senior Planner, 490-3689

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

Original Signed

Map 1

Location of Major Development Projects and Applications - Downtown Halifax and Dartmouth



Attachment A - Summary of Major Development Projects & Applications in Downtown Halifax and Dartmouth

September 27, 2010

Developer	Project Name	Location	# sq. ft. Office/ Commercial	# Residential Units	Date of Council Approval	Status
Centennial Group	Salter Block	Salter & Lower Water, Halifax	155,248 (hotel & retail)	142	June 19, 2007	Approved DA - construction commencement expiry date - March 31, 2011 - completion expiry date - May 31, 2015
United Gulf	former Texpark site	Sackville, Hollis & Granville, Halifax	62,000 (excl. hotel/ restaurant)	250	March 21, 2006 (later appealed to NSUARB)	Approved DA - construction commencement expiry date - March 21, 2010
Empire Co.	Triangular parcel	Barrington & Cogswell, Halifax	450,000	0	May 1978	Approved DA - no expiry date
W.M. Fares Group	The Trillium on South Park	South Park & Brenton, Halifax	24,000	85	August 12, 2008	Approved DA - under construction - completion expiry date - October 16, 2018
Halkirk Developments	Brewery Market South	Lower Water & Bishop, Halifax	17,500	110	September 9, 2008	Approved DA - construction commencement expiry date - January 16, 2014 - completion expiry date - January 16, 2019

Developer	Project Name	Location	# sq. ft. Office/ Commercial	# Residential Units	Date of Council Approval	Status
Armour Group	Waterside Centre	Lower Water, Duke & Hollis, Halifax	85,000	0	April 7, 2009 (following decision of NSUARB)	Approved DA - construction commencement expiry date - September 22, 2014 - completion expiry date - September 22, 2019
Emera Inc./NS Power	Re- development of former Electropolis for corporate offices	Lower Water Street & Terminal Road, Halifax Waterfront	160,000	0	n/a	By-right conversion of existing building - under construction
Dxel Developments	The VIC	Hollis and Morris, Halifax	5,600	83	September 15, 2009	Approved DA - under construction - completion expiry date - January 29, 2016
Dxel Developments	City Centre Atlantic	Dresden Row & Birmingham Street, Halifax	--	96	March 30, 2010	Approved DA - appeal dismissed by Utility Review Board on September 16, 2010 - construction commencement expiry date - 3 years from registration of DA - completion expiry date - 6 years from registration of DA

Developer	Project Name	Location	# sq. ft. Office/ Commercial	# Residential Units	Date of Council Approval	Status
1595 Investments Ltd. (Medjuck)	Discovery Centre	Barrington St., Halifax	22,000	170	n/a	under review - pending public hearing
Starfish Properties	Roy Building	Barrington Street & Granville Street from Sackville to Prince, Halifax	240,000	0	n/a	under review - pending public hearing
Fares Inc. (Francis Fares)	Kings Wharf	Prince Street & Alderney Drive, Dartmouth	159,660 / 70,488 + 65,000 hotel	1292	August 7, 2008 (Stage I) December 3, 2009 (Stage II)	Approved DA - construction underway on first 2 buildings - completion expiry date March 18, 2017
Starfish Properties	Espace (former Sam the Record Man)	1652-1662 Barrington Street, Halifax	34,600	--	March 4, 2010 by Design Review Committee	Site Plan Approval - Construction Permit issued July 7, 2010