



**DESIGN REVIEW COMMITTEE
SPECIAL MEETING
September 10, 2020**

PRESENT: Erica Armstrong, Chair
Marilee Sulewski, Vice Chair
Jessica Harper
Jan Sheppard Kutcher
Marcel Tarnogorski
Tara Ralph
Ade Olatunde
Catherine Ann Somerville Venart

REGRETS: Sarah MacDonald
Rimon Soliman
Nicholas Robins
David Hanna

OTHERS PRESENT: Anne Winters, WSP
Michael Christian, Architecture 49

STAFF: Carl Purvis, Program Manager, Urban & Rural Planning Applications
Meaghan Maund, Planner II, Urban Enabled Applications
Kasia Tota, Principal Planner, Regional Planning
Dali Salih, Senior Planner, Regional Planning
Claire Gillivan, Solicitor
Phoebe Rai, Acting Municipal Clerk
Andrea Lovasi-Wood, Legislative Assistant
Alicia Wall, Legislative Support

The following does not represent a verbatim record of the proceedings of this meeting.

The agenda, reports, supporting documents, information items circulated, and video or audio (if available) are online at halifax.ca.

The special meeting was called to order at 4:31 p.m. and adjourned at 7:02 p.m.

1. CALL TO ORDER

The Chair called the special meeting to order at 4:31 p.m.

2. APPROVAL OF MINUTES – July 30, 2020

MOVED by Catherine Ann Somerville Venart, seconded by Marilee Sulewski

That the minutes of July 30, 2020 be approved as presented.

MOTION PUT AND PASSED

3. APPROVAL OF THE ORDER OF BUSINESS

MOVED by Catherine Ann Somerville Venart, seconded by Tara Ralph

THAT the Order of Business be approved as presented.

MOTION PUT AND PASSED

4. CALL FOR DECLARATION OF CONFLICT OF INTERESTS

Jessica Harper declared a conflict of interest for Item 7.1.1 Case 23021: Substantive Site Plan Approval 1441 Hollis Street, Halifax as their employer is the applicant.

5. CONSIDERATION OF DEFERRED BUSINESS – NONE

6. CORRESPONDENCE, PETITIONS & DELEGATIONS

6.1 Correspondence

The Clerk noted that correspondence was received from Taylor Milne, Stephanie Rybczyn, Jeanne Cruikshank and Brian Dort.

This correspondence was circulated to the Committee.

6.2 Petitions – NONE

6.3 Presentations

6.3.1 Appeals of Design Review Committee Decisions – Ted Farquhar

The following is before the Committee:

- Presentation of Ted Farquhar dated September 10, 2020

Ted Farquhar, a past member of the Design Review Committee (DRC), made a presentation to the Committee. Farquhar talked about the appeal of the DRC's decision regarding case 22511 to Regional Council in January 2020 including a brief background of the case, staff's recommendations to the DRC, the reasons why the DRC rejected the staff recommendation to approve the application and details regarding the appeal hearing at Regional Council which resulted in an appeal of the DRC decision and the approval of the site plan application.

Farquhar stated that Regional Council did not have sufficient information before them regarding the DRC's rationale for refusing the site plan approval application and did not engage in enough conversation

around prominent civic frontage, which was an important factor in the DRC's decision. Farquhar recommended to the DRC that a member of the DRC be present at future appeal hearings held by Regional Council so that they can answer questions of clarification. A copy of the presentation is on file.

In response to Ted Farquhar's presentation, the Committee asked if there is a way to be notified of potential matters coming forth to the Committee. The Committee also questioned the rationale for the 60-day time limit for applications to be approved and whether it would be possible to get the information for matters before the Committee sooner.

Carl Purvis, Program Manager, Urban & Rural Planning Applications, spoke to the timeline of submitting applications and indicated the 60-day time period was put in place in 2009 and mandated by the Province to ensure processing of site plan approval applications in a timely manner. Purvis suggested that the Committee add a standing agenda item for it to be briefed by staff about applications in the public consultation stage that will soon come to the Committee.

MOVED by Catherine Ann Somerville Venart, seconded by Jan Sheppard Kutcher

THAT the Design Review Committee add to future meeting agendas a "Standing Agenda Item" for applications in the public engagement stage, where staff will brief the Committee regarding applications which may be presented in upcoming months.

MOTION PUT AND PASSED

MOVED by Jessica Harper, seconded Marilee Sulewski

THAT the Design Review Committee defer discussions regarding this presentation and potential recommendations to Regional Council to the next meeting of the Committee.

MOTION PUT AND PASSED

7. REPORTS

7.1 STAFF

7.1.1 Case 23021 Substantive Site Plan Approval 1441 Hollis Street, Halifax

The following is before the Committee:

- Staff recommendation report dated August 19, 2020
- Staff presentation dated September 10, 2020
- Applicant presentation dated September 10, 2020

Meaghan Maund, Planner II, Urban Enabled Applications, presented case 23021. The application is for a 6-storey, mixed use building containing residential, commercial, underground parking and amenity space. This is the second application the Committee has received for this site, the first application was before the Committee on February 8, 2018 and approved. Construction permits were not obtained in a timely manner and as a result, the applicant had to do a re-design when Regional Council approved the Old South Suburb Heritage Conservation District on January 14, 2020. The original design no longer met legislative requirements. Changes included reducing the number of residential units and increasing commercial space on the ground floor.

The site is zoned DH-1 and is located within Precinct 2 of the Old South Suburb Heritage Conservation District. It was noted that landscaped open space is not required for this site and that it is currently vacant. Maund spoke to the variances being requested which include streetwall height, streetwall width, interior lot line setback, upper storey streetwall stepback, and setback of rooftop features. The public benefit value is \$62,385.60 and will be met by the undergrounding of overhead electrical and communication distribution systems.

A Qualitative Wind Impact Assessment was completed, and it was found that the rooftop amenity space would have wind conditions not ideal for seating areas, to which landscaping changes were made to mitigate. Wind conditions along Bishop and Hollis Streets are appropriate for pedestrians, except for a very small portion typical for the area. Wind conditions at the entrances were found to be appropriate. A copy of the staff presentation is on file.

Questions were raised by the Committee around rooftop and ground level landscaping.

In response, Maund stated that the front would be partially grassed and have walkways up to the doors.

Anne Winters of WSP, Applicant took the floor to present and indicated this application was previously before the Committee and unanimously approved. Due to internal delays, construction permits were not obtained prior to the passing of the Old South Suburb Heritage Conservation District, which this site is a part of. The importance of heritage conservation and compatibility with the existing neighborhood is understood. Winters spoke to the six variances being requested. A copy of the presentation is on file.

Ade Olatunde left the meeting before the vote.

MOVED by Marilee Sulewski, seconded by Marcel Tarnogorski

That the Design Review Committee extend the meeting to 7:15 p.m.

Two-thirds majority vote required.

MOTION PUT AND PASSED

The Committee considered the application, the following points and clarifications were noted:

- Members questioned the wind study findings
- Concerns were expressed around the scale of the building and its compatibility with the Georgian style buildings in the area
- The Committee questioned the residential unit on the ground level and the rationale for the fence on Hollis Street

Michael Christian of Architecture 49 indicated that the residential unit on the ground level is slightly above grade which ensures privacy and that all the commercial space is accessed from Hollis Street. The rationale for the fence is to create a private landscaped space. The fence is low and transparent and is similar to a fence located two buildings down at Keith Hall. Rooftop landscaping includes a trellis and tall coniferous planting design features with the rooftop mechanical being screened in.

MOVED by Jan Sheppard Kutcher, seconded by Tara Ralph

THAT the Design Review Committee:

1. Approve the qualitative elements of the substantive site plan approval application for a six-storey multi-unit residential building with ground floor commercial at 1441 Hollis Street, Halifax as shown in Attachment A of the staff report dated August 19, 2020;

2. Approve the six variances to the Land Use By-law requirements regarding streetwall height, streetwall width, streetwall setback, interior lot line setback, and setback of rooftop features, as contained in Attachment B of the staff report dated August 19, 2020;

3. Accept the findings of the qualitative Wind Impact Assessment, as contained in Attachment C of the staff report dated August 19, 2020; and

4. Recommend that the Development Officer accept the undergrounding of overhead electrical and communication distribution systems as the post-bonus floor area ratio public benefit for the development, as outlined in Attachment D of the staff report dated August 19, 2020.

MOTION PUT AND PASSED

7.1.2 - Regional Centre Plan Package B Consultation

The following is before the Committee:

- Staff presentation dated September 10, 2020

MOVED by Catherine Ann Somerville Venart, seconded by Marilee Sulewski

THAT the Design Review Committee defer Item 7.1.2 to the next meeting of the Committee.

MOTION PUT AND PASSED

8. NEXT MEETING DATE – September 24, 2020

9. ADJOURNMENT

The meeting adjourned at 7:02 p.m.

Alicia Wall
Legislative Support