



**DESIGN REVIEW COMMITTEE
SPECIAL MEETING
December 17, 2020**

PRESENT: Erica Armstrong, Chair
Marilee Sulewski, Vice Chair
Jessica Harper
Jan Sheppard Kutcher
Marcel Tarnogorski
Tara Ralph
Sarah MacDonald
Rimon Soliman
Ade Olatunde

REGRETS: Catherine Ann Somerville Venart
David Hanna
Nicholas Robins

STAFF: Claire Gillivan, Solicitor
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, and information items circulated are online at halifax.ca.

The meeting was called to order at 4:34 p.m., and the Committee adjourned at 5:44 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 4:34 p.m.

2. APPROVAL OF MINUTES – November 12, 2020

A typo was noted under item 9.1.2, page 3, the word passed is to be corrected to passed.

MOVED by Tara Ralph, seconded by Marilee Sulewski

THAT the minutes of November 12, 2020 be approved as circulated.

MOTION PUT AND PASSED.

3. APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS

MOVED by Rimon Soliman, seconded by Jan Sheppard Kutcher

THAT the agenda be approved as presented.

MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES

The Legislative Assistant provided the following updates:

Business arising out of the July 31, 2020 Minutes – item 7.1.1:

At their September 1, 2020 meeting Regional Council referred this recommendation to the Community Design Advisory Committee for consideration as part of the Downtown Halifax Plan review and directed that the Community Design Advisory Committee report back to Regional Council via the Community Planning and Economic Development Standing Committee.

Business arising out of the September 24, 2020 Minutes – item 6.1.2:

At their November 17, 2020 meeting Regional Council accepted this recommendation and passed a motion requesting a staff report be prepared and submitted to Regional Council.

Business arising out of the November 12, 2020 Minutes – item 11.1.1:

At their December 1, 2020 meeting Regional Council referred this recommendation to the Executive Standing Committee for consideration.

5. CALL FOR DECLARATION OF CONFLICT OF INTERESTS - NONE

6. CONSIDERATION OF DEFERRED BUSINESS - NONE

7. CORRESPONDENCE, PETITIONS & DELEGATIONS

7.1 Correspondence - none

7.2 Petitions - none

7.3 Presentations - none

8. INFORMATION ITEMS BROUGHT FORWARD – NONE

9. REPORTS

9.1 STAFF

9.1.1 Upcoming Applications

Carl Purvis, Manager, Urban and Rural Planning Applications had no update to provide at this time.

9.1.2 Case 23050: Substantive Site Plan Approval for 1740 Granville Street, 1730 Granville Street and 1724 Granville Street, Halifax

The following is before the Committee:

- Staff recommendation report dated November 24, 2020
- Staff presentation dated December 17, 2020
- Applicant presentation dated December 17, 2020

Jamy-Ellen Klenavic, Planner II, Urban Enabled Applications, presented case 23050 indicating the proposal is for an 8-storey mixed use building. There are six variances being requested to which staff are recommending approval. The Acadian Recorder Building and the Dennis Building are existing heritage buildings located on the site and will be integrated into the development.

The site is zoned DH-1 and straddles Precinct 4 and Precinct 5. All three frontages represent prominent civic/cultural frontage. A copy of the staff presentation is on file.

Chris Crawford, of Fathom Studio, indicated this is a prominent site and needs a well articulated human scale streetscape. The previous history of the streetscape, as well as the social and cultural history of this site were researched as to inform the design. The new architecture will have a focus on the cultural history in an effort to honour the past.

Crawford further spoke to the requested variances and the types of building materials being used. A copy of the applicant presentation is on file.

In response to the presentation, the Committee asked what the rationale was for the different streetline setbacks and whether or not illumination is being considered.

The Committee was very pleased with the development and the preservation of the existing heritage buildings.

Crawford indicated the different streetline setbacks help maintain the character defining elements of the Acadian Recorder Building and the Dennis Building and that illumination, that is respectful of the two heritage buildings, is being explored.

MOVED by Tara Ralph, seconded by Marcel Tarnogorski

THAT the Design Review Committee:

- 1. Approve the qualitative elements of the substantive site plan approval application for an eight-storey, mixed-use building at 1740 Granville Street, 1730 Granville Street and 1724 Granville Street, Halifax, as shown in Attachment A;**
- 2. Approve the 6 variances to the Land Use By-law requirements regarding streetwall height, streetwall width, building height, floor-to-floor height and streetline setback, as contained in Attachment B;**
- 3. Accept the findings of the quantitative Wind Impact Assessment, as contained in Attachment C; and**
- 4. Recommend that the Development Officer accept the preservation of heritage assets as the post-bonus height public benefit for the development (Attachment D).**

MOTION PUT AND PASSED.

9.1.3 – 2021 Design Review Committee Meeting Schedule

The following is before the Committee:

- Staff recommendation report dated December 10, 2020

MOVED by Jess Harper, seconded by Ade Olatunde

That the Design Review Committee approve their 2021 meeting schedule as outlined in Attachment 1 of the staff report dated December 10, 2020.

MOTION PUT AND PASSED.

10. PRELIMINARY PRESENTATIONS - NONE

11. COMMITTEE MEMBERS - NONE

12. ADDED ITEMS - NONE

13. IN CAMERA (IN PRIVATE) – NONE

14. DATE OF NEXT MEETING – January 14, 2021

15. ADJOURNMENT

The meeting adjourned at 5:44 p.m.

Alicia Wall
Legislative Support