



**DESIGN REVIEW COMMITTEE  
MINUTES  
July 25, 2019**

**PRESENT:** Ted Farquhar, Vice Chair  
Erica Armstrong  
Tara Ralph  
Nicholas Robins  
Ade Olatunde  
Catherine Ann Somerville Venart

**REGRETS:** Colin Duggan, Chair  
Rimon Soliman  
Matt Neville  
Gregory MacNeil  
David Hanna  
Marianne Abboud

**OTHERS PRESENT:** Rex Avery, Steele Hotels  
Ron Fougere, Fougere Menchenton Architecture  
Michael Cook, Fougere Menchenton Architecture

**STAFF:** Darrell Joudrey, Planner II  
Carl Purvis, Planning Applications Program Manager  
Meg MacDougall, Solicitor  
Judith Ng'ethe, 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](http://halifax.ca).*

*The meeting was called to order at 4:34 p.m. the Committee adjourned at 6:38 p.m.*

**1. CALL TO ORDER**

The Vice Chair called the meeting to order at 4:34 p.m. at Halifax Hall, 2nd Floor City Hall, 1841 Argyle Street, Halifax and noted the absence of the Chair.

**2. APPROVAL OF MINUTES – April 11, 2019 and May 9, 2019**

MOVED by Tara Ralph, seconded by Catherine Ann Somerville Venart

**THAT the minutes of April 11, 2019 be approved as presented.**

**MOTION PUT AND PASSED.**

It was noted that Rob Leblanc should be removed from the May 9, 2019 minutes as he was not in attendance.

MOVED by Nicholas Robins, seconded by Tara Ralph

**THAT the minutes of May 9, 2019 be approved as amended.**

**MOTION PUT AND PASSED.**

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

Addition:

11.1 Density Bonus and Post-Bonus Height

MOVED by Erica Armstrong, seconded by Catherine Ann Somerville Venart

**THAT the agenda be approved as amended.**

The Committee agreed to change the order of business to deal with item 11.1 prior to item 9.1.1.

Two-third majority vote required.

**MOTION PUT AND PASSED.**

**4. BUSINESS ARISING OUT OF THE MINUTES – NONE**

**5. CALL FOR DECLARATION OF CONFLICT OF INTERESTS – NONE**

**6. CONSIDERATION OF DEFERRED BUSINESS - NONE**

**7. CORRESPONDENCE, PETITIONS & DELEGATIONS – NONE**

**8. INFORMATION ITEMS BROUGHT FORWARD – NONE**

**9. REPORTS**

**9.1 STAFF**

**9.1.1 Case 22322: Substantive Site Plan Approval for 1872-1874 Brunswick Street, Halifax**

The Vice Chair invited Darrell Joudrey, Planner II to present Case 22322.

Jourdrey displayed photos of the site and stated the property is zoned DH-1 and is contained in Precinct 8 – Cogswell. They further advised that the property is surrounded by a mix of land uses.

The new development will be a hotel with suites/meeting spaces and will include a restaurant and an arts and cultural area for the public.

The Applicant is seeking some variances for the development.

Members questioned whether or not the arts and cultural portion is too close to the Mi'kmaw Native Friendship Centre as one is private and one is public. They further questioned who will be subsidizing the development and whether or not the existing building will be demolished.

The Vice Chair invited Ron Fougere of Fougere Menchenton Architecture to take the floor.

Fougere indicated the development will be subsidized by the owner of Steele Hotels and that the existing building will be demolished. They further advised that this is a high-end hotel.

Rex Avery confirmed that the room in the arts and cultural area will be available to the public for one week four times a year at no charge.

Members asked what the room in the arts and cultural area will be used for when not in use by the public.

Rex Avery confirmed the room will be used for meetings/conferences.

Fougere confirmed that a wind impact assessment study has been completed and that changes have been made as a result of the study.

Members questioned what staff considered to allow this development.

Carl Purvis, Planning Applications Program Manager advised that according to the Downtown Halifax Land Use By-law density bonusing shall be permitted if one of the criteria is met.

A copy of the staff presentation is on file.

The following was before the Committee:

1. Staff Report dated July 5, 2019 with attachments

MOVED by Nicholas Robins, seconded by Catherine Ann Somerville Venart

**That the Design Review Committee:**

1. **Approve the qualitative elements of the substantive site plan approval application for a 12 storey hotel at 1872-1874 Brunswick Street in Halifax as shown in Attachments A and B;**
2. **Approve the variances to the Land Use By-law requirements regarding ground floor height, streetwall height, mid-rise building setback and ground level floor-to-floor height and maximum height variance as contained in Attachment B;**
3. **Accept the findings of the qualitative Wind Impact Assessment, as contained in Attachment D; and**
4. **Recommend that the Development Officer accept the proposed public benefit of the provision of rental commercial space made available at a subsidized cost for arts or cultural uses as the post-bonus height public benefit for the development.**

**MOTION PUT AND DEFEATED.**

MOVED by Tara Ralph, seconded by Ade Olatunde

That the Design Review Committee:

1. Approve the qualitative elements of the substantive site plan approval application for a 12 storey hotel at 1872-1874 Brunswick Street in Halifax as shown in Attachments A and B;
2. Approve the variances to the Land Use By-law requirements regarding ground floor height, streetwall height, mid-rise building setback and ground level floor-to-floor height and maximum height variance as contained in Attachment B;
3. Accept the findings of the qualitative Wind Impact Assessment, as contained in Attachment D; and
4. Recommend that the Development Officer accept the proposed public benefit of the provision of rental commercial space made available at a subsidized cost for arts or cultural uses as the post-bonus height public benefit for the development with consideration given to its prominent location and visual within the public realm.

**MOTION PUT AND PASSED AS AMENDED.**

## **10. PRELIMINARY PRESENTATIONS - NONE**

### **11. ADDED ITEMS**

#### **11.1 Density Bonus and Post-Bonus Height**

The Vice Chair invited Carl Purvis to take the floor to speak to the density bonus process and post-bonus height.

Purvis explained the meaning of the terms density bonus and post-bonus height. Purvis informed the meeting that the Committee is responsible for qualitative aspects of the approval which is done by administering the Design Manual and granting any requested variances. Density bonusing and as well as post-bonus height are quantitative aspects and are approved by the Development Officer using the Downtown Halifax Land Use By-law. Purvis explained that following approval by the Committee, the Development Officer would calculate the value of the public benefit and have a Density Bonusing Agreement prepared for Regional Council consideration. Purvis also informed the meeting that the Committee is however asked to give a recommendation on the density bonus amenity.

Committee members expressed concern about the vague nature of the Land Use By-law noting that there is not a lot of criteria to meet in order to obtain post-bonus height.

## **12. IN CAMERA (IN PRIVATE) – NONE**

**13. DATE OF NEXT MEETING** – September 12, 2019, City Hall, 1841 Argyle Street, Halifax.

## **14. ADJOURNMENT**

## **15. INFORMATION ITEMS - NONE**

The meeting adjourned at 6:38 p.m.

Alicia Wall  
Legislative Support