



**DESIGN REVIEW COMMITTEE
MINUTES
November 20, 2019**

PRESENT: Colin Duggan, Chair
Ted Farquhar, Vice Chair
Tara Ralph
Erica Armstrong
Rimon Soliman
Matt Neville
Nicholas Robins
Ade Olatunde

REGRETS: David Hanna
Marianne Abboud
Gregory MacNeil
Catherine Ann Somerville Venart

OTHERS PRESENT: Kurt Pyle, Manager, Social & Heritage Regional Planning
Aaron Murnaghan, Principal Planner
Seamus McGreal, Planner III
Sara Knight, Solicitor
Judith Ng'ethe, Legislative Assistant
Alicia Wall, Legislative Support
Eugene Pieczonka, Lydon Lynch Architects Ltd.

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 4:36 p.m. the Committee adjourned at 6:00 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 4:36 p.m. at Halifax Hall, 2nd Floor City Hall, 1841 Argyle Street, Halifax.

2. APPROVAL OF MINUTES – NONE

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

MOVED by Tara Ralph, seconded by Nicholas Robins

THAT the agenda be approved as presented.

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 – November 14, 2019

6.1 - 2020 Design Review Committee Meeting Schedule

MOVED by Tara Ralph, seconded by Rimon Soliman

THAT the Design Review Committee approve the proposed 2020 meeting schedule as outlined in Attachment 1 of the staff report dated November 5, 2019.

MOTION PUT AND PASSED

7. CORRESPONDENCE, PETITIONS & DELEGATIONS

7.1 The Legislative Assistant noted that correspondence was received from the Old South Suburb Conservation District Stakeholder Committee regarding item 9.1.1.

7.2 Petitions - None

7.3 Presentations

7.3.1 – Presentation from Eugene Pieczonka of Lydon Lynch Architects Ltd.

The Chair invited Eugene Pieczonka, Lydon Lynch Architects Ltd. to take the floor to present.

Eugene Pieczonka expressed support for the proposed new heritage district and expressed opinion that their planned development at the Black-Binney House site meets or exceeds the polices respecting the proposed heritage district.

Pieczonka displayed pictures of the site and noted the large set back of the Black-Binney House from the street and the small size of the footprint. Pieczonka indicated they are trying to be modest in the proposal and recognize the importance of maintaining the prominence of the Black-Binney House.

Pieczonka opined the policy should not be “one size fits all” and requested that consideration be given to their design while considering the proposed Old South Suburb Heritage Conservation District Plan.

8. INFORMATION ITEMS BROUGHT FORWARD – NONE

9. REPORTS

9.1 STAFF

9.1.1 Case H00446: Old South Suburb Heritage Conservation District Plan, Bylaw, and Amendments to the Downtown Halifax Secondary Municipal Planning Strategy and Land Use Bylaw

The following was before the Committee:

1. Staff recommendation report dated September 25, 2019

The Chair invited Seamus McGreal, Planner III, to take the floor to present Case H00446.

Seamus McGreal stated this plan has been in the works for some time. Step 1 was to obtain a background study laying out the general scope of the project which was undertaken in March of 2015. Step 2 was community engagement at which time a Stakeholder Committee was formed and included business owners, property owners and the Heritage Advisory Committee. Step 3 is the adoption and implementation stage.

McGreal noted Barrington Street was the first heritage conservation district in Halifax, Schmitville the second and this will be the third. There are currently 44 registered heritage properties in this district. They further noted that this district was the first suburb of the old Town of Halifax and that demolition rules have changed.

McGreal confirmed this is an area of traditional architectural culture and spoke to the character defining elements as well as the three main goals for the project.

McGreal advised that public consultation has been completed and the community feels the area needs more trees and green space as well as more density.

McGreal indicated the Atlantic Superstore site will be treated differently in that it will be dealt with by Development Agreement and that the site contains 2 view termini.

A copy of the staff presentation is on file.

The Committee considered the application with staff responding to questions. The following points were noted:

- The Committee questioned what an FAR 8 would look like
- Members asked how the FAR was calculated and how FAR 2 and 4 were chosen
- Members sought clarification regarding the meaning of "subordinate building"
- The Committee inquired as to the public consultation
- Members noted that there was merit in considering the request from Lydon Lynch

McGreal advised that the FAR was chosen through consultation with the Stakeholder Committee as well as through community engagement, plus site simulations. McGreal noted the FAR calculation excludes the heritage portion of the building and that height is capped by the viewplanes and provided some verbal context as to what an FAR 8 would look like. McGreal informed the meeting that community engagement included public meeting and workshops, as well as stakeholder meetings. McGreal confirmed that this is the first time FARs are being introduced in the downtown area and that outside of the downtown area, it is referred to as "height".

MOVED by Ted Farquhar, seconded by Ade Olatunde

THAT the Design Review Committee recommend that Halifax Regional Council:

- 1. Give First Reading to consider the amendments to the Downtown Halifax Municipal Planning Strategy and the amendments to the Downtown Halifax Land Use By-law as contained in Attachments C and D of the staff report dated September 25, 2019 and schedule a public hearing; and**
- 2. Adopt the amendments to the Downtown Halifax Secondary Municipal Planning Strategy and Land Use Bylaw as set out in Attachments C and D of the staff report dated September 25, 2019.**

The Committee discussed the plan and the request from Lydon Lynch, noting that it was reasonable given the nature of the site and the transition from the Maritime Centre.

The following amendment was proposed.

MOVED by Matt Neville, seconded by Tara Ralph

THAT the Design Review Committee recommends that Regional Council consider a post-bonus Floor Area Ratio (FAR) of 5 to the Black-Binney House site on 1472 Hollis Street, Halifax, to allow for a thoughtful transition to the Maritime Centre.

MOTION TO AMEND PUT AND PASSED

The Motion before the Committee now reads:

THAT the Design Review Committee recommend that Halifax Regional Council:

- 1. Give First Reading to consider the amendments to the Downtown Halifax Municipal Planning Strategy and the amendments to the Downtown Halifax Land Use By-law as contained in Attachments C and D of the staff report dated September 25, 2019 and schedule a public hearing;**
- 2. Adopt the amendments to the Downtown Halifax Secondary Municipal Planning Strategy and Land Use Bylaw as set out in Attachments C and D of the staff report dated September 25, 2019; and**
- 3. Consider a post-bonus Floor Area Ratio (FAR) of 5 to the Black-Binney House site on 1472 Hollis Street, Halifax, to allow for a thoughtful transition to the Maritime Centre.**

MOTION AS AMENDED PUT AND PASSED

9.1.2 Committee Appointments Expiring November 30, 2019

The following was before the Committee:

- A memorandum dated November 7, 2019 re: Committee Appointments Expiring November 30, 2019

The Chair advised of expiring appointments and of the need to reapply.

10. PRELIMINARY PRESENTATIONS - NONE

11. ADDED ITEMS - NONE

12. IN CAMERA (IN PRIVATE) – NONE

13. DATE OF NEXT MEETING – December 12, 2019 - Halifax Hall, 2nd Floor, City Hall, 1841 Argyle Street, Halifax.

14. ADJOURNMENT

15. INFORMATION ITEMS - NONE

The meeting adjourned at 6:00 p.m.

Alicia Wall
Legislative Support