



**DESIGN REVIEW COMMITTEE
SPECIAL MEETING
September 24, 2020**

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

REGRETS: Marcel Tarnogorski
Ade Olatunde
Catherine Ann Somerville Venart
Nicholas Robins
David Hanna

STAFF: Kasia Tota, Principal Planner, Regional Planning
Dali Salih, Senior Planner, Regional Planning
Claire Gillivan, Solicitor
Andrea Lovasi-Wood, Legislative Assistant
Hannah Forsyth, 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 6:35 p.m.

1. CALL TO ORDER

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

2. APPROVAL OF MINUTES – September 10, 2020

MOVED by Tara Ralph, seconded by Marilee Sulewski

That the minutes of September 10, 2020 be approved as presented.

MOTION PUT AND PASSED

3. APPROVAL OF THE ORDER OF BUSINESS

The Legislative Assistant noted that staff requested item 9.1.1 go before item 6.1.1

MOVED by Jessica Harper, seconded by Jan Sheppard Kutcher

THAT the Order of Business be approved as amended.

MOTION PUT AND PASSED

Two-third majority vote required.

4. BUSINESS ARISING OUT OF THE MINUTES - NONE

5. CALL FOR DECLARATION OF CONFLICT OF INTERESTS - NONE

6. CONSIDERATION OF DEFERRED BUSINESS – September 10, 2020

Staff were not available for item 9.1.1 so the Committee moved to item 6.1.1

6.1.1 Regional Centre Plan Package B Consultation

The following was before the Committee:

- Staff presentation dated September 10, 2020

Dali Salih, Planner III and Kasia Tota, Principal Planner, presented Centre Plan Package B to the Committee. A copy of the staff presentation is on file.

The Committee asked questions of clarification and offered comment on Package B. The Committee noted the importance of incentive or bonus benefits, suggesting that there could be a short-term mechanism to incentivize developers to pursue affordable housing over the other money in-lieu streams. Another suggestion was an option for developers to offer a percentage of their units to affordable housing instead of paying money for affordable housing. It was also noted that smaller developers could benefit from the money in-lieu being payed later on in the process when finances are not so tight as they are in the beginning of the process.

6.1.2 Appeals of Design Review Committee Decisions

Continuation of discussion regarding Ted Farquhar's presentation of September 10, 2020.

The Legislative Assistant circulated a draft motion that captured the discussion from the previous

meeting. The Committee noted the difficulty in assigning a specific extension period given the need for clarity if they are to recommend that Regional Council ask the Province to amend the *HRM Charter* in order to consider extend the current sixty (60) day timeframe for the Design Review Committee to render a decisions regarding Site Plan Approval (SPA) applications. The Committee discussed the need for more time to fully understand SPA applications and have robust discussions. The Committee agreed that there are other parts of the process where more time could be found. Instead of asking Regional Council to make a request of the Province, Regional Council could look to internal process changes. It was also noted that the Legislative Assistant can send reports to the Committee as soon as they are received instead of waiting for the complete package to be circulated. The Committee continued to discuss the motion details and moved the following motion.

MOVED by Jan Sheppard Kutcher, seconded by Sarah MacDonald

THAT the Design Review Committee recommend that Regional Council request a staff report outlining options to improve the downtown Halifax substantive site plan approval and appeal processes, with consideration given to:

- a) that staff submit a completed Site Plan Approval Application recommendation report to the Design Review Committee before the expiry of 40 days of the 60 day Charter time limit for DRC decisions, in order to enable the DRC sufficient time to consider an application;**
- b) the Design Review Committee receive written notification from the Clerk's Office when a notice of appeal is filed with respect to a decision made by the Design Review Committee;**
- c) Regional Council inviting a member of the Design Review Committee to attend the appeal hearing of a Design Review Committee decision;**
- d) when an appeal of a DRC decision is scheduled to be heard by Council, requiring the Design Review Committee to forward a memorandum to Regional Council outlining the decision of the committee with a summary of the reasons for the decision.**

MOTION PUT AND PASSED

7. CORRESPONDENCE, PETITIONS & DELEGATIONS

7.1 Correspondence

The Legislative Assistant noted that no correspondence was received.

8. INFORMATION ITEMS BROUGHT FORWARD – NONE

9. REPORTS/DISCUSSION

9.1 STAFF

9.1.1 Upcoming Applications

The Legislative Assistant read the following staff update:

By way of an update, the DRC can expect to receive an application in the near future for the lands at 1724, 1730, and 1740 Granville St. Halifax. An 8-9 storey mixed use development is being proposed which is inclusive of 2 existing heritage buildings (the Dennis Building and the Acadian Recorder building). This application has completed its public engagement and staff should be in receipt of a full application for site plan approval shortly.

10. PRELIMINARY PRESENTATIONS – NONE

11. COMMITTEE MEMBERS - NONE

12. ADDED ITEMS - NONE

13. IN CAMERA (IN PRIVATE) – NONE

14. DATE OF NEXT MEETING – November 12, 2020

15. ADJOURNMENT

The meeting adjourned at 6:35 p.m.

Hannah Forsyth
Legislative Support