



**DESIGN REVIEW COMMITTEE
SPECIAL MEETING
MINUTES
December 18, 2023**

PRESENT: Marilee Sulewski, Chair
Nathan Guy, Vice Chair
Jonathan Goguen-Manning
Marija Mojsilovic Govedarica
Doug Raphael

REGRETS: Charlotte Fouquet
Rob LeBlanc
Sandrine Mounier
Stanley North

STAFF: Claire Gillivan, Solicitor
Annie Sherry, 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.

Minutes administratively approved

The meeting was called to order at 4:33 p.m., and the Committee adjourned at 6:16 p.m.

1. CALL TO ORDER AND LAND ACKNOWLEDGEMENT

The Chair called the meeting to order at 4:33 p.m. and acknowledged that the meeting took place in the traditional and ancestral territory of the Mi'kmaq people, and that we are all treaty people.

2. APPROVAL OF MINUTES – November 21, 2022

MOVED by Nathan Guy, seconded by Doug Raphael

THAT the minutes of November 21, 2022 be approved as circulated.

MOTION PUT AND PASSED.

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

Additions: None

Deletions: None

MOVED by Nathan Guy, seconded by Doug Raphael

THAT the agenda be approved as presented.

MOTION PUT AND PASSED.

4. CALL FOR DECLARATION OF CONFLICT OF INTERESTS – NONE

5. REPORTS

5.1 STAFF

5.1.1 SPA-2023-01543: Downtown Halifax Site Plan Approval Application for a mixed-use building at the corner of Sackville Street, Granville Street, and Hollis Street, Halifax, known as Skye Halifax

The following was before the Committee:

- Staff report dated November 21, 2023
- Staff presentation dated December 18, 2023
- Applicant presentation dated December 18, 2023

Dean MacDougall, Planner III gave a presentation on Case 01543 and responded to questions of clarification from the Committee. MacDougall spoke to the site history and advised that staff were recommending refusal of the application as the proposed development and requested variances were not consistent with the objectives and guidelines of the Design Manual.

Ian Watson, Upland Planning & Design Studio, Applicant spoke to the design challenges and the requested variances and responded to questions of clarification from the Committee.

Jacob Ritchie, United Gulf Development Ltd, property owner responded to questions of clarification from the Committee.

MOVED by Doug Raphael, seconded by Nathan Guy

THAT the Design Review Committee:

- 1. Refuse the qualitative elements of the substantive site plan approval application for a 21-storey mixed-use development at 1591 Granville Street and 1568 Hollis Street, Halifax as shown in Attachment A of the staff report dated November 21, 2023, as the proposal does not comply with Sections 2.4, 3.2.1, 3.3.1, and 3.3.4 of the Design Manual, as noted in Attachment D of the staff report dated November 21, 2023; and**
- 2. Refuse the requested variances to the Land Use By-law requirements regarding streetwall width, upper storey streetwall stepback, and maximum tower width and separation, as contained in Attachment B of the staff report dated November 21, 2023, as the proposal does not comply with Sections 3.6.4, 3.6.5 and 3.6.7 of the Design Manual, as noted in Attachment D of the staff report dated November 21, 2023.**

MacDougall responded to questions of clarification from the Committee regarding time constraints for redesign with the anticipated approval of the new Downtown Halifax Heritage Conversation District in 2024, noted that refusal of any of the requested variances would require a redesign of the building, and that staff's objection to three of the six variance requests informed the final recommendation to refuse the application.

The Committee discussed the proposed design and indicated their view that the variance requests for the streetwall width and streetwall stepback did not comply with section 3.6.4 and 3.6.5 of the Design Manual, and suggested that the developer give consideration to accessibility, purpose, and location of the thru-block plaza if an application was resubmitted in the future. The Committee further noted that the combination of all six variance requests were not consistent with Design Manual requirements and agreed with the staff recommendation to refuse the site plan approval.

MOTION PUT AND PASSED.

5.1.2 Proposed 2024 Meeting Schedule

The following was before the Committee:

- Staff memorandum dated December 18, 2023

MOVED by Jonathan Goguen-Manning, seconded by Nathan Guy

THAT the Design Review Committee approve the proposed 2024 Design Review Committee meeting schedule as outlined in the staff memorandum.

MOTION PUT AND PASSED.

6. ADJOURNMENT

The meeting adjourned at 6:16 p.m.

Alicia Wall
Legislative Support