



**DESIGN REVIEW COMMITTEE
SPECIAL MEETING
MINUTES
June 10, 2021**

PRESENT: Erica Armstrong, Chair
Marilee Sulewski, Vice Chair
Nathan Guy
Jessica Harper
Jan Sheppard Kutcher
Sarah MacDonald
Julian Gonzalez

REGRETS: Marcel Tarnogorski
Brent Pretty

STAFF: Karen Brown, 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 4:32 p.m., and the Committee adjourned at 6:21 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 4:32 p.m.

2. APPROVAL OF MINUTES – March 11, 2021

MOVED by Jessica Harper, seconded by Marilee Sulewski

THAT the minutes of March 11, 2021 be approved as circulated.

MOTION PUT AND PASSED.

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

MOVED by Jan Sheppard Kutcher, seconded by Jessica Harper

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 - NONE

7. CORRESPONDENCE, PETITIONS & DELEGATIONS

7.1 Correspondence

The Legislative Assistant noted that correspondence was received for item 9.1.2. This correspondence was circulated to the Committee.

For a detailed list of correspondence received refer to the specific agenda item.

Ben Sivak, Program Manager, Community Policy noted that this correspondence was also sent to other Committees of HRM and staff.

The Committee agreed that the correspondence is related to matters outside of its mandate and would like the Legislative Assistant to draft a response to the member of the public for review by the Committee.

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, Planning Applications Program Manager indicated the following applications will be coming to the Committee shortly:

- Case 23663 which is an application to construct an 8-storey building located at 1138-1146 Barrington Street. A previous application was submitted for this site, case 22511, and was refused by the Design Review Committee.
- Case 23185 which is a pre-application to construct a 12-storey mixed use building located at 1649 Bedford Row. A virtual open house is being held on June 16, 2021.
- Case 23107 which is a pre-application proposing an 8-storey mixed use building on lands bounded by Birmingham Street, Spring Garden Road, Queen Street and the rear property line of the “Mary Ann” building on Clyde Street, also known as the former Mills Brothers site. A public meeting has taken place and comments are being received.

9.1.2 Draft Regional Centre Secondary Municipal Planning Strategy (RCMPS) and Land Use By-law (RCLUB) Review

The following was before the Committee:

- Staff presentation dated June 10, 2021
- Correspondence from Alan North

Ben Sivak, Community Policy Program Manager, provided a presentation on the Draft Regional Centre Secondary Municipal Planning Strategy (RCSMPS) and Land Use By-law (RCLUB) Review. A copy of the presentation is on file.

In response to the presentation, the Committee inquired as to whether or not approvals under the current rules would be grandfathered in when Package B takes effect. Clarification was also sought around when Package B will take effect and the proposed bonus zoning changes.

Sivak replied that in order for an approval to be grandfathered in you need to have a construction permit, the site plan approval is not enough on its own. Sivak further clarified that Package B still needs to go to other committees for review and comment. As well, the changes will need to be reviewed by the Province for approval before coming into effect. Changes to the bonus zoning include fewer categories and increased values to align with HRM’s best practices.

It was noted by the Committee that the development of the Design Advisory Committee has presented challenges in that the Design Advisory Committee does not have decision making authority and acts in an advisory role only. Staff and Council should be mindful when creating and dissolving Committees, of how committees will interact. The importance of streamlining the process, accountability and public engagement were noted. Concerns were also expressed with respect to having a Development Officer making all the decisions, in that it runs the risk of human error and differences in interpretation of legislation.

MOVED by Marilee Sulewski, seconded by Sarah MacDonald

THAT the Design Review Committee recommend that Halifax Regional Council:

- 1. Give First Reading and schedule a public hearing to consider the proposed amendments to the Downtown Halifax Secondary Municipal Planning Strategy and the Downtown Halifax Land Use Bylaw as set out in Attachments E and F of the staff report dated May 7, 2021.**
- 2. Adopt the proposed Amendments to the Downtown Halifax Secondary Municipal Planning Strategy and the Downtown Halifax Land Use By-law as set out in Attachments E and F of the staff report.**

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 – July 8, 2021 (*if required*)

15. ADJOURNMENT

The meeting adjourned at 6:21 p.m.

Alicia Wall
Legislative Support