



**DESIGN REVIEW COMMITTEE
MINUTES
DECEMBER 14, 2017**

PRESENT: Rick Buhr, Chair
Rob LeBlanc, Vice Chair
Ted Farquhar
Johnathan Lampier
Catherine Courtney
Colin Duggan
Matt Neville
Kautilyn Gandhi
Malcolm Pinto

REGRETS: Marianne Abboud
Mitra Rad

STAFF: Carl Purvis, Planner, Planning Applications Program Manager
Paul Sampson, Planner, Planning Division
David Garrett, Applicant
Liam MacSween, Legislative Assistant, Office of the Municipal Clerk
Hannah Forsyth, Legislative Support, Office of the Municipal Clerk

The following does not represent a verbatim record of the proceedings of this meeting.

The agenda, supporting documents, and information items circulated to the Committee are available online at Halifax.ca

The meeting was called to order at 4:33 p.m. and the Committee adjourned at 5:44 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 4:33p.m. at the HEMDCC Large Meeting Space 60 Alderney Drive, Dartmouth.

2. APPROVAL OF MINUTES

MOVED by Rob LeBlanc, seconded by Kautilyn Gandhi,

THAT the minutes of September 14, 2017 be approved as circulated.

MOTION PUT AND PASSED

Matt Neville arrived at 4:35 p.m.

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

Note was made that the committee would appreciate receiving necessary information one to two weeks before meetings. Staff clarified that it can take up to 60 days to process the complete set of materials, check with development officers and writing the staff reports. The process is similar for regional council. The committee went on to ask staff points of fact regarding the approval process of plans and the ramifications of deadlines. Staff assured the committee that they continue to work as quick as they can and appreciate the feedback.

MOVED by Malcolm Pinto, seconded by Rob LeBlanc,

THAT the agenda be approved as distributed.

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/DISCUSSION

9.1 Design Review Committee Orientation

Liam MacSween, Legislative Assistant, presented the roles of a committee member and the duties and responsibilities of the committee for new members. Carl Purvis, Planner, also presented on the purpose of the committee and the tools and staff available.

9.1.2 Case 21493: Substantive Site Plan Approval – 1572 Barrington Street, Halifax (former NFB site)

Paul Sampson, Planner II, provided a presentation on Case 21493, Sampson outlined the subject site and described the proposal.

In response to questions of clarification from the committee, Applicant David Garret stated the following:

- The pull back from the wall will be increased to make a rail and assured that the building would not be above the maximum height.
- The applicant stated there will be a door to assist with barrier free access to the retail area but the location has not yet been decided.
- The addition will be visible from across the street but it will be minimal. The sightline is currently unknown but with the setback it should not be highly visible. The committee noted that one corner of the building will be lower than the others.
- The proposed development will fit within the view plane. The committee questioned the quality of the material used. The existing building material is porous and will need a lot of refinishing and a considerable amount of planing. The committee noted that a significant amount of draining and drifting will occur with the two extra floors. The applicant assured that
- Window wells are in place and concerns raised by the committee with respect to drifting have been noted.

MOVED by Malcolm Pinto, seconded by Matt Neville

THAT the Design Review Committee:

- 1. Approve the qualitative elements of the substantive site plan approval application for a 7-storey mixed-use building at 1572 Barrington Street, Halifax as shown in attachment A of the staff report dated December 1, 2017.**
- 2. Approve the proposed variances to the Land Use-Bylaw requirements, as shown in Attachment B, for maximum streetwall height and land uses at grade (minimum ground floor height); and**
- 3. Accept the findings of the qualitative wind impact assessment, as contained in attachment C of the staff report dated December 1, 2017.**

The committee noted that when the by-laws are updated, a criterion for wind studies should be added.

MOTION PUT AND PASSED

9.1.3 2018 Proposed Design Review Committee Meeting Schedule

MOVED by Colin Duggan, seconded by Rob LeBlanc

THAT the Design Review Committee approve the proposed 2018 meeting schedule as outlined in the attachment 1 of the staff report dated December 6, 2017.

MOTION PUT AND PASSED

10. ADDED ITEMS - NONE

11. IN CAMERA (IN PRIVATE) – NONE

12. DATE OF NEXT MEETING – January 11, 2018

13. ADJOURNMENT

The meeting adjourned at 5:44 p.m.

Hannah Forsyth
Legislative Support