



**DESIGN REVIEW COMMITTEE  
MINUTES  
April 11, 2019**

**PRESENT:** Colin Duggan, Chair  
Ted Farquhar, Vice Chair  
Erica Armstrong  
Marianne Abboud  
Tara Ralph  
Malcolm Pinto  
Gregory MacNeil  
Rob Leblanc

**REGRETS:** Kautilya Gandhi  
Rick Buhr  
David Hanna  
Matt Neville

**OTHERS PRESENT:** Marc Ouellet, Armco  
Laura Masching, Armco  
Steven Addison, Harvey Architecture

**STAFF:** Carl Purvis, Planning Applications Program  
Paul Sampson, Planner II  
Karen Brown, Senior Solicitor  
Phoebe Rai, 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](http://halifax.ca).*

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

**1. CALL TO ORDER**

The Chair called the meeting to order at 4:30 p.m. at the Downie Wenjack Legacy Room, City Hall 1841 Argyle Street, Halifax

**2. APPROVAL OF MINUTES – March 14 and March 25**

MOVED by Malcolm Pinto, seconded by Marianne Abboud

**THAT the minutes of March 14, 2019 be approved.**

**MOTION PUT AND PASSED**

MOVED by Ted Farquhar, seconded by Erica Armstrong

**THAT the minutes of March 25, 2019 be approved.**

**MOTION PUT AND PASSED**

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

MOVED by Tara Ralph, seconded by Rob Leblanc

**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**

Gregory MacNeil declared a conflict with respect to item 9.1.1

**6. CONSIDERATION OF DEFERRED BUSINESS - NONE**

**7. CORRESPONDENCE, PETITIONS & DELEGATIONS**

The Legislative Assistant noted that correspondence had been received from Harvey Architecture and Armco Capital regarding item 9.1.1 and this correspondence was circulated to all committee members.

**8. INFORMATION ITEMS BROUGHT FORWARD – NONE**

**9. REPORTS**

**9.1 STAFF**

**9.1.1 Case 22222: Substantive Site Plan Approval – 1800 Argyle Street, Halifax (former World Trade and Convention Centre**

The Chair invited Paul Sampson to present case 22222.

Paul Sampson advised that the property is zoned DH-1 and is currently not meeting the streetwall height requirement in some spots. They further indicated the applicant is seeking modifications to the first three levels to allow for the Passport Canada offices and displayed interior and exterior site pictures.

Improvements to the building will include increased glazing, façade modifications, reduction of blank walls and reducing the main entrance to one set of double doors while still trying to maintain the heritage features. There will also be a possibility for future entrances along Argyle Street.

There is a need to maintain public corridor so the public is able to access the tunnels under Duke Street and Carmichael Street.

Paul Sampson stated that staff recommend approval of the application with conditions that there is no extension of the existing sunken floor and at least two sets of double doors at the entrance. They also recommend approval of the streetwall height variance. Staff has had lots of discussion with Armco and Harvey Architecture and have suggested more information be provided to the Committee, especially regarding the tenant.

Members questioned whether or not it is in the public's best interest to only have one entrance and sought clarification with respect to the sunken floor.

Paul Sampson confirmed the proposal meets the requirement for maintaining public access.

The Chair invited Steven Addison of Harvey Architecture to speak.

Steven Addison informed that the tenant requires the floor to be level in order to meet accessibility requirements and that the former event space is being transformed into offices so there will not be a need for the existing 5 doors.

Marc Ouellet confirmed the primary tenant on the first floor will be Passport Canada who have signed a 10-year lease and that this building has been challenging to lease out. They further indicated the building has some grade issues and the time frame to start construction is tight.

The following was before the Committee:

- Staff Report dated April 3, 2019
- Staff presentation dated April 11, 2019
- Applicant presentation dated April 11, 2019
- Correspondence received from Harvey Architecture and Armco Capital dated April 11, 2019

MOVED by Rob Leblanc, seconded by Malcolm Pinto

**THAT the Design Review Committee:**

**1. Approve the qualitative elements of the substantive site plan approval application for an addition and façade modifications to the first three storeys of the existing commercial building at 1800 Argyle Street, Halifax as shown in Attachment A of the staff report dated April 3, 2019 with the following conditions:**

**a) The existing sunken floor condition near the corner of Argyle and Duke Streets is not further to be extended northward and that the existing floor elevation near the corner, which matches the abutting sidewalk elevation, be retained; and**

**b) At least two sets of double-door entry systems are provided at the Argyle / Duke Street corner, one of which being located between gridlines 2 and 3 (1 and 2 amendment) on the eastern façade on drawing A-100 - Attachment C of the staff report dated April 3, 2019.**

**2. Approve the requested variances to the Land Use By-law requirements regarding minimum ground floor height and minimum streetwall height, as contained in Attachment B of the staff report dated April 3, 2019, with the conditions indicated in part 1 as amended a) and b) above.**

The following amendment was proposed:

MOVED by Rob Leblanc, seconded by Tara Ralph

THAT 1(b) of the motion be amended to read as follows:

At least two sets of double-door entry systems are provided at the Argyle / Duke Street corner, one of which being located between gridlines 1 and 2 on the eastern façade on drawing A-100 - Attachment C of the staff report dated April 3, 2019.

**MOTION TO AMEND PUT AND PASSED.**

The following additional amendment was proposed:

MOVED by Rob Leblanc, seconded by Colin Duggan

THAT 1(a) of the motion be deleted

**MOTION TO AMEND PUT AND PASSED.**

The Motion before the Committee now reads:

MOVED by Rob Leblanc, seconded by Malcolm Pinto

**THAT the Design Review Committee:**

**1. Approve the qualitative elements of the substantive site plan approval application for an addition and façade modifications to the first three storeys of the existing commercial building at 1800 Argyle Street, Halifax as shown in Attachment A of the staff report dated April 3, 2019 with the following condition:**

**a) At least two sets of double-door entry systems are provided at the Argyle / Duke Street corner, located between gridlines 1 and 2 on the eastern façade on drawing A-100 - Attachment C of the staff report dated April 3, 2019.**

**2. Approve the requested variances to the Land Use By-law requirements regarding minimum ground floor height and minimum streetwall height, as contained in Attachment B of the staff report dated April 3, 2019, with the condition indicated in part 1 a) as amended above.**

**MOTION AS AMENDED PUT AND PASSED.**

**10. PRELIMINARY PRESENTATIONS - NONE**

**11. ADDED ITEMS – NONE**

**12. IN CAMERA (IN PRIVATE) – NONE**

**13. DATE OF NEXT MEETING** – May 9, 2019 - Halifax Hall, 2nd Floor City Hall, 1841 Argyle Street, Halifax.

**14. ADJOURNMENT**

**15. INFORMATION ITEMS - NONE**

The meeting adjourned at 5:44 p.m.

Alicia Wall  
Legislative Support