



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

PRESENT: Rick Buhr, Chair
Marianne Abboud
Catherine Courtney
Emmitt Kelly
Johnathan Lampier
John Crace

REGRETS: Rob LeBlanc, Vice Chair
Kautilyn Gandhi
Matt Neville
Malcolm Pinto
Mitra Rad

STAFF: Ben Fairbanks, Solicitor
Carl Purvis, Principal Planner, Urban Enabled Applications
Jennifer Chapman, Planner III, Urban Enabled Applications
Sherryl Murphy, Deputy Clerk
Sharon Chase, 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 4:31 p.m. and adjourned at 4:54 p.m.

1. CALL TO ORDER

Chair Rick Buhr called the meeting to order at 4:31 p.m. in Halifax Hall, 2nd Floor City Hall, 1841 Argyle Street, Halifax.

2. APPROVAL OF MINUTES – June 29, 2017

Note was made that Crace was spelled incorrectly in the attendance record and that Rob Leblanc should be included under those attending.

MOVED by Emmitt Kelly, seconded by Johnathan Lampier

THAT the minutes of June 29, 2017 be approved as amended.

MOTION PUT AND PASSED.

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

MOVED by John Crace, seconded by Marianne Abboud

THAT the agenda be approved as distributed.

Two-third majority vote required.

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

9.1 STAFF

9.1.1 Case 21134 – Substantive Site Plan Approval - 1190 Barrington Street, Halifax

The following was before the committee:

- Staff report dated August 29, 2017 re Case 21134 – Substantive Site Plan Approval – 1190 Barrington Street.

Jennifer Chapman, Planner III, reviewed the proposal and the site context highlighting the character of the neighbourhood, massing in the area and noting two approved developments on South Street. Chapman reviewed zoning, DH-1, and existing regulations for consideration. The site is identified as having prominent civic and cultural frontage. The design and site plan of the proposed development was then reviewed. Four items were noted for the Committee's consideration: streetwall design, prominent civic frontage, roof line/roofscape and corner sites. The design features look to reflect the nearby hotel and train station. Chapman then outlined the requested variances: minimum ground floor height,

landscape open space and streetwall stepback. The wind study was also reviewed. Chapman advised that staff is recommending approval.

The Committee discussed the proposal. Jennifer Chapman confirmed the maximum building height is 21.336m and clarified the 4.5m variance requested from the residential to commercial portion of the building. It was noted that the design did reflect the hotel and train station but that the masonry seemed less warm and darker overall. The architect who was present was invited to speak to this. The masonry was chosen to also blend with other older heritage buildings in the area. The commercial space was designed with historic references and the residential spaces to provide a townhouse feel. Corner entrances were to reflect a traditional neighbourhood corner store. It was confirmed that real brick would be used. A question was raised regarding building performance; in particular the solar penetration on the western elevation as there appeared to be no shading. The architect confirmed the type of glass being used and that there were no canopies in the design.

MOVED by John Crace, seconded by Emmitt Kelly

That the Design Review Committee:

- 1. Approve the qualitative elements of the substantive site plan approval application for a mixed-use building at 1190 Barrington Street, Halifax, as shown in Attachment A;**
- 2. Approve the proposed 3 variances to the Land Use By-law requirements; as contained in Attachment G for minimum ground floor height, landscaped open space, and streetwall stepback; and**
- 3. Accept the findings of the qualitative Wind Impact Assessment, as contained in Attachment B.**

MOTION PUT AND PASSED.

10. ADDED ITEMS- NONE

11. IN CAMERA (IN PRIVATE) - NONE

12. DATE OF NEXT MEETING – October 12, 2017

13. ADJOURNMENT

The meeting adjourned at 4:54 p.m.

Sharon Chase
Legislative Support