



**DESIGN REVIEW COMMITTEE
MINUTES
February 8, 2018**

PRESENT: Matt Neville, Chair
Colin Duggan, Vice Chair
Rick Buhr
Rob LeBlanc
Ted Farquhar
Jonothan Lampier
Malcolm Pinto
Marianne Abboud

REGRETS: Catherine Courtney
Mitra Rad
Kautilya Gandhi

STAFF: Ben Fairbanks, Solicitor
Melissa Eavis, Planner III
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 4:30 p.m. and the Committee adjourned at 5:01 p.m.

1. CALL TO ORDER

Legislative Assistant, Liam MacSween, called the meeting to order at 4:30 p.m. at Halifax Hall, 2nd Floor City Hall, 1841 Argyle Street, Halifax.

2. ELECTION OF CHAIR AND VICE CHAIR

The Legislative Assistant called for nominations for the position of Chair of the Design Review Committee.

MOVED by Malcolm Pinto, seconded by Rob LeBlanc

THAT Matt Neville be nominated Chair of the Design Review Committee.

MOTION PUT AND PASSED.

The Legislative Assistant called three times for any further nominations.

The Legislative Assistant declared Matt Neville Chair of the Design Review Committee.

The Chair then called for nominations for the position of Vice Chair of the Design Review Committee.

MOVED by Ted Farquhar, seconded by Malcolm Pinto

THAT Colin Duggan be nominated Vice Chair of the Design Review Committee.

MOTION PUT AND PASSED.

The Chair called three times for any further nominations.

The Chair declared Colin Duggan the Vice Chair of the Design Review Committee.

2. APPROVAL OF MINUTES – December 14, 2017

MOVED by Malcolm Pinto, seconded by Rick Buhr

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

MOTION PUT AND PASSED

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

MOVED by Rick Buhr, seconded by Johnathan Lampier

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

Ted Farquhar recused himself from the discussion of Case 21461 (Item 9.1.1).

6. CONSIDERATION OF DEFERRED BUSINESS – NONE

7. CORRESPONDENCE, PETITIONS & DELEGATIONS - NONE

8. INFORMATION ITEMS BROUGHT FORWARD – NONE

9. REPORTS/DISCUSSION

9.1 Staff

9.1.1 Case 21461: Substantive Site Plan Approval – 1451 & 1435 Hollis Street, Halifax

Melissa Eavis, Planner III provided a presentation of Case 21461. Eavis outlined the subject site and proposal. Eavis stated the three variances that require approval by committee and described staff's rationale for approving each variance in accordance with the design manual. A wind study found that some changes to the roof will make outdoor seating more comfortable and the southwest corner bad in winter months. Staff recommends that committee approve all changes.

The Applicant summarized the key aspects of the proposal and design priorities. The applicant outlined the additional material choices that will further reflect the character of the area and that the setbacks will be for greenspace amenities.

The committee stated that the proposal was well done and they appreciated the efforts to incorporate the historical context of the area. The committee asked for clarification on the street wall and the property line on the Ben Weir Side of the proposal. Staff clarified that the property line is flush with the Ben Weir building. The committee asked why the penthouse height was increased from 10 feet to 15. Staff clarified that the penthouse height is needed to accommodate an elevator. The committee noted the considerable improvement since the previous presentation.

The Committee noted that in accordance with the By-Laws, the glass railing will be re-examined to accommodate a 3 metre set back. MOVED by Colin Duggan, seconded by Rick Buhr

THAT the Design Review Committee:

- 1. Approve the qualitative elements of the substantive site plan approval application for a residential building at 1451 & 1435 Hollis St, Halifax as shown in Attachments A and B of the staff report dated January 2, 2018; and**
- 2. Approve the requested variances to the Land Use By-law requirements regarding minimum ground floor height, streetwall height, and maximum height, as contained in Attachment C of the staff report dated January 2, 2018; and**
- 3. Accept the findings of the qualitative wind impact assessment, as contained in Attachment D dated January 2, 2018.**

MOTION PUT AND PASSED

10. ADDED ITEMS

11. IN CAMERA (IN PRIVATE) – NONE

11. DATE OF NEXT MEETING – March 8, 2018 - Halifax Hall, 2nd Floor City Hall, 1841 Argyle Street, Halifax.

12. ADJOURNMENT

The meeting adjourned at 5:01 p.m.

Hannah Forsyth
Legislative Support