



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

PRESENT: Matt Neville, Chair
Colin Duggan, Vice Chair
Malcolm Pinto
Marianne Abboud
Kautilya Gandhi
Rob LeBlanc
Ted Farquhar
Jonathan Lampier

REGRETS: Catherine Courtney
Malcolm Pinto
Rick Buhr

STAFF: Karen Brown, Solicitor
Maggie Holm, Principal Planner
Darrell Joudrey, Planner II
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 4:35 p.m. and the Committee adjourned at 6:27 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 4:35 p.m. at Halifax Hall, 2nd Floor City Hall, 1841 Argyle Street, Halifax.

2. APPROVAL OF MINUTES – February 8, 2018

Two typographical errors were noted.

MOVED by Kautilya Gandhi, seconded by Jonathan Lampier

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

MOTION PUT AND PASSED

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

MOVED by Jonathan Lampier, seconded by Kautilya Gandhi

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 Staff

9.1.1 Case 21538: Substantive Site Plan Approval – 1505 Barrington Street, Halifax (Maritime Centre)

Colin Duggan arrived at 4:39pm

Darrell Joudrey, Planner II, provided a presentation of Case 21538. Joudrey presented an overview of the site context and the proposed site additions. Joudrey specifically outlined how the awnings and canopies, prominent frontages and view termini did not meet the guidelines of the Design Manual. Staff recommended approving the qualitative elements of the substantive site plan approval application given several conditions.

The applicant presented the design elements of the proposal. The applicant described the following changes since a previous presentation to the committee, a redesigned pavilion at ground level, streetscape additions, a mitigation of the wind affect, coloured glass to complement St. Matthew's United Church, redesigned entrances for accessibility, indoor and outdoor seating and increased natural light and colour palette changes.

The committee asked if there would be design elements that would prevent the balconies from posing a

threat of dangerous ice and water falling on pedestrians. The applicant stated that designs have been made to divert water back to the roof where it would drain safely. The committee noted that the development is a great addition to Barrington Street and looks accessible. The committee stated that a connection from the waterfront to Spring Garden for tourists should be a priority and noted the surrounding historical and brick buildings and asked for a consideration of appropriate textures. The committee noted the bus stop outside of the parking garage and the applicant stated they would work with Halifax transit to move the stop up or down. The committee stated that the Design Manual references serving the public good and that is not being served with the view of the concrete wall of the terminus.

MOVED by Colin Duggan, seconded by Ted Farquhar

THAT the Design Review Committee:

1. Approve the qualitative elements of the substantive site plan approval application for the commercial development on lands located at 1505 Barrington Street, Halifax, as contained in Attachment A of the staff report dated February 28, 2018, with the condition that:

a) the proposed garage door at Salter Street not be permitted unless additional distinctive architectural treatment is included to comply with Visual Terminus obligations in the Design Manual.

2. Accept the findings of the qualitative wind impact assessment, as contained in Attachment B of the staff report dated February 28, 2018.

The committee appreciated the Barrington Street design aspects, however they discussed the public good and noted that the aesthetic of the garage door side could be improved. The committee suggested public art on the concrete wall. Solicitor Karen Brown clarified that distinctive architectural treatment outside of the committee meeting would not be binding. The committee discussed adding an amendment to the motion to have a public art feature considered going forward.

The committee took a five-minute break to word an appropriate amendment.

MOVED by Colin Duggan, seconded by Jonathan Lampier

a. the proposed garage door at Salter Street not be permitted unless additional distinctive architectural treatment such as:

- **public art along the concrete wall between the parking exit and the new glass entrance (corner of Barrington and Salter Streets); or**
- **architectural/design treatments along the concrete wall between the parking exit and the new glass entrance (corner of Barrington and Salter Streets)**

AMENDMENT TO THE MOTION PUT AND PASSED

The following additional amendment was proposed to the motion.

MOVED by Rob LeBlanc, seconded by Colin Duggan

3. It is further recommended that the applicant consider a commercial use on Salter Street near the parking entrance, which shall meet all the provisions of the Downtown Halifax Land Use By-law.

AMENDMENT TO THE MOTION PUT AND PASSED

MOVED by Rob LeBlanc, seconded by Marianne Abboud

That the Design Review Committee:

1. Approve the qualitative elements of the substantive site plan approval application for the commercial development on lands located at [1505 Barrington Street, Halifax](#), as contained in Attachment A of the staff report dated February 28, 2018, with the condition that the proposed garage door at Salter Street be permitted if additional distinctive architectural treatments such as:

- public art along the concrete wall between the parking exit and the new glass entrance (corner of Barrington and Salter Streets); or
- architectural/design treatments along the concrete wall between the parking exit and the new glass entrance (corner of Barrington and Salter Streets)

2. Accept the findings of the qualitative wind impact assessment, as contained in Attachment B of the staff report dated February 28, 2018; and

3. It is further recommended that the applicant consider a commercial use on Salter Street near the parking entrance, which shall meet all the provisions of the Downtown Halifax Land Use By-law.

AMENDED MOTION PUT AND PASSED

10. ADDED ITEMS

11. IN CAMERA (IN PRIVATE) – NONE

11. DATE OF NEXT MEETING – April 12, 2018 - Halifax Hall, 2nd Floor City Hall, 1841 Argyle Street, Halifax.

12. ADJOURNMENT

The meeting adjourned at 6:27 p.m.

Hannah Forsyth
Legislative Support