



**DESIGN REVIEW COMMITTEE
MINUTES
December 13, 2018**

PRESENT: Matt Neville, Chair
Colin Duggan, Vice Chair
Gregory MacNeil
Tara Ralph
Malcolm Pinto
Rob LeBlanc

REGRETS: Edward Farquhar
Jonathan Lampier
Marianne Abboud
Rick Buhr
Kautilya Gandhi
Catherine Courtney

STAFF: Erin MacIntyre, Land Development & Subdivision Program Manager
Carl Purvis, Major Projects Planner, Planning & Development
Phoebe Rai, 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 4:39 p.m. and the Committee adjourned at 6:08 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 4:39 p.m. at Halifax Hall, 2nd Floor City Hall, 1841 Argyle Street, Halifax.

2. APPROVAL OF MINUTES – September 13, 2018

MOVED by Colin Duggan, seconded by Gregory MacNeil

THAT the minutes of September 13, 2018 be approved as presented.

MOTION PUT AND PASSED.

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

Amended to have item 10.1 presented first.

MOVED by Gregory MacNeil, seconded by Rob LeBlanc

THAT the agenda be approved as amended.

MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES - NONE

5. CALL FOR DECLARATION OF CONFLICT OF INTERESTS

Matt Neville recused himself from item 10.1

6. CONSIDERATION OF DEFERRED BUSINESS – NONE

7. CORRESPONDENCE, PETITIONS & DELEGATIONS - NONE

8. INFORMATION ITEMS BROUGHT FORWARD – NONE

10. PRELIMINARY PRESENTATIONS

10.1 Southwest Properties – 1325 Lower Water Street Cunard Development

Representatives from Southwest Properties Limited provided an outline of the project and asked the Committee for their feedback during the ongoing development approval process. The proposed development includes retail and commercial space interfacing with the boardwalk, residential dwelling units, roof top amenities and a parkade. The presentation highlighted the importance of maintaining view lines on the waterfront and public access.

Kristin O'Toole from Develop Nova Scotia described the related Cunard Open Space project. The 2-acre site is currently a surface parking lot. O'Toole noted that further public engagement will shape the concept plan for the space but the objective is to develop a vibrant and dynamic public space for all to enjoy.

The Committee appreciated the design elements and noted dividing the balconies. The Committee asked if they were targeting a late certification and the developers confirmed. The Committee asked how the development was designed for high water rise and storm surge. The developers stated that the residential units are a few floors from the bottom retail floors for built in safety. The slab height is also as high as possible for further protection. The Committee confirmed that Southwest Properties Limited and Develop Nova Scotia were working together through agreements on the Cunard Open Space through a land lease.

9. REPORTS/DISCUSSION

9.1 Staff

9.1.1 Presentation: Development Officer's Role and the Land Use By-Law

Erin MacIntyre, Land Development & Subdivision Program Manager, described sites that are exempt from site plan approval versus non-substantive site plan approvals or amendments. MacIntyre stated that there is no appeal process for a non-substantive site plan approval. MacIntyre went on to present examples of non-substantive site plan approvals.

The Committee noted that determining what is and is not substantive is subjective. The Committee would appreciate understanding the reasons for changes to approvals. The Committee asked who monitors the building plan. MacIntyre stated that the development officer or their designate visits the property and that building code compliance is the primary focus of the building officer. The Committee discussed non-substantive amendments coming to the Committee and strengthening their knowledge of the decision-making process or keeping a high-level perspective. Staff added that copying the Committee on the bottom of notices is an option and that meeting minutes are also helpful for staff.

9.1.2 Proposed 2019 Design Review Committee Meeting Schedule

MOVED by Malcolm Pinto, seconded by Colin Duggan

THAT Design Review Committee approve the proposed 2019 meeting schedule as outlined in Attachment 1 to the report dated December 3, 2018.

MOTION PUT AND PASSED.

11. ADDED ITEMS - NONE

12. IN CAMERA (IN PRIVATE) – NONE

13. ELECTION OF CHAIR AND VICE-CHAIR

MOVED by Malcolm Pinto, seconded by Gregory MacNeil

THAT the Design Review Committee defer the election of Chair and Vice-Chair.

MOTION PUT AND PASSED.

14. DATE OF NEXT MEETING – January 10, 2019 - Halifax Hall, 2nd Floor City Hall, 1841 Argyle Street, Halifax.

15. ADJOURNMENT

The meeting adjourned at 6:08 p.m.

Hannah Forsyth
Legislative Support