

**DESIGN REVIEW COMMITTEE
SPECIAL MEETING
DRAFT MINUTES
AUGUST 12, 2021**

PRESENT: Marilee Sulewski, Chair
Nathan Guy, Vice Chair
Erica Armstrong
Julian Gonzalez
Jessica Harper
Charlotte Fouquet
Rob Leblanc
Sandrine Mounier

REGRETS: Jan Sheppard Kutcher
Sarah MacDonald
Marcel Tarnogorski
Cristina Verissimo

STAFF: Sara Knight, Solicitor
Annie Sherry, Legislative Assistant
Jill McGillicuddy, Legislative Assistant
Alicia Wall, Legislative Support

These minutes are considered draft and will require approval by the Design Review Committee at a future meeting.

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.

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**Design Review Committee Special Meeting
Draft Minutes
August 12, 2021**

The meeting was called to order at 4:30 p.m., and the Committee adjourned at 6:44 p.m.

1. CALL TO ORDER

Erica Armstrong called the meeting to order at 4:30 p.m.

1.1 ELECTION OF CHAIR AND VICE CHAIR

Annie Sherry, Legislative Assistant called for nominations for the position of Chair of the Design Review Committee.

MOVED by Jessica Harper, seconded by Erica Armstrong

THAT Marilee Sulewski be nominated Chair of the Design Review Committee.

MOTION PUT AND PASSED.

Marilee Sulewski accepted the nomination for Chair.

Annie Sherry, Legislative Assistant called three times for any further nominations. There being none, Marilee Sulewski was declared Chair of the Design Review Committee.

MOVED by Jessica Harper, seconded by Nathan Guy

THAT nominations to cease.

MOTION PUT AND PASSED.

Marilee Sulewski assumed the position of Chair.

Annie Sherry, Legislative Assistant called for nominations for the position of Vice Chair of the Design Review Committee.

MOVED by Julian Gonzalez, seconded by Erica Armstrong

THAT Nathan Guy be nominated Vice Chair of the Design Review Committee.

MOTION PUT AND PASSED.

Nathan Guy accepted the nomination.

Annie Sherry, Legislative Assistant called three more times for any further nominations for the position of Vice Chair of the Design Review Committee. There being none, Nathan Guy was declared Vice Chair of the Design Review Committee.

MOVED by Marilee Sulewski, seconded by Jessica Harper

THAT nominations cease.

MOTION PUT AND PASSED.

2. APPROVAL OF MINUTES – June 10, 2021

MOVED by Jessica Harper, seconded by Nathan Guy

THAT the minutes of June 10, 2021 be approved as circulated.

MOTION PUT AND PASSED.

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

MOVED by Erica Armstrong, 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 - NONE

6. CONSIDERATION OF DEFERRED BUSINESS - NONE

7. CORRESPONDENCE, PETITIONS & DELEGATIONS

7.1 Correspondence

The Legislative Assistant noted that correspondence was received regarding Centre Plan Package B. This correspondence was circulated to the Committee.

The Committee engaged in discussions regarding the correspondence and asked questions of clarification around the Design Review Committee's mandate once Centre Plan Package B is passed and what public engagement would look like.

Carl Purvis, Planning Applications Program Manager, Planning and Development indicated that the Design Review Committee's mandate would still apply to areas designated as heritage conservation districts and further spoke to public engagement options.

MOVED by Julian Gonzalez, seconded by Charlotte Fouquet

THAT the Design Review Committee forward the August 12, 2021 correspondence to Regional Council for their consideration.

MOTION PUT AND PASSED.

7.2 Petitions - None

7.3 Presentations - None

8. INFORMATION ITEMS BROUGHT FORWARD – NONE

9. REPORTS

9.1 STAFF

9.1.1 Design Review Committee Orientation

The following was before the Committee:

- Staff presentation dated August 12, 2021

Carl Purvis, Planning Applications Program Manager, Planning and Development presented to the Committee. The Design Review Committee administers the site plan approval process based on the Design Manual requirements. Decisions of the Design Review Committee may be appealed to Regional Council. Purvis further spoke to the qualitative and quantitative elements of applications as well as variances. The Committee can approve the applications as is, approve applications with conditions and reject applications. A copy of the staff presentation is on file.

9.1.2 Upcoming Applications

Carl Purvis, Planning Applications Program Manager, Planning and Development stated that the application for the former Mills Brothers site on Spring Garden Road could possibly be before the Committee at its next meeting.

9.1.3 Case 23725: Substantive Site Plan Approval for 1649 Bedford Row, Halifax

The following was before the Committee:

- Staff presentation dated August 12, 2021
- Applicant presentation dated August 12, 2021

Dean MacDougall, Planner II, Current Planning, presented Case 23725 indicating that site is zoned DH-1 and located in Precinct 4. The Applicant is proposing a 12-storey mixed use building containing 33 residential units and ground floor commercial. A copy of the staff presentation is on file.

Connor Clark, Root Architecture presented to the Committee and spoke to the design features of the building, as well as some of the building materials being used. The site is located on a short street with not much through traffic. The area mostly consists of office buildings as is quiet after business hours. A copy of the presentation is on file.

In response to the presentations, the Committee asked questions of clarification regarding wind mitigation and the lack of windows on the rear of the building. The Committee noted that the railings on the terrace should be raised to 2 metres as per the wind study and that the row of windows located along the ground level could use some articulation.

Kendall Taylor, Root Architecture indicated that if windows were added to the rear in the fire escape area, they would need fire shutters which are costly and not esthetically pleasing. It was also noted that the railing on the terrace will be raised to 2 metres to assist with wind mitigation.

MOVED by Charlotte Fouquet, seconded by Nathan Guy

THAT the Design Review Committee extend the meeting to 7:00 p.m.

MOTION PUT AND PASSED.

MOVED by Erica Armstrong, seconded by Rob Leblanc

THAT the Design Review Committee:

- 1. Approve the qualitative elements of the substantive site plan approval application for a 12-storey mixed-use building on lands at 1649 Bedford Row, Halifax, as shown in Attachment A of the staff report dated July 21, 2021;**
- 2. Approve the one variance to the Land Use By-law requirements regarding internal property line setbacks for the high-rise portion of the development, as contained in Attachment B of the staff report dated July 21, 2021; and**
- 3. Accept the findings of the qualitative Wind Impact Assessment, as contained in Attachment C of the staff report dated July 21, 2021.**

MOTION PUT AND PASSED.

10. PRELIMINARY PRESENTATIONS - NONE

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11. COMMITTEE MEMBERS - NONE

12. ADDED ITEMS - NONE

13. IN CAMERA (IN PRIVATE) – NONE

14. DATE OF NEXT MEETING – September 9, 2021

15. ADJOURNMENT

The meeting adjourned at 6:44 p.m.

Alicia Wall
Legislative Support

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