



**DESIGN REVIEW COMMITTEE
SPECIAL MEETING
DRAFT MINUTES
SEPTEMBER 9, 2021**

PRESENT: Marilee Sulewski, Chair
Nathan Guy, Vice Chair
Julian Gonzalez
Jessica Harper
Charlotte Fouquet
Rob Leblanc
Sarah MacDonald
Marcel Tarnogorski
Cristina Verissimo

REGRETS: Erica Armstrong
Sandrine Mounier
Jan Sheppard Kutcher

STAFF: Sara Knight, Solicitor
Annie Sherry, 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.

The meeting was called to order at 4:33 p.m., and the Committee adjourned at 6:33 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 4:33 p.m.

2. APPROVAL OF MINUTES – August 12, 2021

MOVED by Rob Leblanc, seconded by Charlotte Fouquet

THAT the minutes of August 12, 2021 be approved as circulated.

MOTION PUT AND PASSED.

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

MOVED by Jessica Harper, seconded by Marcel Tarnogorski

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

Jessica Harper declared a conflict of interest for Item 9.1.2, Case 23726: Substantive Site Plan Approval – 1470 Queen Street, Halifax.

6. CONSIDERATION OF DEFERRED BUSINESS - NONE

7. CORRESPONDENCE, PETITIONS & DELEGATIONS - NONE

7.1 Correspondence - None

7.2 Petitions - None

7.3 Presentations – None

8. INFORMATION ITEMS BROUGHT FORWARD – NONE

9. REPORTS

9.1 STAFF

9.1.1 Upcoming Applications

Carl Purvis, Program Manager, Urban and Rural Planning Applications, advised that an application for a development on Barrington Street across from Peace and Friendship Park may be before the Committee at its next meeting.

9.1.2 Case 23726: Substantive Site Plan Approval – 1470 Queen Street, Halifax

The following was before the Committee:

- Staff recommendation report dated September 3, 2021
- Staff presentation dated September 9, 2021
- Applicant presentation dated September 9, 2021

Jessica Harper was recused from the meeting during consideration of this item having declared an interest in the matter.

Paul Sampson, Planner II, Current Planning, gave a presentation on Case 23726. Sampson spoke to the public benefit which would require the undergrounding of overhead electrical and communication distributions systems, the proposed promenade, and the five variances being requested. A copy of the staff presentation is on file.

Carl Purvis, Program Manager, Urban and Rural Planning Applications, and Paul Sampson responded to questions of clarification from the Committee regarding the public benefit.

Christina Lovitt, WSP Canada Inc., presented to the Committee and advised that the 8-storey mixed-use building will contain 216 units with one third of them being two bedroom or larger. Lovitt further spoke to the promenade, building materials and the variances. A copy of the presentation is on file.

Christina Lovitt and David Collins, Zeidler, responded to questions of clarification from the Committee.

MOVED by Charlotte Fouquet, seconded by Nathan Guy

THAT the Design Review Committee:

- 1. Approve the qualitative elements of the substantive site plan approval application for a 8-storey mixed-use building on lands at 1470 Queen Street, Halifax (PID 00077461), as shown in Attachment A;**
- 2. Approve the variances to the Land Use By-law requirements regarding minimum streetwall width, internal property line setbacks above the streetwall, maximum and minimum streetwall heights and upper storey streetwall setbacks, as contained in Attachment B;**
- 3. Accept the findings of the quantitative Wind Impact Assessment, as contained in Attachment C; and**
- 4. Recommend that the Development Officer accept the undergrounding of electrical and communication distribution systems (underground vault for utilities) as the post-bonus public benefit category.**

In considering the application, the Committee expressed concerns regarding some of the building materials, privacy, and that the affordable housing category was not proposed as the public benefit for this development.

As provided for in section 90 of Administrative Order One, *Respecting the Procedures of Council*, the motion was separated for voting purposes.

MOVED by Charlotte Fouquet, seconded by Nathan Guy

THAT the Design Review Committee:

- 1. Approve the qualitative elements of the substantive site plan approval application for a 8-storey mixed-use building on lands at 1470 Queen Street, Halifax (PID 00077461), as shown in Attachment A;**
- 2. Approve the variances to the Land Use By-law requirements regarding minimum streetwall width, internal property line setbacks above the streetwall, maximum and minimum streetwall heights and upper storey streetwall setbacks, as contained in Attachment B;**
- 3. Accept the findings of the quantitative Wind Impact Assessment, as contained in Attachment C**

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

MOTION PUT AND PASSED.

MOVED by Charlotte Fouquet, seconded by Nathan Guy

THAT the Design Review Committee recommend that the Development Officer accept the undergrounding of electrical and communication distribution systems (underground vault for utilities) as the post-bonus public benefit category.

MOTION PUT AND PASSED.

Jessica Harper rejoined the meeting at this time.

10. PRELIMINARY PRESENTATIONS - NONE

11. COMMITTEE MEMBERS - NONE

12. ADDED ITEMS - NONE

13. IN CAMERA (IN PRIVATE) – NONE

14. DATE OF NEXT MEETING – October 14, 2021

15. ADJOURNMENT

The meeting adjourned at 6:33 p.m.

Alicia Wall
Legislative Support

DRAFT