

**DESIGN REVIEW COMMITTEE  
SPECIAL MEETING  
DRAFT MINUTES  
OCTOBER 20, 2021**

PRESENT: Marilee Sulewski, Chair  
Nathan Guy, Vice Chair  
Charlotte Fouquet  
Rob Leblanc  
Marcel Tarnogorski  
Erica Armstrong  
Jan Sheppard Kutcher  
Christina Verissimo

REGRETS: Jessica Harper  
Sandrine Mounier  
Sarah MacDonald  
Julian Gonzalez

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](http://halifax.ca).*

*The meeting was called to order at 4:32 p.m., and the Committee adjourned at 6:04 p.m.*

**1. CALL TO ORDER**

The Chair called the meeting to order at 4:32 p.m.

**2. APPROVAL OF MINUTES – September 9, 2021**

MOVED by Rob Leblanc, seconded by Charlotte Fouquet

**THAT the minutes of September 9, 2021 be approved as circulated.**

**MOTION PUT AND PASSED.**

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

Additions: None

Deletions: None

MOVED by Erica Armstrong, seconded by Nathan Guy

**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**

Rob Leblanc declared a conflict of interest for Item 9.1.2, Case 23663: Substantive Site Plan Approval – 1138-1146 Barrington 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, Planning Applications Program Manager, advised there most likely will not be any applications coming forward to the Committee for consideration in the next couple of months.

**9.1.2 Case 23663: Substantive Site Plan Approval – 1138-1146 Barrington Street, Halifax**

The following was before the Committee:

- Staff recommendation report dated September 23, 2021
- Staff presentation dated October 20, 2021
- Applicant presentation dated October 20, 2021

Rob Leblanc was recused from the meeting during consideration of this item having declared a conflict of interest in the matter.

Jennifer Chapman, Planner III, Urban Enabled Applications presented Case 23663, indicating staff feel this application meets the requirements of the Design Manual and that the design fits in with the character of the Old South Suburb Heritage Conservation District. The two variances being requested are with respect to the streetwall height and the upper storey side yard setback. Chapman further noted the wind study indicated conditions would be comfortable, and that the property is located within view plane 8. A copy of the staff presentation is on file.

Chapman responded to questions of clarification from the Committee regarding the post-bonus height public benefit, location of the parking garage entrance, and building materials. Chapman noted that the post-bonus height public benefit is based on floor area ratio and not height for properties located within the Old South Suburb Heritage Conservation District.

Dan Goodspeed, Kassner Goodspeed Architects Ltd, presented to the Committee and spoke to the scope of the rehabilitation work, building design, and building materials, and responded to questions of clarification. A copy of the presentation is on file.

The Committee noted the importance of accessibility and expressed concerns regarding the lack of detailed landscaping design along the entrance to the parkade adjacent to the heritage building.

MOVED by Nathan Guy, seconded by Marcel Tarnogorski

**THAT the Design Review Committee:**

- 1. Approve the qualitative elements of the substantive site plan approval application for an eight storey mixed use building as shown in Attachment A;**
- 2. Approve the two variances to the Land Use By-law requirements regarding minimum streetwall height and minimum interior lot line setback, as contained in Attachment B;**
- 3. Accept the findings of the qualitative Wind Impact Assessment, as contained in Attachment C; and**
- 4. Recommend that the Development Officer accept the restoration of the existing heritage building as the post-bonus height public benefit for the development.**

Maggie Holm, Principal Planner, Current Planning, responded to questions of clarification from the Committee.

MOVED by Cristina Verissimo, seconded by Marcel Tarnogorski

**THAT the motion be amended to include new section 5 which reads as follows:**

- 5. Recommend that consideration be given to a more detailed landscaping design along the entrance to the parkade adjacent to the heritage building.**

**MOTION TO AMEND PUT AND PASSED.**

The motion now read:

MOVED by Nathan Guy, seconded by Marcel Tarnogorski

**THAT the Design Review Committee:**

- 1. Approve the qualitative elements of the substantive site plan approval application for an eight storey mixed use building as shown in Attachment A;**
- 2. Approve the two variances to the Land Use By-law requirements regarding minimum streetwall height and minimum interior lot line setback, as contained in Attachment B;**
- 3. Accept the findings of the qualitative Wind Impact Assessment, as contained in Attachment C; and**
- 4. Recommend that the Development Officer accept the restoration of the existing heritage building as the post-bonus height public benefit for the development.**
- 5. Recommend that consideration be given to a more detailed landscaping design along the entrance to the parkade adjacent to the heritage building**

**MOTION AS AMENDED PUT AND PASSED.**

**10. PRELIMINARY PRESENTATIONS - NONE**

**11. COMMITTEE MEMBERS - NONE**

**12. ADDED ITEMS - NONE**

**13. IN CAMERA (IN PRIVATE) – NONE**

**14. DATE OF NEXT MEETING - November 4, 2021**

**15. ADJOURNMENT**

The meeting adjourned at 6:04 p.m.

Alicia Wall  
Legislative Support