



**DESIGN REVIEW COMMITTEE
DRAFT MINUTES
September 8, 2022**

PRESENT: Marilee Sulewski, Chair
Nathan Guy, Vice Chair
Charlotte Fouquet
Rob Leblanc
Stanley North
Doug Raphael
Jonathan Goguen-Manning

REGRETS: Erica Armstrong
Sandrine Mounier
Christina Verissimo

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.

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**Design Review Committee
Draft Minutes
September 8, 2022**

The meeting was called to order at 4:35 p.m., and the Committee adjourned at 6:01 p.m.

1. CALL TO ORDER AND LAND ACKNOWLEDGEMENT

The Chair called the meeting to order at 4:35 p.m. and acknowledged that the meeting took place in the traditional and ancestral territory of the Mi'kmaq people, and that we are all treaty people.

2. APPROVAL OF MINUTES – January 13, 2022

MOVED by Doug Raphael, seconded by Rob Leblanc

THAT the minutes of January 13, 2022 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 Charlotte Fouquet, seconded by Stanley North

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 – None

7.2 Petitions – None

7.3 Presentation – None

8. INFORMATION ITEMS BROUGHT FORWARD – NONE

9. REPORTS

9.1 STAFF

9.1.1 Upcoming Applications

Carl Purvis, Planning Applications Program Manager, noted that an application for the Waverley Inn on Barrington Street to restore the existing heritage building and add an addition to the rear will be coming to the Committee shortly.

9.1.2 Case 24388: Substantive Site Plan Approval - 5185-89 South Street and 1221 Barrington Street, Halifax

The following was before the Committee:

- Staff recommendation report dated August 10, 2022
- Staff presentation dated September 8, 2022
- Applicant presentation dated September 8, 2022

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Carl Purvis, Planning Applications Program Manager, gave a presentation on Case 24388 and responded to questions of clarification from the Committee regarding wind mitigation, variances and public benefit.

Connor Wallace, Zzap Architecture & Planning, on behalf of the applicant gave a presentation on the project proposal, parking, and the variances. Wallace responded to questions of clarification from the Committee regarding the streetwall at the corner of Barrington Street and South Street.

MOVED by Rob Leblanc, seconded by Charlotte Fouquet

THAT the Design Review Committee:

- 1. Approve the qualitative elements of the substantive site plan approval application for a 9-floor addition to, and the rehabilitation of, an existing building (known as the Elmwood) at 5185-89 South Street, Halifax, as shown in Attachment A of the staff report dated August 10, 2022;**
- 2. Approve the six variances to the Land Use By-law requirements regarding internal property line setbacks for the mid-rise portion of the development, the maximum and minimum height of the streetwalls, street wall setbacks, and the floor-to-floor height requirement for the ground level, as contained in Attachment B of the staff report dated August 10, 2022;**
- 3. Accept the findings of the qualitative Wind Impact Assessment, as contained in Attachment C of the staff report dated August 10, 2022; 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.**

The Committee noted that adequate lighting and pavement should be considered beneath the verandas at the corner of Barrington Street and South Street rather than landscaping due to the lack of natural light.

MOTION 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 – October 13, 2022

15. ADJOURNMENT

The meeting adjourned at 6:01 p.m.

Alicia Wall
Legislative Support