



**DESIGN REVIEW COMMITTEE  
MEETING MINUTES  
September 15, 2016**

**PRESENT:** Rick Buhr, Chair  
Rob LeBlanc, Vice-Chair  
Matt Neville  
Anna Sampson  
Malcolm Pinto  
Emmitt Kelly  
John Crace  
Kevin Conley

**REGRETS:** Cate Courtney  
Noel Fowler

**STAFF:** Ben Fairbanks, Solicitor  
Jacob Ritchie, Manager, Urban Design  
Sherryl Murphy, Deputy 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 Design Review Committee are available online: <http://www.halifax.ca/boardscom/drc/160915drc-agenda.php>*

*The meeting was called to order at 4:03 p.m. and adjourned at 6:10 p.m.*

**1. CALL TO ORDER**

The Vice-Chair called the meeting to order at 4:03 p.m. and requested that the Deputy Clerk conduct the Election of Chair.

The Deputy Clerk called for nominations for the position of Chair.

MOVED by Mr. Conley, seconded by Ms. Sampson

**That Rick Buhr be nominated to serve as the Chair of the Design Review Committee.**

The Deputy Clerk called two additional times for nominations for the position of Chair and hearing none, called for a vote on the nomination of Mr. Buhr.

**MOTION PUT AND PASSED.**

The Chair assumed conduct of the meeting and called for nominations to the position of Vice-Chair.

MOVED by Mr. Pinto, seconded by Mr. Conley

**That Rob Leblanc be nominated to serve as the Vice-Chair of the Design Review Committee.**

The Chair called two additional times for nominations for the position of Vice-Chair and hearing none, called for a vote on the nomination of Mr. LeBlanc.

**MOTION PUT AND PASSED.**

**2. APPROVAL OF MINUTES – July 7, 2016, and August 18, 2016**

MOVED by Sampson, seconded by Mr. Pinto

**THAT the minutes of July 7, 2016 and August 18, 2016 meetings of the Design Review Committee be approved as presented.**

**MOTION PUT AND PASSED.**

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

MOVED by Mr. Kelly, seconded by Mr. Conley

**THAT the agenda be approved as amended.**

Two-third majority vote required.

**MOTION PUT AND PASSED.**

**4. BUSINESS ARISING OUT OF THE MINUTES**

**5. CALL FOR DECLARATION OF CONFLICT OF INTERESTS**

Ms. Sampson declared a conflict of interest on agenda items:

- 9.1 Preliminary Presentation – Hollis and Bishop Streets, Governor's Plaza
- 9.2 Preliminary Presentation – Maritime Centre Re-development

**6. CONSIDERATION OF DEFERRED BUSINESS – NONE**

**7. CORRESPONDENCE, PETITIONS & DELEGATIONS - NONE**

**8. REPORTS/DISCUSSION**

**8.1 Staff**

- 8.1.1** Case 20746: Substantive Site Plan Approval – 1663/1665 Barrington Street, Halifax (former Little Mysteries building)

The following was before Committee:

- A staff report dated August 19, 2016

Mr. Paul Sampson delivered the presentation for Case 20745, a substantive site plan approval for 1663/1665 Barrington Street, the form Little Mysteries building. Mr. Sampson gave a general overview of the site and noted that the existing façade will be retained and renovated. He described the proposal as a six storey building with a step back above the 3<sup>rd</sup> floor. He further advised that the north wall of the existing building and 10 feet of the floor slabs will be retained. Mr. Sampson indicated that the building would be clad with pre-finished concrete and aluminum windows.

Mr. Sampson noted that staff had identified the following matters for discussion based upon the guidelines of the Design Manual.

**Canopies and awnings**

Staff note that the proposal does not include a canopy or awning but will have weather protection due to the recessed entranceway.

**Variances – Maximum Height and Land Uses at Grade (Ground Floor Height)**

Staff advise that the requested variances are consistent with the objectives and guidelines of the Design Manual.

In conclusion Mr. Sampson noted that the Wind Assessment indicated that there will be minimal change to wind conditions with the building recesses mitigating the impact.

Following a brief discussion and questions to staff it was MOVED by Ms. Sampson, seconded by Mr. Neville

**That the Design Review Committee:**

- 1. Approve the qualitative elements of the substantive site plan approval application for a 6-storey addition and renovation at 1663-1665 Barrington Street, Halifax, as shown in Attachments A and B;**
- 2. Approve the requested variances to the Maximum Height and Land Uses at Grade (ground-floor height), as shown in Attachments A and C; and**
- 3. Accept the findings of the qualitative wind impact assessment, as contained in Attachment D.**

**MOTION PUT AND PASSED.**

**9. PRELIMINARY PRESENTATIONS**

**9.1 Preliminary Presentation – Hollis and Bishop Streets, Governor’s Plaza**

Having declared a conflict of interest on this matter earlier in the meeting, Ms. Simpson took a seat away from the table.

The following was before Committee:

- WSP – Proposal – Hollis and Bishop Streets, Governor’s Plaza

Mr. Kourosh Rad, WSP and Mr. Joe Zareski, Architecture 49 delivered the presentation relative to the Governor’s Plaza proposal at the corner of Hollis and Bishop streets. Mr. Rad reviewed the neighbourhood context noting a mix of newer and more traditional housing. Mr. Zareski went on to review with the committee the aspects of the by-law which impact the proposal. He noted the number and types of materials proposed for the building and the rationale for their use and noted that the main floor was intended for residential use. Providing detail, Mr. Rad advised that the building would include a mix of 1, 2 and 3 bedroom over 42 units. An outdoor amenity space would be included as well as 14 parking stalls. Mr. Zareski described the potential variances to the streetwall setback and height of the ground floor which would be required with the design of this building.

During discussion on the proposal, Committee members noted the following

- concern that the number of materials being used had gone to far. The Committee suggested that the detail on the white material on Hollis be removed.
- the French balconies are very effective
- the corner could use some enlivening, perhaps some minor retail or a seating area with a piece of public art.

Mr. Jacob Ritchie, Manager, Urban Design noted that the Committee would be considering the Heritage portions of the guidelines along with the presentation of the corner when this proposal comes forward as a site plan application approval.

Mr. Buhr thanked Mr. Rad and Mr. Zareski for their presentation.

**9.2 Preliminary Presentation – Maritime Centre Re-development**

Having declared a conflict of interest on this matter earlier in the meeting, Ms. Simpson remained in her seat in the gallery.

The following was before Committee:

- A presentation entitled Maritime Centre Redevelopment dated September 6, 2016.

Mr. Rad introduced Mr. Ron Burdock of Architecture 49 and went on to deliver the presentation explaining the design features of a 36 foot redesigned pavilion at ground level. He went on to describe the neighbourhood context and noted this was an opportunity to address the long standing issues with the building.

Mr. Burdock described the lower level design including the introduction of street level entrances and façade and how it interacts with the upper level. The proposal addresses the existing wind impact and other recognizes the adjacent church. The renovation will better identify the entrance particularly as viewed from Spring Garden Road. He noted that the proposal intends an increase in parking of 100 cars

on Salter Street. Mr. Burdock indicated that he would be interested to have input from the Committee on the handling of this street wall. He went on to describe a roof top terrace and the impact of improvements at street level.

Mr. Burdock responded to questions from members of the Committee regarding the roof top terrace and the difficulty with achieving sustainable plant life. Note was made that the proposal would allow for a winter garden. Concern was expressed regarding the loss of the greenery in the pavilion area and that the proposed entrance did not seem to be in keeping with the importance of the building in HRM.

Following a short discussion regarding a potential variance, the Chair thanked Mr. Rad and Mr. Burdock for their presentation.

10. IN CAMERA (IN PRIVATE) – None

11. ADDED ITEMS

12. DATE OF NEXT MEETING

The next meeting of the Committee will be held on Thursday, October 13, 2016 at 6:00 p.m. at City Hall, Halifax

13. ADJOURNMENT

The meeting adjourned at 6:10 p.m.

Sherryl Murphy  
Deputy Clerk