



**DESIGN REVIEW COMMITTEE  
MINUTES  
December 1, 2016**

PRESENT: Rick Buhr, Chair  
Malcolm Pinto  
Kevin Conley  
Emmitt Kelly  
John Crace  
Anna Sampson

REGRETS: Noel Fowler  
Matt Neville  
Rob Leblanc, Vice-Chair  
Cate Courtney

STAFF: Ms. Claire Gillivan, Solicitor  
Ms. Sherryll Murphy, Deputy Municipal 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/161208drc-agenda.php>*

*The meeting was called to order at 4:08 p.m. and adjourned at 6:30 p.m. p.m.*

**1. CALL TO ORDER**

The Chair called the meeting to order at 4:08 p.m.

**2. APPROVAL OF MINUTES – November 10, 2016**

Note was made that Mr. Fowler was not present at the November 10, 2016 meeting.

MOVED by Ms. Sampson, seconded by Mr. Crace

**THAT the minutes of November 10, 2016 be approved as amended. MOTION PUT AND PASSED.**

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

MOVED by Mr. Crace, seconded by Mr. Kelly

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

**MOTION PUT AND PASSED.**

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

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

**6. CONSIDERATION OF DEFERRED BUSINESS – November 10, 2016**

**6.1.1 Case 20660: Substantive Site Plan Approval – 5185-5189 South Street, Halifax**

At the November 10, 2016 meeting of the Design Review Committee a decision on the following motion was deferred to allow staff to work with the applicant to revise the building design in keeping with the Design Manual

- 1. Approve the qualitative elements of the substantive site plan approval application for a mixed-use building at 5185-5189 South Street, Halifax, as shown in Attachment A of the October 20, 2016 staff report dated October 20, 2016; and**
- 2. Accept the findings of the qualitative Wind Impact Assessment, as contained in Attachment C of the October 20, 2016 staff report.**

The following documentation was before the Design Review Committee:

- *A supplementary staff recommendation report dated November 24, 2016*
- *A staff recommendation report dated October 20, 2016*

Ms. Dahli Saleh advised that the supplementary staff report dated November 24, 2016 responds to questions of the Committee from the last meeting. She went on to review the questions and answers as found in the report. Ms. Saleh noted that if the Committee approves the application, the drawings are not to scale and staff cannot approve development/building permits based on these. The applicant will have to provide the plans to scale in order to meet the regulations and obtain permits.

Mr. Greg Sangster, the architect for the proposal presented to the Committee noting that masonry is well enshrined in the neighbourhood and efforts had been made to the ensure the building would be more in

keeping through the use of masonry. He went on to review the design of the building noting the addition of articulation using cornices and improvements at the street level. Mr. Sangster architect went on to note that no variances were proposed.

The Committee discussed the proposal noting the improvements at the street level. Note was also made of the increased articulation with a suggestion that the cornices may not be required. Members highlighted the importance of a street level pedestrian space.

MOVED by Ms. Sampson, seconded by Mr. Kelly

**That the Design Review Committee amend the motion of November 10, 2016 to reflect the November, 24, 2016 staff report as follows:**

- 1. Approve the qualitative elements of the substantive site plan approval application for a mixed-use residential and commercial building at 5185-5189 South Street, Halifax, as shown in Attachment A-1 of the supplementary staff report dated November 24, 2016; and**
- 2. Accept the findings of the qualitative Wind Impact Assessment, as contained in Attachment E, of the supplementary staff report dated November 24, 2016**

**MOTION TO AMEND PUT AND PASSED.**

MOVED by Ms. Sampson, seconded by Mr. Crace

**That the motion be further amended to provide level seating on the South Elevation which complies with Section 3.2.5(a) of the Design Review Guidelines and remove the cornices on the Barrington Street façade.**

**MOTION TO AMEND PUT AND PASSED.**

The motion now reads:

MOVED by Ms. Sampson, seconded by Mr. Kelly

**THAT the Design Review Committee:**

- 1. Approve the qualitative elements of the substantive site plan approval application for a mixed-use residential and commercial building at 5185-5189 South Street, Halifax, as shown in Attachment A-1 of the supplementary staff report dated November 24, 2016; and**
- 2. Accept the findings of the qualitative Wind Impact Assessment, as contained in Attachment E, of the supplementary staff report dated November 24, 2016**
- 3. Provide level seating on the South Elevation which complies with Section 3.2.5(a) of the Design Review Guidelines and remove the cornices on the Barrington Street façade.**

**MOTION AS AMENDED PUT AND PASSED.**

- 7. CORRESPONDENCE, PETITIONS & DELEGATIONS**
  - 7.1 Correspondence – None**
  - 7.2 Petitions - None**

7.3 Presentation – None

8. REPORTS

8.1 STAFF

8.1.1 Case 20848: Substantive Site Plan Approval – 1721-1735 Lower Water Street, Halifax (Queen’s Marque)

The following was before the Design Review Committee:

- A staff recommendation report dated November 23, 2016

Mr. Luc Quellett, Planner gave the presentation reviewing the discussion points and the table of variances as set out in the staff report. He noted that staff is not recommending the variance of the Maximum Street Wall Height (No. 2 in the table).

Mr. Scott McCrea provided the applicant presentation referring to the staff recommendations and noting:

- That the more accessible roofs would receive a more pedestrian/user friendly finishing and, consequently, would require the greatest investment. If there is to be a requirement for all roofs to be landscaped there will be a reassessment of how the more accessible roofs are
- That a streetwall stepback on the upper storey would require an entirely new design
- Wallace stone is extremely expensive and the applicant commits to a similar colour cladding/stone.

MOVED by Ms. Sampson, seconded by Mr. Conley:

**THAT the Design Review Committee:**

- 1. Approve the qualitative elements of the substantive site plan approval application for the mixed-use development on lands located at 1721-1735 Lower Water Street, Halifax, as contained in Attachment A of the staff report dated November 23, 2016, with the conditions that:**
  - a) the southern portion of the Lower Water Street streetwall be articulated with an upper storey streetwall stepback;**
  - b) all flat rooftops, which are generally inaccessible to the building’s occupants, be landscaped with roof tolerant vegetation; and**
  - c) the sandstone bar be clad with Wallace sandstone;**
- 2. Approve twelve of the thirteen identified variances to the Land Use By-law requirements, as contained in Attachment D of the staff report dated November 23, 2016; the only exception being the variance request for maximum streetwall height along the southern portion of the Lower Water Street frontage;**
- 3. Accept the findings of the quantitative Wind Impact Assessment, as contained in Attachment E of the staff report dated November 23, 2016; and**
- 4. Recommend that the Development Officer accept the provision of publicly accessible amenity or open space, the provision of public art, and the provision of exemplary sustainable building practices as the post-bonus height public benefit for the development.**

During discussion of the proposal, members commented on the quality of the proposal and noted that it was a landmark development.

MOVED by Mr. Crace, seconded by Mr. Kelly that

**The motion be amended by the deletion of subsections 1(a), (b) and (c) as follows:**

- a) the southern portion of the Lower Water Street streetwall be articulated with an upper storey streetwall stepback;**
- b) all flat rooftops, which are generally inaccessible to the building's occupants, be landscaped with roof tolerant vegetation; and**
- c) the sandstone bar be clad with Wallace sandstone;**

**MOTION TO AMEND PUT AND PASSED.**

MOVED by Ms. Sampson, seconded by Mr. Conley that

**The motion be further amended to approve all thirteen of the identified variances to the Land Use By-law requirements, as contained in Attachment D of the staff report dated November 23, 2016**

**MOTION TO AMEND PUT AND PASSED.**

The motion now reads:

**THAT the Design Review Committee:**

- 1. Approve the qualitative elements of the substantive site plan approval application for the mixed-use development on lands located at 1721-1735 Lower Water Street, Halifax, as contained in Attachment A of the staff report dated November 23, 2016.**
- 2. Approve all thirteen identified variances to the Land Use By-law requirements, as contained in Attachment D of the staff report dated November 23, 2016**
- 3. Accept the findings of the quantitative Wind Impact Assessment, as contained in Attachment E of the staff report dated November 23, 2016; and**
- 4. Recommend that the Development Officer accept the provision of publicly accessible amenity or open space, the provision of public art, and the provision of exemplary sustainable building practices as the post-bonus height public benefit for the development.**

**MOTION AS AMENDED PUT AND PASSED.**

#### **8.1.2 Approval of Proposed 2017 Meeting Schedule**

- A proposed 2017 meeting schedule was before the Committee.

MOVED by Ms. Sampson, seconded by Mr. Conley

**THAT the proposed 2017 meeting schedule be approved as presented.**

**MOTION PUT AND PASSED.**

- 9. ADDED ITEMS – None**
- 10. IN CAMERA (IN PRIVATE) – None**
- 11. DATE OF NEXT MEETING – January 12, 2017 (If Approved)**
- 12. ADJOURNMENT**

The meeting adjourned at 6:30 p.m.

Sherryl Murphy  
Deputy Clerk