



**DESIGN REVIEW COMMITTEE  
MINUTES  
June 29, 2017**

PRESENT: Rick Buhr, Chair  
Marianne Abboud  
Catherine Courtney  
Kautilyn Gandhi  
Emmitt Kelly  
Matt Neville  
Malcolm Pinto

REGRETS: Mitra Rad  
Johnathan Lampier  
John Crace  
Rob LeBlanc

STAFF: Donna Boutilier, Solicitor  
Liam MacSween, Legislative Assistant

*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 4:35 p.m. and adjourned at 5:47 p.m.*

## **1. CALL TO ORDER**

Rick Buhr, Chair called the meeting to order in Halifax Hall, 2<sup>nd</sup> Floor City Hall, 1841 Argyle Street, Halifax.

## **2. APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS**

MOVED by Catherine Courtney, seconded by Emmitt Kelly

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

Two-third majority vote required.

**MOTION PUT AND PASSED.**

## **3. APPROVAL OF MINUTES – May 11, 2017**

MOVED by Matt Neville, seconded by Kautilya Gandhi

**THAT the minutes of May 11, 2017 be approved as amended.**

**MOTION PUT AND PASSED.**

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

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

Marianne Abboud declared a conflict of interest with respect to Case 21145 and recused themselves from discussion and debate on the matter.

Rob Leblanc declared a conflict of interest with respect to Case 21145 and recused themselves from discussion and debate on the matter.

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

## **7. CORRESPONDENCE, PETITIONS & DELEGATIONS – NONE**

## **8. INFORMATION ITEMS BROUGHT FORWARD – NONE**

## **9. REPORTS**

### **9.1 STAFF**

#### **9.1.1 Case 21145: Substantive Site Plan Approval – 1363 Hollis Street, 5134 - 5146 Bishop Street, Halifax**

The following was before the committee:

- A staff recommendation report dated May 30, 2017.
- A motion memo dated June 29, 2017.
- A revised copy of page 67 of the May 30, 2017 staff report.

Melissa Eavis, Planner II provided a presentation with respect to Case 2115. Rick Buhr, Chair thanked Melissa Eavis for the presentation and requested questions of clarification from members of the committee.

In response to questions of clarification from the committee, Eavis noted the following:

- The floor to floor height is 3.35 meters.
- The wind study was based on the proposed design of the building.
- There would be no reduction in the height of the pent house, if the staff recommendation is approved.

**Chris Crawford**, of Ekistics Plan and Design, on behalf of the applicant, provided a presentation with respect to Case 2115. Rick Buhr thanked Chris Crawford for the presentation and requested questions of clarification from members of the committee.

A representative, on behalf of the applicant, Paramount Management, provided a brief overview of the proposal and advised that the developer is not looking for additional floor space for the proposed building, but rather, additional height allowance to accommodate the mechanical pent-houses.

MOVED by Matt Neville, seconded by Malcolm Pinto

**THAT the Design Review Committee:**

**1. Approve the qualitative elements of the substantive site plan approval application for a mixed-use development at 1363 Hollis Street / 5134 - 5146 Bishop Street, Halifax as shown in Attachment B and C of the staff report dated May 30, 2017 with the condition that:**

**a. Height shall be limited to 22 metres for that portion of the building within the 22 metre height precinct, but the glass railing and rooftop elements at the 8th and 9th levels shall be permitted;**

**2. Approve three of the four variances to the Land Use By-law requirements; as contained in Attachment D of the staff report dated May 30, 2017; and refuse the request for maximum building height identified as Variance 1;**

**3. Accept the findings of the qualitative wind impact assessment, as contained in Attachment E of the staff report dated May 30, 2017; and**

**4. Recommend that the Development Officer accept public art and publicly accessible amenity space as the post-bonus height public benefit for the development.**

In response to a question of clarification, Crawford noted the following:

- If the staff recommendation is approved by the committee as presented, the design of the building would need to be compressed to accommodate the mechanical units on the top of the buildings.
- The proposed exterior cladding is a stone porcelain product which is designed to emulate sandstone.
- The applicant's goal is to match as closely as possible the colouring of Government House which is located nearby. The applicant is interested in ensuring that the building flows with character of the area in which it is located.

In response to question of clarification, Carl Purvis, Manager of Program Planning, advised that there is no perfect way to measure height, particularly for corner sites. Purvis noted that intent of the Design Manual and the requirements with is the Land Use-Bylaw is to not run height precincts through the middle of buildings.

**MOTION PUT AND DEFEATED.**

The following alternative motion was proposed:

MOVED by Matt Neville, seconded by Malcolm Pinto

**THAT the Design Review Committee:**

- 1. Approve the qualitative elements of the substantive site plan approval application for a mixed-use development at 1363 Hollis Street / 5134 - 5146 Bishop Street, Halifax as shown in Attachment B and C of the staff report dated May 30, 2017.**
- 2. Approve the requested variances to the Land Use By-law requirements; as contained in Attachment D of the staff report dated May 30, 2017.**
- 3. Accept the findings of the qualitative wind impact assessment, as contained in Attachment E of the staff report dated May 30, 2017; and**
- 4. Recommend that the Development Officer accept public art and publicly accessible amenity space as the post-bonus height public benefit for the development.**

The committee discussed the materials proposed for the exterior cladding of the building and debated whether further specification should to be provided with respect to the materials that will be used.

Carl Purvis advised that there is room in the By-law to allow the Development Officer to approve non-substantive changes to the cladding of the building if required.

In consideration of the alternative recommendation, the committee referenced sections 3.4 and 3.6.8 (d) of the Design Manual respecting Civic Character and Maximum Height Variances. The committee agreed by consensus that modest increases to the height variances should be permitted to enhance the distinction and landmark quality of the building.

**MOTION PUT AND PASSED.**

**9.3 COMMITTEE MEMBER UPDATES – NONE**

**10. ADDED ITEMS – NONE**

**11. IN CAMERA (IN PRIVATE) – NONE**

**12. DATE OF NEXT MEETING – July 13, 2017 (if required).**

**13. ADJOURNMENT**

The meeting adjourned at 5:47 p.m.

Liam MacSween  
Legislative Assistant