



**DESIGN REVIEW COMMITTEE  
SPECIAL MEETING  
DRAFT MINUTES  
November 21, 2022**

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

REGRETS: Charlotte Fouquet  
Sandrine Mounier

STAFF: Carl Purvis, Planning Applications Program Manager  
Sara Knight, Solicitor  
Annie Sherry, Legislative Assistant

*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).*

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*The meeting was called to order at 4:33 p.m. and adjourned at 5:24 p.m.*

## **1. CALL TO ORDER AND LAND ACKNOWLEDGEMENT**

The Chair called the meeting to order at 4:33 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 – September 8 & October 5, 2022**

MOVED by Nathan Guy, seconded by Doug Raphael

**THAT the minutes of September 8 & October 5, 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 Rob Leblanc, seconded by Erica Armstrong

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

**MOTION PUT AND PASSED.**

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

Rob Leblanc declared a conflict on Item 5 - Case 24497: Substantive Site Plan Approval for 1190 Barrington Street, advising they were a founder of Fathom Studios, which was responsible for the qualitative wind impact assessment.

## **5. CASE 24497: SUBTANTIVE SITE PLAN APPROVAL FOR 1190 BARRINGTON STREET**

The following was before the Committee:

- Staff recommendation report dated October 26, 2022
- Staff presentation dated November 10, 2022

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

Darrell Joudrey, Planner II gave a presentation on Case 24497, spoke to the qualitative elements and variances for the Committee's consideration, and responded to questions of clarification from the Committee regarding the sunken condition of the units along the northside elevation.

Ronald Smith, Studioworks International Inc., spoke on behalf of the applicant and responded to questions of clarification from the Committee. Smith noted that the sunken condition along the northside elevation was a design compromise that would impact two units, where the alternative would have altered the floor plans for all other units.

MOVED by Nathan Guy, seconded by Stanley North

**THAT the Design Review Committee:**

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**Design Review Committee  
Special Meeting Draft Minutes  
November 21, 2022**

- 1. Approve the qualitative elements of the substantive site plan approval application for an eight storey mixed-use building at 1190 Barrington Street, Halifax as shown in Attachment A of the staff report dated October 26, 2022;**
- 2. Approve the 4 variances to the Land Use By-law requirements regarding land uses at grade, streetline setback, minimum streetwall height and streetwall setbacks, as contained in Attachment A of the staff report dated October 26, 2022;**
- 3. Accept the findings of the qualitative Wind Impact Assessment, as contained in Attachment B of the staff report dated October 26, 2022; and**
- 4. Recommend that the Development Officer accept the cash-in-lieu contribution required by Section 12 (6.1) of the Land Use By-law.**

**MOTION PUT AND PASSED.**

Rob Leblanc rejoined the meeting at this time.

**6. ADJOURNMENT**

The meeting adjourned at 5:24 p.m.

Annie Sherry  
Legislative Assistant