

**DESIGN REVIEW COMMITTEE  
MINUTES**

**June 9, 2011**

PRESENT: Mr. Alan Parish, Chair  
Mr. Terry Smith-Lamothe, Vice-Chair  
Ms. Anne Sinclair  
Mr. Nick Pryce  
Ms. Sue Sirrs  
Ms. Suzanne Saul  
Mr. Cesar Saleh  
Mr. Jeff Pinhey  
Mr. William Hyde  
Mr. Ramzi Kawar

REGRETS: Ms. Angela Dean  
Mr. Roy McBride

STAFF: Kelly Denty, Supervisor, Planning Applications  
Paul Sampson, HRM Planner  
Sherryll Murphy, Deputy Clerk

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**1. CALL TO ORDER**

The meeting was called to order by Mr. Parish at 6:00 p.m. in Halifax Hall, City Hall. Mr. Parish introduced Mr. Nick Fudge, Architect on the application being considered this evening and Marilyn MacEvoy, owner of the property.

**2. APPROVAL OF THE MINUTES**

The Chair noted that Nick Pryce rather than he had seconded the motion on the minutes at the April 14, 2011 meeting

**MOVED by Ms. Sirrs, seconded by Ms. Saul that the minutes of the April 14, 2011 meeting, as amended, be approved. MOTION PUT AND PASSED.**

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

The agenda, as distributed, was accepted.

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

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

**6. DELEGATIONS/PRESENTATION - NONE**

**7. REPORTS/DISCUSSION**

**7.1 Memorandum – Application for Downtown Site Plan Approval: 1580 Queen Street, Halifax, (PID 00136291), addition to the Existing Building for Commercial/Residential Purposes**

A staff memo dated June 2, 2011 was before the Committee.

The Chair clarified for the applicant that the process for the Committee was to hear the application and ask questions at the initial meeting, and then at a second meeting debate and make a decision/vote.

Mr. Paul Sampson, HRM Planner, gave a brief presentation of the proposal for a substantial addition and renovations to an existing building at 1580 Queen Street Halifax. Mr. Sampson noted that the application number on this project is 17033.

Mr. Fudge, distributed a colour copy of a site plan for 1580 Queen Street depicting the additions in colour. A document entitled Design Rationale 1580 Queen Street which outlined the reasons the proposal fits with the vision of the precinct was included with the drawing.

Mr. Fudge indicated that the proposal was for a three storey mixed use building which includes an addition to the Queen Street property line and another 12 foot addition on the north side. He indicated that the building height would be increased by eight feet. Mr. Fudge reviewed how the project would have a positive impact on the area as set out in the Design Rationale document.

In response to questions from members of the Committee, Mr. Fudge provided the following:

- Balconies were included to allow people to enjoy the surrounding area and provide some recreational space
- The two top floors will be a residential unit, the second floor will be commercial while the street level floor will be a yet undetermined retail use
- The existing mature pine will be retained
- Materials used in the project will be wood, glass and steel.
- The wood screen and perforated metal used in the building will act like a lantern after dark
- There will be no exposed fastenings on the wood or metal
- Signage has not yet been decided and in the event of 'tagging' the wood will have to be refinished

In response to the Chair, Mr. Sampson indicated that the pre and post bonus heights are the same and the street wall and setbacks are met. The key point for the Task Force is how the design fits with the area.

Mr. Fudge responded to questions from the Committee regarding the elevation drawings with Mr. Saleh requesting the 4th and the front elevation be included with the staff report.

Note was made that on page 19, section 3.3.4 c of the Design Guidelines there is a requirement for landscaping on all flat roofs. Following a brief discussion during which Mr. Fudge indicated he would reconsider this matter, staff committed to confirming that this section applies to re-development/renovation where the existing roof is not accessible.

The Committee discussed the possibility of an awning with note being made that this is not a required feature.

Ms. Sirrs and Mr. Kavar retired from the meeting at approximately 6:25 p.m.

**8. ADDED ITEMS - NONE**

**9. DATE OF NEXT MEETING - July 14, 2011**

**10. ADJOURNMENT**

The meeting adjourned at 6:35 p.m.

Sherrill Murphy  
Deputy Clerk