

DESIGN REVIEW COMMITTEE
MINUTES

July 14, 2011

PRESENT: Mr. Alan Parish, Chair
Mr. Terry Smith-Lamothe, Vice Chair
Ms. Anne Sinclair
Mr. Roy McBride
Ms. Sue Sirrs
Ms. Suzanne Saul
Mr. William Hyde

REGRETS: Mr. Ramzi Kawar
Mr. Cesar Saleh
Mr. Nick Pryce
Mr. Jeff Pinhey

STAFF: Ms. Kelly Denty, Supervisor, Planning Applications
Mr. Paul Sampson, Planner 1
Ms. Julie Vandervoort, Legislative Support

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1. CALL TO ORDER

The meeting was called to order at 6:01 p.m. in Halifax Hall, 2nd Floor City Hall.

2. APPROVAL OF THE MINUTES

MOVED by Ms. Sirrs, seconded by Ms. Saul, that the minutes of June 9, 2011, as presented, be approved. MOTION PUT AND PASSED.

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

The agenda, as distributed, was accepted.

4. BUSINESS ARISING OUT OF THE MINUTES -- NONE

5. CONSIDERATION OF DEFERRED BUSINESS - NONE

6. DELEGATIONS/PRESENTATIONS – NONE

7. REPORTS/DISCUSSION

7.1 Case 17033: Substantive Site Plan Approval – 1580 Queen Street, Halifax

A staff memo dated July 5, 2011 was before the Committee.

Mr. Paul Sampson, HRM Planner, gave a brief presentation on the proposal and circulated a pamphlet on the building materials. Mr. Nicholas Fudge, representing the applicant, was also present to respond to questions. Mr. Sampson and Mr. Fudge provided clarification on the following:

- No commercial signage is proposed at this time
- A ground-floor awning is not included in the design concept
- The proposed lighting/illumination of the staircase and tree
- The roof is sloped, not flat, and will not have landscaping
- The fit of the contemporary design facing the prominent civic frontage of Royal Artillery Park
- The applicant's intent to protect the mature tree on site

The Committee entered into a discussion on the application and members agreed that they did not have concerns about the proposed materials and lighting or about the design relative to the prominent civic frontage of RA Park. Ms. Sirrs provided information on site preparation techniques to protect the mature tree.

Members expressed concern over the potential for an inappropriate awning design or poor signage being added to the building at a later date or less expensive materials being substituted to save costs. Ms. Kelly Denty, Supervisor, Planning Applications explained that the approval is based on the design submitted and if there were substantive changes, the proposal would come back to the Design Review Committee. She clarified that the Development Officer has the authority to decide when a change is “substantive” and signage is not usually considered substantive.

The Committee expressed appreciation for many of the design features and concluded its discussion. The Chair called for a motion.

MOVED by Mr. Smith-Lamothe, seconded by Mr. Hyde that the Design Review Committee approve the application as submitted. MOTION PUT AND PASSED.

8. ADDED ITEMS

The Chair informed Committee members that Mr. Andy Fillmore had called him to explain that while there was preparation activity at the site for the new library, no construction would begin until the application has been approved by the Design Review Committee.

9. DATE OF NEXT MEETING – August 11, 2011

10. ADJOURNMENT

The meeting adjourned at 6:55 p.m.

Julie Vandervoort
Legislative Support