

DESIGN REVIEW COMMITTEE
MEETING MINUTES

August 9, 2012

PRESENT: Terry Smith-Lamothe, Chair
Anne Sinclair
Sue Sirrs
Cesar Saleh
Kevin Conley
Jeff Pinhey
Mary Black
William Hyde
Nick Pryce
Ramzi Kawar

REGRETS: Roy McBride
Suzanne Saul

STAFF: Paul Sampson, Planner, HRM
Karen Brown, Solicitor, HRM
Sherryl Murphy, Deputy Clerk
Jane Crosby, Legislative Support

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1. CALL TO ORDER

The Chair called the meeting to order at 6:00 p.m. in Meeting Room 1, Duke Tower, 5251 Duke Street.

2. APPROVAL OF MINUTES – June 14, 2012

It was noted that the title “Mrs.” is used in the minutes where it should read “Ms.”

MOVED by Ms. Black, seconded by Ms. Sirrs that the minutes of June 14, 2012 be approved, as amended.

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. CORRESPONDENCE/PETITIONS/DELEGATIONS: None

7. REPORTS/DISCUSSION

7.1 1452 Queen Street, Substantive Site Plan Approval Application, Initial Presentation

Mr. Saleh declared a conflict of interest regarding this matter and took a seat in the gallery.

A staff memorandum dated July 30, 2012 was before the Committee. Also before the Committee was a package of architectural drawings of the proposed development, a copy of the development’s Design Rationale, the Exterior Lighting Concept, a response to the Post-Bonus Height Public Benefit, and the proposed development’s Wind Impact Qualitative Assessment.

Mr. Greg Starratt, from Duffus Romans Kundzins Rounsefell Architects Limited, gave a presentation outlining the proposed development at 1452 Queen Street which included:

- The development’s location and zoning as mixed-use

- The ground floor will be almost exclusively commercial with 8 levels of apartment accommodation
- The commercial ground level facade will be approximately 85% glass, the exception being various entry points to the building and parking garage
- The mandated 4m set-back is respected and allows for a wide sidewalk
- There is a mandated step-back starting on the 5th floor
- The building is designed to compliment the surroundings and incorporates various materials including, granite, brick and glass, in addition there is a free use of colour. The site is designed to have the look of multiple buildings
- The lighting plan for the building which will use down-lighting
- The landscape plan and rooftop terrace
- The underground and above ground parking plan for the building that would exceed the minimum number required for such a development
- Renderings from differing viewpoints.

Mr. Starratt responded to questions from the Committee regarding the development's proximity and potential to compliment and celebrate the new Halifax Library. Mr. Starratt also clarified that the renderings presented were slightly inaccurate with regards to the representation of colour, lighting and some of the landscape features.

In response to a question from the Chair concerning the location and usability of the north facing lightwell, Mr. Starratt indicated that the location was in keeping with the HRM By Design guidelines.

The Chair noted the importance for developers to come to the Committee with a concept rather than waiting for the application to be submitted so that feedback may be incorporated into a potential development.

Ms. Sirrs asked for clarification on the landscaping plan for the penthouse rooftop and whether it includes planters. Mr. Starratt indicated that he would have to look into that plan and respond at a later date.

The Chair thanked Mr. Starratt for the presentation.

Mr. Saleh resumed his seat at the table.

7.2 Case 17793: Substantive Site Plan Approval, Revised Citadel Hotel Redevelopment, 1960 Brunswick Street

A staff report dated July 24, 2012 was before the Committee. Also before the Committee was a Location and Zoning map, Site Plan Approval Plans (Elevations), Design Rationale Addendum, Revised and Original renderings and a Wind Study Addendum from RWDI Consulting Engineers and Scientists.

Mr. Paul Sampson, Planner, gave a brief presentation outlining Case 17793 which included:

- The site context and zoning
- A view plane over the site and various air photos
- Renderings of the original site plan and renderings showing the proposed changes from various viewpoints.
- The revised elevations

Mr. Sampson stated that the proposed changes include the addition of two storeys to each hotel tower. He noted that the addition of the two storeys would not affect the approved site plan and that the two floors would blend into the middle/upper portion of each of the towers.

Mr. Ian Smith, Planner, was present on behalf of the developer and commented that the reason for the proposed changes was due to a re-assessment of the Halifax market and a need for a greater number of hotel rooms.

Mr. Sampson noted the attached Wind Study Addendum and stated that the proposed changes will have no impact on the pedestrian wind conditions.

Mr. Sampson responded to questions from members regarding the report and the proposed changes after which the following motion was put:

MOVED by Mr. Pryce, seconded by Mr. Saleh that the qualitative elements of the substantive site plan approval application for the mixed-use redevelopment of the former Citadel Hotel site at 1960 Brunswick Street, Halifax, as shown on the building elevations contained in Attachment A be approved.

MOTION PUT AND PASSED.

9. DATE OF NEXT MEETING – September

Please note that due to the closure of Halifax Hall resulting from the work to the exterior of City Hall, meetings of the Design Review Committee will be temporarily relocated to the 3rd Floor of Duke Tower, Meeting Room 1 for at least the remainder of 2012.

10. ADJOURNMENT

The meeting was adjourned at 7:22pm.

Jane Crosby
Legislative Support