

DESIGN REVIEW COMMITTEE  
MEETING MINUTES

September 13, 2012

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

REGRETS: Jeff Pinhey  
William Hyde

STAFF: Richard Harvey, Senior Planner, HRM  
Paul Sampson, Planner, HRM  
Jim Janson, Solicitor, HRM  
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.

Ms. Sirrs arrived at 6:02 p.m.

**2. APPROVAL OF MINUTES – August 9, 2012**

**MOVED by Mr. Kawar, seconded by Mr. Pryce that the minutes of August 9, 2012 be approved with the following amendment to Item 7.1, page 4, paragraph 3:**

**“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.”**

**MOTION PUT AND PASSED.**

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

**Additions:**

**8.1 Announcement from Mr. Pryce.**

**MOVED by Ms. Black, seconded by Ms. Sirrs, that the agenda, as amended be approved.**

**MOTION PUT AND PASSED.**

**It was agreed that Item 8.1 be dealt with at this time.**

Mr. Pryce announced that he would be resigning from the Design Review Committee and that tonight's meeting would be his last. The Chair thanked Mr. Pryce for his time with the Committee.

**4. BUSINESS ARISING OUT OF THE MINUTES: None**

**5. CONSIDERATION OF DEFERRED BUSINESS: None**

## **6. CORRESPONDENCE/PETITIONS/DELEGATIONS:**

Information Item 1 was dealt with at this time.

Correspondence dated August 31, 2012 from Mr. Phil Pacey, Chair, HRM Committee, Heritage Trust of Nova Scotia regarding a request to present to the Committee, on the Texpark Site.

A discussion was held on whether or not the Committee would receive this presentation. It was concluded that the Committee has no information which would suggest the Texpark case will be coming to the Committee or when that might be.

## **7. REPORTS/DISCUSSION**

### **7.1 Case 18006: Substantive Site Plan Approval – Mixed-use Development Queen, Clyde and Birmingham Streets, Halifax.**

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

A staff memorandum dated September 4, 2012 was before the Committee. Also before the Committee was a package of Site Plan Approval drawings, a copy of the development's Design Rationale, the Design Manual Checklist, a response to the Post-Bonus Height Public Benefit, the proposed development's Wind Impact Qualitative Assessment, the Exterior Lighting Concept and a set of renderings for the proposed development.

Mr. Paul Sampson, Planner, provided a presentation outlining the application by W.M. Fares on behalf of Clyde Street Developments Ltd. for the "Mary-Ann" site. He presented the site context, views of the site, as well as the initial renderings and the new renderings reflecting the changes to the site.

Mr. Greg Starrat, Architect with Duffus Romans Kundzins Rounsefell was asked by the Committee to clarify some of the changes made to the site. In response to a question from the Chair, Mr. Starrat noted the primary change to the site is the removal of the balconies down the centre of the building to create the appearance of two masses. He continued to respond to questions from the Committee and provided additional details on some of the colours and materials used.

Mr. Richard Harvey, Senior Planner responded to questions from the Committee and clarified the RFP process and explained the public benefit tax when post-bonus height is used for affordable housing.

Further discussion was held by the Committee and Mr. Harvey and Mr. Sampson responded to questions and provided additional details.

The Chair concluded the discussion and asked that the Design Manual Checklist before the Committee be considered and reviewed. Staff responded to questions from members regarding the report and staff's rankings within the checklist.

Ms. Sinclair asked for a discussion to be held on Sections 3.3.2 c, f and h as the materials indicated on the attached package of drawings show the use of painted concrete masonry. The drawings also indicate that the north side of the building does not carry the brick façade. After a lengthy discussion and further questions to staff, the following motions were put:

**MOVED by Ms. Sinclair, seconded by Ms. Saul that the Design Review Committee:**

- **Approve the qualitative elements of the substantive site plan approval application for the mixed-use development of the of the “Mary-Ann” site bound by Queen, Clyde and Birmingham Streets, Halifax, as shown on Attachment A;**
- **Accept the findings of the qualitative wind impact assessment as found in Attachment D; and**
- **Recommend that the Development Officer accept, as the post-bonus height public benefit for the development, the provision of residential units at a subsidized cost to contribute to housing affordability.**

**With the following conditions;**

- **the area on the building between L3 and L6 on drawing A-22, that currently shows concrete masonry painted in light orange, be changed to carry around the brick shown on the sides of the building; and**
- **the area shown on A-22 that currently indicates concrete masonry painted in light grey be changed to precast panel.**

**MOTION PUT AND PASSED.**

## **8. ADDED ITEMS**

### **8.1 Announcement from Mr. Pryce.**

This item was addressed at the beginning of the meeting please refer to page 3.

**9. DATE OF NEXT MEETING – October 11, 2012**

**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 3<sup>rd</sup> Floor of Duke Tower, Meeting Room 1 for at least the remainder of 2012.**

**10. ADJOURNMENT**

The meeting was adjourned at 8:14 pm.

Jane Crosby  
Legislative Support

Information Items:

1. Letter from Phil Pacey, Chair, HRM Committee, Heritage Trust of Nova Scotia re request to present to the Committee – Texpark Site