

DESIGN REVIEW COMMITTEE
MEETING MINUTES

June 13, 2013

PRESENT: Terry Smith-Lamothe, Chair
William Hyde, Vice-Chair
Sue Sirrs
Mary Black
Suzanne Saul
William Hyde
Jeff Pinhey
Cesar Saleh
Anne Sinclair
Ramzi Kavar
Ann Wilkie
Suzanne Saul
Roy McBride

REGRETS: Kevin Conley

STAFF: Paul Morgan, Senior Planner
Jillian Maclellan, Planner
Sherryl Murphy, Deputy Clerk
Jane Crosby, Legislative Support

TABLE OF CONTENTS

1.	CALL TO ORDER.....	3
2.	APPROVAL OF MINUTES – May 9, 2013	3
3.	APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS.....	3
4.	BUSINESS ARISING OUT OF THE MINUTES: None	3
5.	CONSIDERATION OF DEFERRED BUSINESS: None	3
6.	CORRESPONDENCE/PETITIONS/DELEGATIONS: None.....	3
7.	REPORTS/DISCUSSION.....	4
7.1	Preliminary Presentation – 1572 Barrington Street – National Film Board Building – Site Plan Approval Application	4
7.2	Preliminary Presentation – 1234 Barrington Street – Site Plan Approval Application	5
7.3	Special Meeting – Discussion of Application Review Process and Role of the Committee in Proposed Municipal Planning Strategy Amendments	6
8.	ADDED ITEMS: None	6
9.	DATE OF NEXT MEETING – July 10, 2013.....	6
10.	ADJOURNMENT	6

1. CALL TO ORDER

The Chair called the meeting to order at 6:00 p.m. in Halifax Hall, City Hall, 1841 Argyle Street.

2. APPROVAL OF MINUTES – May 9, 2013

MOVED by Mr. Pinhey, seconded by Mr. Cesar Saleh that the minutes of April 11, 2013 be approved with the following condition:

The Committee commented on the fourth motion related to Item 7.1 and asked to have the recording of the meeting listened to in order to confirm if Mr. Pinhey made the motion.

The recording was heard and no amendments were made.

MOTION PUT AND PASSED.

Mr. Kavar entered at 6:02pm.

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

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

MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES: None

5. CONSIDERATION OF DEFERRED BUSINESS: None

6. CORRESPONDENCE/PETITIONS/DELEGATIONS: None.

7. REPORTS/DISCUSSION

7.1 Preliminary Presentation – 1572 Barrington Street – National Film Board Building – Site Plan Approval Application

Mr. McBride and Mr. Pinhey declared a conflict of interest and took a seat in the gallery.

Mr. David Garrett, Architect, introduced the project to the Committee and noted that the application for this development has already been made and a public consultation has already occurred. In response to a question from the Chair, Mr. Garrett also noted that this application has not yet gone to the Heritage Advisory Committee.

Mr. Garrett presented the history of the site and the building. He presented images of the original building dating back to 1890 and noted some of the changes that were made to the building prior to the fire that occurred in 1991. He noted that the original façade will remain and a new building will be built behind it. He suggested that the new building will be similar in many respects to the original building. The original façade will undergo some restorative work as there has been deterioration that has occurred.

Mr. Garrett then presented a site plan, the ground level commercial plan, and the plans for the four floors of residential units. He noted that the original building had three floors above the ground level but the new design would have four floors. This was done for economic feasibility. He also presented various elevations and discussed the materiality of the new design.

The Committee entered into brief discussion and Mr. Garrett responded to questions from Committee members. In response to a question from Ms. Sirrs with regards to the Open Space Requirement, Mr. Garrett indicated that the drawings are currently not showing moveable planters but the intent is to have that feature added to the drawings.

Ms. Saul asked if any consideration had been made to signage for the commercial level of the building and Mr. Garrett responded that it has not yet been considered but care will be taken to ensure it complies with the guidelines for downtown signage as contained in the Design Manual.

The Chair expressed concern over the type of door that would be used in the design. Mr. Garrett responded that he and the owner have not yet considered the doors, however he anticipates they would be a good quality, substantial door. Ms. Wilkie asked about wheelchair accessibility and Mr. Garrett indicated that there would be a ramp for the side entrance to the building.

The Committee thanked the presenter for the preliminary presentation and they agreed that they were pleased to see a project occurring on this site.

Mr. McBride and Mr. Pinhey returned to their seats.

7.2 Preliminary Presentation – 1234 Barrington Street – Site Plan Approval Application

Mr. Geoff Keddy, Architect, presented the project at 1234 Barrington Street, Historic site of the Gerrard Lodge. The project was initiated in 2006 for an addition of three townhouses at the back of the building facing Barrington. These townhouses would front on Harvey Street. Mr. Keddy presented a location map and rendering of the design.

He introduced some of the proposed options for the site and changes that it has gone through over the last seven years. Mr. Keddy noted that the application has gone to the Heritage Advisory Committee who recommended a couple of changes to the design. Mr. Saleh asked for clarification on the process that the application has been through to-date. Ms. Jillian Maclellan, Planner, explained that the application was considered by the Heritage Advisory Committee who suggested a few changes to the proposal. Ms. Maclellan indicated that the application is now before the Design Review Committee. She explained that if the Design Review Committee approved of Mr. Keddy's original proposal then they could approve it conditional on Halifax Regional Council's decision. Mr. Keddy and Ms. Maclellan responded to questions from the Committee with regards to the various options presented.

Mr. Keddy clarified that a rooftop deck would satisfy the Open Space Requirement and that the Heritage Advisory Committee would prefer to see the roof top deck on the new portion of the building. He added that from a planning perspective, should the deck be on the new building it will have to take up the entire roof as the design of the roof is considered a flat roof top. He added that the Heritage Advisory Committee would also like to see the façade of the townhouses be fully shingled and not include the stone at the base.

Mr. Hyde asked that when the application comes to the Design Review Committee for approval that the application be made more clear. He added that it should clarify any variances that would be required. The Committee entered into discussion and Mr. Keddy responded to questions. A number of options for the location of a roof top patio or a courtyard were proposed and discussed.

The Chair recommended that Committee members visit the site and consider some of the options that were discussed and presented. He thanked Mr. Keddy for the presentation.

7.3 Special Meeting – Discussion of Application Review Process and Role of the Committee in Proposed Municipal Planning Strategy Amendments

The Committee discussed the option of holding a special meeting in July. Ms. Murphy, Deputy Clerk, advised that she would confirm options for this meeting with the Clerk's office and communicate this information to Committee members.

8. ADDED ITEMS: None

9. DATE OF NEXT MEETING – July 11, 2013

10. ADJOURNMENT

The meeting was adjourned at 8:15 pm.

Jane Crosby
Legislative Support