

DESIGN REVIEW COMMITTEE  
SPECIAL MEETING  
MINUTES

September 26, 2013

PRESENT: Terry Smith-Lamothe, Chair  
William Hyde, Vice Chair  
Anne Sinclair  
Sue Sirrs  
Suzanne Saul  
Roy McBride  
Kevin Conley  
Ramzi Kawar  
Jeff Pinhey

REGRETS: Cesar Saleh  
Mary Black  
Ann Wilkie

STAFF: Dali Salih, Planner  
Karen MacDonald, Solicitor  
Sherryl Murphy, Deputy Clerk

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**1. CALL TO ORDER**

The Chair called the meeting to order at 12:33 in the Media Room, City Hall, Halifax, Nova Scotia.

**2. APPROVAL OF MINUTES - None**

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

**MOVED by Mr. McBride, seconded by Ms. Sinclair that the agenda be approved as presented. MOTION PUT AND PASSED.**

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

**5. CONSIDERATION OF DEFERRED BUSINESS**

**5.1 Continued Consideration/Decision – Case 18707 – Substantive Site Plan Approval – Mixed Use Building – 1581 Dresden Row, Halifax**

This matter was deferred from the September 12, 2013 meeting pending further information. A supplementary staff report dated September 19, 2013 was before the Committee.

Mr. Geoff Keddy, Architect representing the applicant, provided samples of the wooden product to be used in the railings and the cement like cladding proposed for the building for examination by members.

Ms. Salih, Planner, delivered a presentation addressing the matters raised by the Committee at the September 12, 2013 meeting. Ms. Salih concluded her presentation noting that staff was recommending approval of the application including the variance.

A discussion and questioning of staff ensued with members raising points relative to a planted green roof, public access to the private areas, the orientation of the stair, the canopy over the commercial space and barrier free access.

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

- 1. Approve the qualitative elements of the substantive site plan approval application for a five storey mixed-use development at 1581 Dresden Row, Halifax, as shown on Attachment A (Design 1) of the September 19, 2013 supplementary staff report with the following conditions:**

- **Roof area of the penthouse beyond the seating area be a planted green roof**
  - **The public access to the private areas at ground level be restricted using an appropriate feature (e.g. planter box)**
  - **The stair access be corrected such that it functions properly**
  - **The canopy, as shown in the Option A rendering at the September 26, 2013 meeting, be retained**
  - **The inclusion of a barrier free access not alters the appearance of the development as seen at the September 26, 2013 meeting.**
- 2. Approve the requested variance to the ground floor-to-floor height of 3.5 meters (11.48 feet, as shown on Attachment B of the September 19, 2013 staff report.**

**MOTION PUT AND PASSED.**

- 6. CORRESPONDENCE, PETITIONS & DELEGATIONS - None**
- 7. REPORTS - None**
- 8. ADDED ITEMS - None**
- 9. NEXT MEETING DATE**

The next meeting of the Design Review Committee will be held on Thursday, October 10, 2013 beginning at 6:00 p.m. in Halifax Hall, City Hall.

**10. ADJOURNMENT**

The meeting was adjourned at 1:40 p.m.

Sherrill Murphy  
Deputy Clerk