



**DESIGN REVIEW COMMITTEE
MINUTES
APRIL 10, 2014**

PRESENT: Ramzi Kawar, Chair
Kourosh Rad, Vice-Chair
Roy McBride
Mary Black
Sue Sirrs
Andy Fillmore
Anne Sinclair
Steve Murphy
Noel Fowler
Kevin Conley
Louis Lemoine

REGRETS: Cesar Saleh

STAFF: Karen Brown, Solicitor
Dali Salih, Planner
Paul Sampson, Senior Planner
Jill MacLellan, Planner
Richard Harvey, Major Projects Planner
Jane Crosby, Legislative Support

The following does not represent a verbatim record of the proceedings of this meeting.

The agenda, supporting documents, and information items circulated to the Board are available online: <http://www.halifax.ca/boardscom/DesignReviewCommittee-HRM.html>

The meeting was called to order at 6:00 p.m., and the Committee adjourned at 8:00 p.m.

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 THE MINUTES – February 13, 2014, March 13, 2014 and March 20, 2014

In reference to the statement at the top of page 8 of the February 13, 2014 minutes, the Chair asked that the recording of the proceeding be listened to in order to clarify what was said.

MOVED by Mr. Fillmore, seconded by Mr. Lemoine, that the minutes of February 13, 2014 be approved as amended.

MOTION PUT AND PASSED.

In the March 13, 2014 minutes A typographical error was noted in Mr. Danny Chedrawe's name. Mr. Fillmore was not listed under "Regrets".

MOVED by Ms. Black, seconded by Mr. McBride, that the minutes of March 13th 2014, be approved as amended.

MOTION PUT AND PASSED.

In the March 20, 2014 minutes, Mr. Lemoine was listed both as being present and having given regrets. He should be listed under "Regrets".

MOVED by Mr. Fillmore, seconded by Mr. Murphy, that the Special Joint Meeting minutes of March 20th 2014, be approved as amended.

MOTION PUT AND PASSED.

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

MOVED by Mr. Rad, seconded by Mr. Lemoine, that the agenda be approved as circulated. 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 Case 19139 – Substantive Site Plan Application – 5466 Spring Garden Road

The following was before the Committee:

- *A staff recommendation/information report dated March 27, 2014*
- *A zoning map, site plan approval plans, the design rationale, floor plans, section plans, 3D renderings and the Design Manual checklist for case 19139*

Ms. Dali Salih, Planner, HRM introduced herself and provided the Committee with a presentation on the Spring Garden Road development, currently known as the Royal Bank Building. She presented an overview of the site including the development's location, site context, and an overview of current uses. She noted the building's proximity to the new Halifax library.

Ms. Salih indicated that this project includes a two storey addition at the southern wall of the existing building, alterations to its façade along Queen Street, and minor changes to the existing entrance. She noted that the addition will also include an entrance that has barrier-free access into the building. Ms. Salih presented 3D renderings of the site making note of the driveway access to the adjoining property that will be kept by creating a passageway.

High quality curtain walls were noted at the entrances on the Queen Street side of the building. Ms. Salih explained that there would be a one metre step back from the property line to these entrances, but this complies with the requirements of the LUB. She indicated that there have been changes to the rooftop landscaping plan and noted that since the Committee last saw these plans the amount of soft landscaping has increased. She added that the landscaping would be viewable from street level.

A 3D rendering of the building at night was presented showing the building's lighting scheme. While presenting a 3D image of the building from the Spring Garden and Queen intersection, Ms. Salih indicated that one of the changes to the site includes an awning over the entrance to the coffee shop.

Ms. Salih explained that the proposal meets the requirements of the LUB, therefore no variances are required. She noted the Design Manual Checklist attached to the report and concluded her presentation.

Ms. Salih invited questions from Committee members.

The Committee entered into brief discussion and the following motion was put:

MOVED by Mr. Fillmore, seconded by Mr. Lemoine that the Design Review Committee approves the qualitative elements of the substantive site plan approval application for a mixed-use addition to an existing building at 5466 Spring Garden Road, Halifax, as shown in Attachment A of the March 27, 2014 staff report.

The Committee discussed the motion and staff responded to questions.

Mr. Lemoine asked for clarification on who would be using the landscaped rooftop space. Ms. Salih indicated that this would be used by the tenant's staff. Ms. Sirrs asked that TEAL Architects describe the changes made to the landscaping plan. Mr. Tom Emodi, Principal at TEAL Architects presented the changes made to the plan. He indicated that additional landscaping was added, however a structural analysis will need to be completed as there are concerns with roof loads. He noted that landscaping densities were increased by adding evergreen planters that would be visible from the street. Ms. Sirrs asked if the width of the planters have been increased. Mr. Emodi responded that they haven't decided on that detail as yet however they will ensure that the planters are wide enough and deep enough. Ms. Sirrs advised that the planters also be irrigated and insulated.

Ms. Sinclair asked about the materials being used on the building. Mr. Emodi described the materials that would be used and noted that they would be in keeping with the palette of materials that are currently on the facades. Ms. Sinclair asked if Dryvit is a banned material. Mr. Emodi responded that the materials used would be high quality. Ms. Sinclair clarified that she wants to ensure that the project doesn't use one of the stucco like materials that is discouraged in HRM by Design.

The Chair asked that the Committee review the Design Manual checklist provided with the staff report and consider any guidelines that are currently marked for discussion.

The Committee entered into discussion and agreed that the guidelines in question were all in compliance. The Committee voted on the motion.

MOVED by Mr. Fillmore, seconded by Mr. Lemoine that the Design Review Committee approves the qualitative elements of the substantive site plan approval application for a mixed-use addition to an existing building at 5466 Spring Garden Road, Halifax, as shown in Attachment A of the March 27, 2014 staff report.

MOTION PUT AND PASSED.

7.2 Case 19156 – Substantive Site Plan Application – 5268 and 5362 Sackville Street

The following was before the Committee:

- *A staff recommendation/information report dated March 27, 2014*
- *A map of the site location and zoning, site plan approval plans, the design rationale, building renderings, the Design Manual checklist and the wind study.*

Ms. Jill MacLellan, Planner, HRM introduced herself to the Committee and presented an overview of the project. She indicated that the application is being made by Mosaik Properties Management Limited, and is for a mixed residential and commercial project. She noted that the development will retain the façade of the existing building for the first three storeys and the remaining 5 storeys will be set back.

Ms. MacLellan presented the site context and the current uses of the site. It was noted that the site's location is on the opposite side of Sackville Street from the site of the proposed Convention Centre. Ms. MacLellan explained that the ground and basement levels would be for commercial space and that 39 residential units would occupy that remaining space. There would be a landscaped flat roof and weather protection at sidewalk levels achieved through recessed entrances and canopies. She indicated that the location for utilities and signage were still being explored.

Ms. MacLellan presented the requested variances for the project which include streetwall height, land uses at grade and upper storey streetwall setback. She added that the development exceeds the pre-bonus height of 22 metres and proposes a height of 28 metres which would be considered post-bonus height. She explained that the proposed public benefit includes sustainable building practices through retaining the existing façade, and the re-use of some of the building materials for the new addition.

Ms. MacLellan concluded her presentation and invited questions from the Committee.

Mr. Fillmore asked what the value of the public benefit would be. Ms. MacLellan indicated that it is outlined in the report but explained that it is approximately \$35,000.00. The Chair asked for clarification of the re-use of building materials in the new addition and how that is substantiated. Mr. Harvey responded from the gallery and explained that this is a matter that would be subject to an agreement between the developer and HRM.

Mr. Fowler asked if the existing floor plate would remain in place. Ms. MacLellan confirmed that it would. Mr. Greg Johnston, Intern Architect with Paul Skerry Architects explained how much of the building would be retained. In reference to one of the renderings, Mr. Lemoine asked what are the materials in the new tower that are depicted in white. Mr. Johnston indicated that they would be metal panels without exposed fasteners. He added that the material represented in black is not yet determined. Mr. Lemoine asked Mr. Johnston to speak to the rationale of the feature at the top of the building. Mr. Johnston indicated that it was a way to express the corner that is unique to Halifax. Mr. Fillmore made reference to section 3.3.4 in the Design Manual which speaks to the importance of rooflines and roofscapes in downtown Halifax.

The Committee briefly discussed the staff recommendation and the following motion was put:

MOVED by Mr. Fillmore, seconded by Ms. Sirrs that the Design Review Committee:

- 1. Approve the qualitative elements of the substantive site plan approval application for the mixed-use development at 5262 & 5268 Sackville Street and 1593 Market Street, Halifax, as shown in Attachment A of the March 27, 2014 staff report;**
- 2. Approve the requested variances to the Streetwall Height, Upper Storey Streetwall Setback, and Land Uses at Grade as shown in Attachment A of the March 27, 2014 staff report;**

3. **Accept the findings of the qualitative wind impact assessment found in Attachment E of the March 27, 2014 staff report; and**
4. **Recommend that the Development Officer accept, as the post-bonus height public benefit for the project, sustainable building practices through the retention of the existing façade at 5262 & 5268 Sackville Street and the reuse of building materials.**

The Committee discussed the motion and reviewed the Design Manual checklist. Guidelines marked for discussion were addressed and discussed. Ms. Sinclair asked for clarification on the drawings included in the package. She expressed that she doesn't feel the package provided is complete. She indicated that elevations and a lighting scheme would have been useful. The Committee continued the review of the checklist.

Ms. Sinclair asked about the mechanical rooftop units and asked if they would be integrated in the design, as they are currently not represented on the drawing. Mr. Johnston responded that they are still not sure if rooftop units would be required, but that if they were, they would be integrated into the plan.

Ms. Sirrs commented that the current landscape plan for the roof is very well done. She added that it would be important to know where rooftop mechanical units would be required and how it would be incorporated with the current landscape plan. Mr. Johnston responded that ideally they would like to have the mechanical equipment in the basement

The Chair noted that it is difficult to approve of something they cannot see. Ms. Sinclair suggested that perhaps a condition be added with regards to mechanical equipment on the roof. Mr. Fillmore offered some wording around the condition and the follow motion was put:

MOVED by Mr. Fillmore, seconded by Mr. Fowler that the Design Review Committee amend the motion to include that if rooftop mechanical equipment is required, it be incorporated into the existing rooftop structure that includes the stair and elevator. In addition, the use of mechanical louvers, at street level, should be avoided.

MOTION PUT AND PASSED.

The Committee voted on the amended motion.

MOVED by Mr. Fillmore, seconded by Ms. Sirrs that the Design Review Committee:

1. **Approves the qualitative elements of the substantive site plan approval application for the mixed-use development at 5262 & 5268 Sackville Street and 1593 Market Street, Halifax, as shown in Attachment A of the March 27, 2014 staff report with the that if rooftop mechanical equipment is required, that it be incorporated into the existing rooftop structure that includes the stair and elevator and that the use of mechanical louvers, at street level, should be avoided.**

2. **Approves the requested variances to the Streetwall Height, Upper Storey Streetwall Setback, and Land Uses at Grade as shown in Attachment A of the March 27, 2014 staff report;**
3. **Accepts the findings of the qualitative wind impact assessment found in Attachment E of the March 27, 2014 staff report; and**
4. **Recommends that the Development Officer accept, as the post-bonus height public benefit for the project, sustainable building practices through the retention of the existing façade at 5262 & 5268 Sackville Street and the reuse of building materials.**

MOTION PUT AND PASSED.

7.3 Case 19148 – Substantive Site Plan Application – 1538 Hollis Street

The following was before the Committee:

- *A staff recommendation/information report dated March 31, 2014*
- *Location and zoning map, site plan approval plans, the design rationale and variance request, the public benefit letter, the Design Manual Checklist and the wind study.*

Mr. Paul Sampson, Senior Planner, HRM introduced himself and presented an overview of the application by Southwest Properties Limited to the Committee. He noted that this project has been before the Committee a couple of times and is a 21 storey mixed use residential and commercial development located at the site of the former Bank of Canada Building. He added that work is currently underway at the site.

Mr. Sampson presented the site context, noting the provincially owned parking lot to the east and the Ralston Building to the south. He presented the elevations, site plan and the open space plan. Mr. Sampson also presented the variances being proposed noting that there are six categories. He explained the Post-bonus Public Benefit noting that the maximum pre-bonus height for this property is 51 metres. The proposed post-bonus public benefit is the pedestrian through-block walkways between Hollis, Sackville and Lower Water Streets. In addition, the applicant is pursuing LEED Gold level. Mr. Sampson added that the details of this public benefit would be established between the developer and HRM at the permit stage.

Mr. Sampson concluded his presentation and invited questions from the Committee.

Ms. Sirrs asked about the planters represented on the renderings. She explained that at previous meetings the Committee has asked applicants to not include features such as planters and trees, which are not on the subject property. She expressed concern over features being represented on renderings that would not actually be incorporated into the site. Several Committee members agreed with Ms. Sirrs. The Chair encouraged staff to consider this concern and noted that this may be a good housekeeping item to consider at future meetings or perhaps a lunch and learn. Mr. Fowler suggested that perhaps the planting of trees on public property could be considered a public benefit.

The Committee continued their discussion on the staff recommendation and the following motion was put:

MOVED by Ms. Black, seconded by Mr. Fowler that the Design Review Committee:

- 1. Approves the qualitative elements of the substantive site plan approval application for the mixed-use development for 1583 Hollis Street, Halifax, as shown on Attachment A of the March 31, 2014 staff report;**
- 2. Approves the requested variances to the Streetwall Setbacks, Streetwall Width, Upper Storey Streetwall Stepback, Upper Storey Side Yard Stepback, Maximum Tower Width and Maximum Height, as shown in Attachment A of the March 31, 2014 staff report;**
- 3. Accepts the findings of the quantitative wind impact assessment found in Attachment E of the March 31, 2014 staff report; and**
- 4. Recommends that the Development Officer accept, as the post-bonus height public benefit for the development:**
 - a) the provision of publically accessible amenity or open space in the form of through-block walkways between Hollis, Sackville and Lower Water Streets and the granting of an easement/ right-of-way to HRM; and,**
 - b) exemplary sustainable building practices through pursuit of a LEED Gold level.**

The Committee discussed the motion and reviewed the requested variances. Mr. Sampson reviewed the proposed variances and provided clarification. The Committee agreed that all of the proposed variances are reasonable.

The Design Manual Checklist was reviewed and guidelines marked for discussion were considered. Mr. Lemoine commented on item 3.5.4b and expressed that it is difficult to comment on lighting without seeing a detailed plan. He suggested that perhaps this is something that can be discussed at a future meeting. Mr. Harvey responded from the gallery and explained that they do ask applicants for a description of the lighting that includes some basic elements. Mr. Lemoine commented that lighting is important for the enjoyment of the downtown and that it can be a critical part of the design. Mr. Sampson described some of the lighting features that would be incorporated into this project noting that it is currently at a conceptual level.

The Committee continued the review of the checklist and agreed that all guidelines marked for discussion comply. The Chair asked if there were any concerns with the wind impact assessment, and the Committee agreed that there were no issues. The Committee briefly discussed the post-bonus height public benefit. Mr. Conley asked what would happen if the applicant doesn't achieve LEED Gold status. Mr. Eric Burchill with Southwest Properties Ltd.

responded from the gallery and explained the process required for achieving LEED status. The Chair indicated that there is a substantial fee associated with LEED. Mr. Burchill confirmed that it is a considerable investment and the applicant is committed to achieving the status.

Ms. Sinclair asked about the incorporation of universal design principles and whether or not the applicant has achieved barrier free access in the publically accessible thoroughfare. Mr. Burchill explained that they are working with a grade issue and are still attempting to work through this matter. Ms. Sinclair added that she believes it is feasible.

Mr. Fillmore commented that, in general, he feels that this application has challenged the Downtown plan in a number of good ways. He feels that perhaps it has uncovered areas of the plan that require some more flexibility. He suggested that these issues could be addressed through housekeeping amendments. Ms. Sinclair commented that this application has been one of the least challenging for her and she feels this is because the drawings and the rationale were so well presented.

The Committee concluded their discussion and the vote on the motion was taken.

MOTION PUT AND PASSED.

- 8. ADDED ITEMS - None**
- 9. DATE OF NEXT MEETING – May 8, 2014, 6:00 pm, Halifax Hall, City Hall**
- 10. ADJOURNMENT**

The meeting adjourned at 8:00 p.m.

Jane Crosby
Legislative Support

INFORMATION ITEMS - None
