



**DESIGN REVIEW COMMITTEE
MEETING MINUTES
April 14, 2016**

PRESENT: Steve Murphy, Chair
Rick Buhr, Vice-Chair
Rob LeBlanc
Malcolm Pinto
Anna Sampson
Noel Fowler
Catherine Courtney
Kevin Conley
Jared Dalziel
Emmitt Kelly
Matt Neville

REGRETS: John Crace

STAFF: Richard Harvey, Major Projects Planner
Carl Purvis, Principle Planner, Urban Enabled Applications
Ben Fairbanks, Solicitor
Sherryl Murphy, Deputy Clerk

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

The agenda, supporting documents, and information items circulated to the Committee are available online: <http://www.halifax.ca/boardscom/drc/160414drc-agenda.php>

The meeting was called to order at 4:00 p.m. and adjourned at 6:01 p.m.

1. CALL TO ORDER

The Vice- Chair called the meeting to order at 4:00 p.m.

1.1 Election of Chair

The Deputy Clerk briefly outlined the election process and called for nominations for the position of Chair.

MOVED by Rick Buhr, seconded by Rob LeBlanc

That Steve Murphy be nominated as Chair of the Design Review Committee for a term to November 2016.

As there were no further nominations, Mr. Murphy was declared Chair.

The Chair called for nominations for the position of Vice-Chair.

MOVED by Rob Leblanc, seconded by Kevin Conley

That Rick Buhr be nominated as Vice-Chair of the Design Review Committee for a term to November 2016.

As there were no further nominations, Mr. Buhr was declared Vice-Chair.

2. APPROVAL OF MINUTES – January 14, 2016

MOVED by Mr. Leblanc, seconded by Mr. Buhr

That the minutes of the January 14, 2016 meeting be approved as distributed.

MOTION PUT AND PASSED.

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

MOVED by Mr. Buhr, seconded by Mr. Leblanc

That the agenda be approved as presented.

MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES – NONE

5. CALL FOR DECLARATION OF CONFLICT OF INTEREST

Mr. Leblanc and Mr. Fowler declared a Conflict of Interest with regard to item 8.1.2 Preliminary Presentation for the Amendments to the Nova Centre Substantial Site Plan Approval.

6. CONSIDERATION OF DEFERRED BUSINESS – NONE

7. CORRESPONDENCE, PETITIONS & DELEGATIONS

7.1 Correspondence

Correspondence regarding the Citadel view from the library (Doyle block development) were received from:

- *E-mails from Steve Parcell, March 25, 2016 and April 10, 2016*
- *E-mail from Ross Grant, March 31, 2016*
- *E-mail from Louise Campbell, April, 8, 2016*
- *Links to three editorials were received by e-mail from Steve Purcell, April 10, 2016*
- *Correspondence was also received regarding 8.1.1, 8.1.2 and 8.1.3. More detail is provided under the agenda item.*

7.2 Petitions - None

7.3 Presentation - None

8. REPORTS

8.1 STAFF

8.1.1 Case 20371 – Substantive Site Plan Approval – Mixed-use Development at 1474 Brenton Street & 1469-73 South Park Street, Halifax

The following was before the Committee:

- *Staff report dated March 21, 2016*
- *A revised south elevation plan*
- *An e-mail from William Breckenridge, April 13, 2016*

Ms. Dali Saleh, Planner, delivered a presentation regarding the application for a mixed-use development at 1474 Brenton Street and 1469-73 South Park Street in Halifax. Ms. Saleh described the site and located the site on Brenton and South Park Street. She noted that the site is surrounded by high density, parkland, commercial and residential uses. Ms. Saleh went on to describe the details of the proposal as set out in the staff report.

Ms. Saleh outlined the requested variance to the side and rear yard setback noting that the staff believe this variance to be minor in nature with no great impact to the neighbouring properties and consistent with the requirements in the Design Manual.

Ms. Saleh noted that a labelling error had occurred in the south elevation plan and a revised plan had been distributed to members.

Ms. Saleh responded to questions regarding the type of material on the garage door and the extension of the balconies on the north side of the building. Mr. Buhr asked how staff and the Committee deal with multiple types of materials proposed for one building. Ms. Saleh indicated that the guidelines refer to high quality materials to provide flexibility.

MOVED by Mr. Neville, seconded by Mr. LeBlanc that the Design Review Committee:

1. **Approve the qualitative elements of the substantive site plan approval application for the mixed-use development at 1474 Brenton Street & 1469-73 South Park Street, Halifax, as shown on Attachment A and including the revised South Elevation distributed to the Design Review Committee on April 14, 2016;**
2. **Approve one requested variance to the Side and Rear Yard Setback, as shown in Attachment B; and**

3. Accept the findings of the Qualitative Wind Impact Assessment, as contained in Attachment C.

The Chair invited members to provide comment on any items on the checklist and/or of a general nature.

Ms. Sampson noted that she agreed with the handling of the variances of the stairwell and elevators. Referring to the flexibility around materials, she suggested that the Design Review Committee should consider the types of materials it would prefer to be used in various proposals.

In response to a question from the Chair regarding the authority of the Committee in regard to materials, Mr. Harvey advised that the Committee has the authority to specify the materials as a condition of the motion.

Following a further short discussion, the **MOTION WAS PUT AND PASSED.**

8.1.2 Preliminary Presentation for the Amendments to the Nova Centre Substantial Site Plan Approval

Having previously declared a Conflict of Interest, Mr. Fowler and Mr. Leblanc took a seat in the gallery.

The following was before the Committee:

- *A presentation entitled Nova Centre Proposed Amendments to Substantive Site Plan Approval, April 2016*
- *An extract of the minutes of the June 12, 2016 Design Review Committee meeting regarding the Nova Centre*
- *An e-mail from Joseph Gnemmi, April 11, 2016*

Mr. Harvey addressed the Committee advising that this matter is not a formal application at this time. The presentation tonight is to provide the Committee an introduction to the proposed changes. He went on to indicate that staff would be submitting a report for consideration by the Committee in the near future.

Mr. Joe Ramia, Developer, introduced the project providing an overview of the initial site plan application process, a brief description of the development and approval. He then reviewed the proposed changes to the proposal as follows:

- Addition of brick surrounds at the north and west elevations of the hotel tower
- The corner detail of southwest and northwest corners of the hotel tower has been modified
- The arrangement of glazing and spandrel panels at the hotel elevations has been modified
- Addition of two overhead doors at Market Street
- Change in overhead door material (not translucent)
- Modifications to canopies on Market Street elevations
- Delete decorative 'punched' windows from north and west elevations
- Increase height of mechanical equipment and louvres at the south end of Market Street
- Addition of louver at corner of Sackville and Market
- Atrium entry on Grafton Street Plaza has been enlarged to accommodate a revised vestibule
- Building directory with granite plinth has been added to the Grafton Plaza
- The soffit on Grafton street has been modified to accommodate recessed lighting
- The curtain wall at Grafton Plaza, north elevation has been modified
- Curtain wall of the north and west elevations of the hotel podium has been modified to accommodate additional louvers

Mr. Ramia advised that proposed changes to use requested by the Province resulted in greater mechanical requirements and a number of general type changes. He noted that the plan for the garage door is to initiate a public art competition.

Mr. Ramia responded to questions from members of the Committee regarding signage, the uses behind the glass on the corner of Prince and Market Streets, the type of material to be used, the fin treatment and positioning of the louvres, lighting of the project, and noise from the mechanical room. Responding to a question from Mr. Murphy regarding the change to brick from glass in the proposal, Mr. Ramia indicated that the purpose was entirely aesthetic and a desire to fit more with the neighbouring brick properties.

Mr. Ramia indicated that the project was LEED Gold. He explained that the mechanical system was extremely efficient which allows for the re-use of all energy generated. Mr. Ramia further noted that the building will have smart building technology (drop drapes/turn off lights). The building will be commissioned to achieve certification.

The Committee provided comments as follows:

- Public art on the garage doors should be expanded along Grafton Street providing an opportunity to entertain the public
- Options for other treatment of fin louvres could include public art or addition of colour
- Reconsider brick, embrace the contemporary style of the project and be aware of potential problems with leaking

The Chair thanked Mr. Ramia for his presentation.

Mr. Pinto left the meeting at this time.

8.1.3 Update – 5 Year Review of the Halifax Downtown Plan and By-law – Jacob Ritchie

The following was before the Committee:

- *The draft Halifax Land Use By-law, Downtown Halifax*
- *Correspondence dated April 13, 2016 from Peggy Cameron, Friends of Halifax Common*

Mr. Jacob Ritchie, Urban Design Manager, advised that the most recent update to the Land Use Bylaw and Design Manual is now online at the Shape Your City website for the Downtown Plan. Mr. Ritchie went on to note that the Secondary Plan will also be updated. He indicated that staff would work with the Committee to understand how the Plan and By-law work together.

The Committee agreed that a learning/working session would be useful. Staff will arrange for this session.

9. IN CAMERA (Private)

9.1 Approval of In Camera Minutes – January 14, 2016

MOVED by Ms. Sampson, seconded by Mr. Fowler

That the in camera minutes of the January 14, 2016 meeting of the Design Review Committee be approved, as distributed. MOTION PUT AND PASSED.

10. ADDED ITEMS – None

11. DATE OF NEXT MEETING

The next meeting of the Design Review Committee is scheduled for Thursday, May 12, 2016.

12. ADJOURNMENT

The meeting adjourned at 6:01 p.m.

Sherrill Murphy
Deputy Clerk