



**DESIGN REVIEW COMMITTEE  
MEETING MINUTES  
July 7, 2016**

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

REGRETS: Kevin Conley  
Cate Courtney

STAFF: 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 Board are available online:*  
<http://www.halifax.ca/boardscom/drc/160707drc-agenda.php>

The meeting was called to order at 4:00 p.m., and the meeting adjourned at 6:30 p.m.

**1. CALL TO ORDER**

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

**2. APPROVAL OF MINUTES – April 14, 2016 and May 12, 2016**

MOVED by Mr. Buhr, seconded by Mr. Dalziel

**That the minutes of the April 14, 2016 meeting of the Design Review Committee be approved as presented.**

**MOTION PUT AND PASSED.**

MOVED by Mr. LeBlanc, seconded by Mr. Crace

**That the minutes of the May 12, 2016 meeting of the Design Review Committee be approved as presented.**

**MOTION PUT AND PASSED**

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

The agenda, as presented, was accepted.

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

**5. CALL FOR DECLARATION OF CONFLICT OF INTEREST**

Steve Murphy, Chair, Anna Sampson, and Malcolm Pinto declared a conflict of interest for item 8.1.1.

**6. CONSIDERATION OF DEFERRED BUSINESS – None**

**7. CORRESPONDENCE, PETITIONS & DELEGATIONS**

**7.1 Correspondence**

**7.1.1 Correspondence – Willow Tree Editorial Group – The Right Tools for the Job  
<http://willowtreehalifax.wordpress.com/right-tools-for-the-job/>**

Correspondence dated June 27, 2016 from the Willow Tree Editorial Group was received and tabled.

7.1.2 Correspondence – Steve Parcell – Doyle Block Development

Correspondence dated June 12, 2016 from Steve Parcell regarding the Doyle Block Development was received and tabled.

7.1.3 **E-mail May 10, 2016 from Danuta Snyder re Central Library View**

Correspondence dated May 10, 2016 from Danuta Snyder was received and tabled.

**8. REPORTS/DISCUSSION**

**8.1 Staff**

**8.1.1 Case 20374: Substantive Site Plan Application – 5673-81 Brenton Place and 1448-68 Brenton Street, Halifax**

Mr. Murphy, Ms. Sampson and Mr. Pinto having previously declared a Conflict of Interest took a seat away from the table.

The following was before the Committee:

- A staff report dated June 20, 2016
- Correspondence dated July 7, 2016 from Peggy Cameron
- Correspondence received July 7, 2016 from Phil Pacey
- Color Attachments A, B, C and E to the staff report
- Extract of the October 8, 2015 minutes of the Design Review Committee

Mr. Paul Sampson, Planner, presented Case 20734, a substantive site plan application, for 5673-81 Brenton Place and 1448-68 Brenton Street, Halifax as contained in the staff report. Mr. Sampson presented a variety of site renderings and reviewed the variances for the streetwall height, the maximum tower width and the ground floor height. He noted that the Pedestrian Wind Assessment indicates minimal changes to wind conditions. Mr. Sampson noted that the staff was recommending that the post-bonus height benefit be accepted as public art.

The Chair thanked Mr. Sampson for his presentation.

MOVED by Mr. Crace, 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 5673-5681 Brenton Place and 1448-1468 Brenton Street, Halifax, as shown on Attachment A**
2. **Approve the requested variance to the streetwall height, maximum tower width and Land Use at Grade (ground-floor height), as shown in Attachment A, B, and C**
3. **Accept the findings of the qualitative Pedestrian Wind Assessment, as contained in Attachment D, and**
4. **Recommend that the Development Officer accept public art as the post-bonus height public benefit for the development.**

In response to questions from members, Mr. Sampson provided the following:

- The public benefit listed in the by-law other than public art is LEED design, public space, etc.
- It is premature to identify where the public art will be located. The details get worked out at a later date and presented to Regional Council for approval as a public art agreement

During discussion on the street wall variance, note was made that it was not clear under which category the request for the street wall variance fell. Mr. Sampson acknowledged that the variance did not fit well within the categories but noted that staff had identified A and C for the reasons set out in the report.

Mr. Sampson responded to concern regarding the proposed Schmidville Heritage District and noted that as the area has not yet been designated it has no status when considering this application. The application must be considered on the existing rules.

The Committee discussed the application noting that the variances were relatively small and would have no great impact. Regarding the post bonus height benefit, the Committee expressed that they would like to see the public art located in the area.

In response, the applicant advised that consideration is being given to locating the art in Victoria Park. The applicant advised that he was open to suggestions on location.

**MOTION PUT AND PASSED.**

Mr. Murphy, Ms. Sampson and Mr. Pinto returned to the meeting.

**8.1.2 Case 20553: Substantive Site Plan Approval – 1221 Lower Water Street, Halifax (Discovery Centre at Emera Head Office)**

The following was before the Committee

- A staff report dated June 20, 2016

Mr. Darrell Joudrey, Planner, gave a presentation outlining the application for the Discovery Centre at 1221 Lower Water Street, Emera Head Office. Mr. Joudrey presented various views of the proposal including façade improvements, windows, signage, the lunar screen and the fence tidal chart design. Mr. Joudrey went on to indicate that the matters for discussion included building materials. Staff believe the proposed grey colored steel siding is appropriate. Staff also believe that the lunar screen is complementary to both the Discovery Centre façade and the Emera building façade. Referring to the air handling unit, Mr. Joudrey noted that it may be visible from Lower Water Street, however, the proposal does not seek to screen this equipment.

In closing, Mr. Joudrey indicated that staff's recommendation was to approve the substantive site plan approval for 1221 Lower Water Street, Discovery Centre at Emera Head Office. A copy of Mr. Journey's presentation is on file.

Mr. Joudrey and the applicant responded to questions of clarification regarding various aspects of the proposal.

MOVED by Ms. Sampson, seconded by Mr. Neville that:

**the Design Review Committee approve the qualitative elements of the substantive site plan approval application for the façade alterations at 1221 Lower Water Street, Halifax, as shown on Attachment A of the June 20, 2016 staff report**

Mr. Pinto indicated that he felt the approach slab lacked attraction for a child. He suggested a fun design in the concrete pattern. The architect for the proposal indicated that the intent was to develop a progressive element of fun to ensure the building fits in while being a stand out.

MOVED by Mr. Pinto, seconded by Ms. Sampson

**That the motion be amended to provide that the architect give consideration to the**

treatment of the approach slab to the building to ensure it is attractive to children.

## MOTION DEFEATED

The main MOTION WAS PUT AND PASSED.

### 8.2 Preliminary Presentations

#### 8.2.1 Preliminary Presentation – Scotia Square – Westhill - Albemarle Street

The following was before the Committee:

- Presentation regarding the Scotia Square – Westhill on Duke Development

Mr. Joseph Driscoll, Manager, Real Estate and Development Planning, Crombie REIT introduced Mr. Peter Connell and Ms. Queenie Wong members of the Design Team for the project. He went on to note that an MPS amendment relating to height is being requested along with two variances relating to setback on Duke Tower and the Tower width.

Mr. Peter Connell described the project as a mixed use development with 250 apartments, 300 square feet of new office space and some retail. He went on to describe the project in the context of Albemarle Street utilizing renderings. Mr. Connell further identified the pre-bonus height and viewplane restrictions. Describing plans for the breezeway space, Mr. indicated that the intent was to activate the breezeway space and provide a more welcoming space to Scotia Square, connecting it with both Albemarle and Barrington Streets. He described the variances being requested noting the first as being a variance in separation between Duke Tower and the proposed tower. The second relates to a variance of 16-17 metres in the width of the tower. In closing, Mr. Connell indicated that this proposal was a strong addition to the Scotia Square complex.

Mr. Connell and Ms. Wong responded to questions.

During discussion the Committee commented as follows:

- The breezeway space is difficult to treat. Some internalizing of the space (e.g. a glass roof) might be helpful
- The breezeway area does not feel activated. Activating the corner of Brunswick with some playfulness should be considered
- The variance being requested is one of the largest ever requested
- Given the history of the breezeway, wrapping the building around the space will help. Suggest that some of the parking be used for retail
- The wind tunnel created between the buildings will have to be addressed on the street
- The mass of the proposed building is concerning and only adds to the existing massing

Ms. Wong, responding to the use of the breezeway, indicated that research has been done regarding the potential uses of the space and include short term recreational space and event space.

9. IN CAMERA (IN PRIVATE) - None
10. ADDED ITEMS – None
11. DATE OF NEXT MEETING – June 9th, 2016

12. ADJOURNMENT

The meeting adjourned at 6:31.

Sherryl Murphy  
Deputy Clerk

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INFORMATION ITEMS - None