



**DESIGN REVIEW COMMITTEE  
MINUTES  
November 10, 2016**

PRESENT: Rick Buhr, Chair  
Rob Leblanc, Vice-Chair  
Kevin Conley  
Anna Sampson  
John Crace  
Matt Neville  
Emmitt Kelly

REGRETS: Catherine Courtney  
Malcolm Pinto  
Noel Fowler

STAFF: Ms. Karen Brown, Solicitor  
Ms. Maggie Holm, Major Projects Planner  
Mr. Liam MacSween, Legislative Assistant

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

*The agenda, supporting documents, and information items circulated to the Design Review Committee are available online: <http://www.halifax.ca/boardscom/drc/161110drc-agenda.php>*

*The meeting was called to order at 4:04 p.m., and recessed at 5:30 p.m. the Committee reconvened at 5:40 p.m. and Committee adjourned at 6:22 p.m.*

**1. CALL TO ORDER**

Mr. Rick Buhr, Chair called the meeting to order in the Media Room, 1<sup>st</sup> Floor City Hall, 1841 Argyle Street, Halifax.

**2. APPROVAL OF MINUTES – September 15, 2016 and October 13, 2016,**

MOVED by Mr. John Crace, seconded by Mr. Rob.LeBlanc

**THAT the minutes of September 15 & October 13, 2016 be approved as circulated.**

**MOTION PUT AND PASSED.**

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

None.

MOVED by Mr. Emmitt Kelly, seconded by Ms. Anna Sampson

**THAT the agenda be approved as presented.**

**MOTION PUT AND PASSED.**

**4. BUSINESS ARISING OUT OF THE MINUTES**

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

Mr. Rob Leblanc declared a conflict with respect to Item No. 8.1.2 Case 20660: Substantive Site Plan Approval – 5185-5189 South Street, Halifax and noted that he would remove himself from discussion/debate on the matter.

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

**7. CORRESPONDENCE, PETITIONS & DELEGATIONS**

**7.1 Correspondence**

The Legislative Assistant noted correspondence received by the Municipal Clerks Office in relation to Items 8.1.1 and 8.1.2 which we previously distributed to members of the Design Review Committee.

**8. REPORTS**

**8.1 STAFF**

**8.1.1 8.1.1 Case 20806: Substantive Site Plan Approval – Spring Garden Road/Doyle Street Lands, Halifax**

The following was before the committee:

- *A staff recommendation report dated October 26, 2016*
- Correspondence dated November 8, 2016 from Steve Parcell
- Correspondence dated November 8, 2016 from Judy Haiven
- Correspondence dated November 8, 2016 from Peter McCurdy

- Correspondence dated November 9, 2016 from Peggy Cameron
- Correspondence dated November 9, 2016 from Margaret Sagar
- Correspondence dated November 9, 2016 from Janet Stevenson

Mr. Luc Ouellet, Planner III provided a presentation with respect to Case 20806. Mr. Buhr thanked Mr. Ouellette for his presentation and requested questions of clarification from committee members.

In response to follow up questions, Mr. Ouellette provided the following commentary:

- All overhead utility lines used on the subject property are buried. Mr. Ouellette noted that there is one utility line on Doyle and Brunswick Streets with a pole acting as an anchor at the present time and that no utility poles will be present as part of the development.
- The Transfer for Parcel DS-2 –has been approved by Council and the sidewalk on Doyle will be increased, to a minimum of three meters.
- The roof will be landscaped and will include screen walls around the mechanical apparatus.

A representative from Westwood Development Limited, Applicant provided a presentation of the property as outlined in the staff report and provided the following commentary:

- The building materials for the exterior of the building will be composed of wood and composite materials, incorporating metals as well as a woodgrain finish
- The intent for signage is to use small suspended signs that are perpendicular to the sidewalk. The signage on the storefront walls will be recessed and will be entirely located on the subject property.
- The design of the building intends to create a good flow of the sidewalk spaces which marks the approach from the Spring Garden District to Citadel Hill. He advised that the developer was interested in finding ways to increase the visuals in this regard. He advised of a number of changes which took place including raising the soffits and the introduction of more texture on the Spring Garden Road approach.
- A public art installation for the subject property is being considered by the developer to enhance the development.
- The vehicle entrance has been relocated and a series of Bay windows has been incorporated on the Spring Garden Road façade.

Further discussion ensued in relation to the overall design of the building, sustainable building materials, and the rationalization for the requested variances.

MOVED by Mr. Rob Leblanc, seconded by Mr. Matt Neville

**THAT that the Design Review Committee:**

- 1. Approve the qualitative elements of the substantive site plan approval application for the mixed use development on the block bounded by Spring Garden Road, Queen Street, Doyle Street, and Brunswick Street, Halifax, as contained in Attachment A of the staff report dated October 26, 2016**
- 2. Approve the requested variances to the Land Use By-law requirements regarding minimum ground floor height, maximum streetwall height, minimum streetwall setback, minimum streetwall width, minimum streetwall height, maximum streetwall setback, and landscaped open space, as contained in Attachments D and E of the staff report dated October 26, 2016;**
- 3. Accept the findings of the qualitative Wind Impact Assessment, as contained in Attachment G on October 26, 2016; and**

- 4. Recommend that the Development Officer accept the undergrounding of overhead electrical and communication distribution systems as the post-bonus height public benefit for the development.**

Mr. Rob LeBlanc addressed the correspondence received from the public with respect to the application and advised that the commentary is appreciated but the committee has no ability to change the requirements of the Land Use By-law. He clarified the role of the committee to assess the application to ensure conformity with the Design Manual guidelines.

Further discussion ensued.

#### **MOTION PUT AND PASSED.**

#### **8.1.2 Case 20660: Substantive Site Plan Approval – 5185-5189 South Street, Halifax**

The following was before the committee:

- A staff recommendation report dated October 20, 2016
- Correspondence dated November 7, 2016 from Barry Copp
- Correspondence dated November 8, 2016 from Judy Haiven
- Correspondence dated November 9, 2016 from Janet Stevenson
- Correspondence dated November 10, 2016 from Steve Parcell

Ms. Maggie Holm, Major Projects Planner provided a presentation with respect to Case 20660. Mr. Buhr thanked Ms. Holm for her presentation and requested questions of clarification from members of the public.

In response to follow up questions from the Committee, Mr. Greg Sangster, Architect on behalf of the applicant, Paul Skerry Architects Limited noted the following:

- There is a podium in the back of building which allows for ventilation of the parking garage.
- The current location of the parking garage is due to the proximity of the intersection of Barrington and South Street which has made its entry/exit point challenging.
- The use of an overhang as well as tinted glass on the penthouse would assist with solar mitigation
- The ground floor is entirely commercial but would be accessible to residential tenants.
- The entire roof will be landscaped.
- There is difficulty in incorporating any of the existing building on the subject property into the design of the new building given the setbacks and the material make-up and the current condition of the old building.
- The applicant has strived to design a building that has an architectural rhythm, a strong base, clear middle and nice top feature. He advised that the building designers worked hard to get the design to HRM's standard, and it is equivalent to what HRM by design is all about.

MOVED by Anna Sampson, seconded by Emmitt Kelly

THAT That the Design Review Committee:

- 1. Approve the qualitative elements of the substantive site plan approval application for a mixed-use building at 5185-5189 South Street, Halifax, as shown in Attachment A of the October 20, 2016 staff report dated October 20, 2016; and**
- 2. Accept the findings of the qualitative Wind Impact Assessment, as contained in Attachment C of the October 20, 2016 staff report.**

Further discussion ensued with several members of the committee expressing concern that the building design could use further enhancements with respect to the following Design Manual Guidelines:

- Material selection and design of the interface between the private and public realm
- Building articulation and the relationship between the base, middle and top;
- Building Materials

The following motion was proposed:

MOVED by Ms. Anna Sampson, seconded by Mr. John Crace

**THAT the Design Review Committee:**

**Defer decision on Case 20660 and refer the matter back to staff to work with the applicant to revise the building design in keeping with the Design Manual as follows:**

- **Section 3.2.1 relative to material selection and design of the interface between the private and public realm;**
- **Section 3.3.1, relative to building articulation and the relationship between the base, middle and top; and**
- **Section 3.3.2, relative to building materials.**

The Design Review Committee noted that additional attention should be considered to giving the middle section of the building continuum and rhythm. Further, that additional attention to the proportions on the ground level as well as the west elevation on Barrington Street is provided to assist in enhancing and improving the welcoming aspects of the building.

**MOTION PUT AND PASSED.**

- 9. PRELIMINARY PRESENTATION – NONE**
- 10. ADDED ITEMS – NONE**
- 11. IN CAMERA (IN PRIVATE) – NOEN**
- 12. DATE OF NEXT MEETING – December 1, 2016**

The following motion was passed in relation to the December meeting of the Design Review Committee:

MOVED by Ms. Anna Sampson, seconded by Mr. Matt Neville

**THAT the Design Advisory Committee reschedule the December 8, 2016 meeting to December 1, 2016 to ensure that application approvals meet the time requirement.**

**MOTION PUT AND PASSED.**

- 13. ADJOURNMENT**

The meeting adjourned at 6:22 p.m.

Liam MacSween  
Legislative Assistant