

DESIGN REVIEW COMMITTEE
MEETING MINUTES

April 11, 2013

PRESENT: Terry Smith-Lamothe, Chair
William Hyde, Vice-Chair
Sue Sirrs
Kevin Conley
Mary Black
Roy McBride
Suzanne Saul
William Hyde
Jeff Pinhey
Cesar Saleh

REGRETS: Anne Sinclair
Ann Wilkie
Ramzi Kawar

STAFF: Karen Brown, Solicitor
Paul Morgan, Senior Planner
Miles Agar, Planner
Jane Crosby, Legislative Support

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1. CALL TO ORDER

The Chair called the meeting to order at 6:01 p.m. in Halifax Hall, City Hall, 1841 Argyle Street.

1.1 Election of Vice-Chair

The Chair called for nominations for Vice-Chair of the Design Review Committee.

MOVED by Ms. Black, seconded by Mr. McBride that Mr. William Hyde be nominated to serve as Vice-Chair of the Committee.

Mr. Hyde accepted the nomination.

The Chair called a second and a third time for nominations. Upon hearing no further nominations, the Chair called for a vote.

MOTION PUT AND PASSED.

The Chair declared Mr. Hyde Vice-Chair and thanked him for his continued service.

2. APPROVAL OF MINUTES – March 14, 2013

MOVED by Ms. Black, seconded by Mr. McBride that the minutes of March 14, 2013 be approved with the following amendments:

Page 5, 7th paragraph should read *“Ms. Sirrs expressed concern over the current extent of surface parking lots and the lands surrounding Cornwallis Park.”*

The Committee commented on Page 5, Paragraph 4 and asked to have the recording of the meeting listened to in order to confirm what was said by Mr. Ouellet regarding the proposed height amendments. The Committee indicated the minutes should be amended to clarify the discussion about whether the proposed amendment is substantive or not.

The following amendments were made to the minutes:

“With reference to Policy 87, Mr. Ouellet explained that staff do not consider the proposed amendments substantive for a variety of reasons including:

- *the original recommendation to Council falling out of the Urban Task Force public consultation was 22 metres*
- *the existing form of calculation allows for an additional 3-4 metres increasing the 10-13 metre guideline to as much as 14-17, with the latter being quite close to 22 metres*

- *the 10-13 metre requirement is inconsistent with the Plan*

In response to a question from Ms. Wilkie with regards to the status of the Heritage Conservation District in the area, Mr. Ouellet noted that the study has been initiated. He added that the boundary of the potential district is something under consideration in the study.

MOTION PUT AND PASSED.

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

The Chair would like to have an item 8.1 added to discuss media coverage of Design Review Committee meetings.

MOVED by Mr. Saleh, seconded by Ms. Saul, that the agenda, as amended be approved.

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 7.1 Case 18404: Substantive Site Plan Approval – Addition to Scotia Square, Barrington Street, Halifax

Ms. Sirrs declared a conflict of interest and took a seat in the gallery.

A staff report dated March 12, 2013 was before the Committee.

Mr. Paul Sampson, Planner, gave a presentation on the application by Crombie Developments Ltd. An overview of the site context was presented. Existing views from various standpoints were presented along with aerial photographs of existing site conditions. He then presented renderings and a site plan of the proposed project and the locations of the required variances. It was noted that the by-law exempts areas where an entrance is proposed.

The Chair initiated a review of the Design Manual Checklist and Staff responded to questions from the Committee. Committee members agreed that the various sections marked for discussion comply with the guidelines.

MOVED by Mr. McBride, seconded by Mr. Hyde, that the Design Review Committee:

- 1. Approve the qualitative elements of the substantive site plan approval application for a 3-storey addition to the Scotia Square complex on Barrington Street, Halifax, as shown on Attachment A; and**
- 2. Approve the requested streetwall setback variance along Barrington Street as shown on attachment A.**

MOTION PUT AND PASSED.**7.2 Preliminary Presentation: Site Plan Approval Application by Westwood Developments for Proposed Mixed Use Building at 5510-5504 Spring Garden Road**

Mr. Miles Agar, Planner, Community and Recreation Services briefly introduced the project and the applicant. Mr. Danny Chedrawe, Principle, Westwood Developments, thanked the Committee for taking the time to receive a presentation regarding their project.

Mr. Eric Stotts, Design Director at DSRA Architecture, gave a presentation of the proposed building to be located at 5510-5504 Spring Garden Road, currently the location of Winsby's Shoes. It is a seven storey mixed-use development. The first three storeys will be for commercial use, and the remaining storeys will be residential units. The top two storeys will be set-back loft style condominiums.

Various views of the project location were presented along with the site context and dimensions. It was noted that the site is very small and this has presented the architect and developer with some challenges. Mr. Stotts noted that the proposed building is well underneath view planes 9 and 10. He then presented some of the materiality of the building noting that the commercial portions would be mostly fully glazed glass. The residential units would have window wall and terracotta rain screen cladding. Mr. Stotts then presented the typical floor layouts. The Chair asked about the acoustics given the amount of glass used. Mr. Stotts responded that the residential bedrooms would be located on an interior wall.

Mr. Stotts presented the requested variances to the Downtown Halifax Land Use By-Law and Schedule S-1 for the proposed project:

- 1) Section 7 (6) thru (11) – Landscaped Open Space Requirements
3.6.12 – Landscaped Open Space Variance
- 2) Section 8 (10) Building Height – Pre/Post Bonus – 3 metre setback
Section 9 (8) Varying Streetwall Stepback

Section 10 Interior Lot Line Setback

3) Section 10 (4) and (5) – Mid-Rise Building Setbacks and Stepbacks

Reasoning for the requested variances was given and Mr. Stott responded to questions from Committee members. Mr. Saleh asked why the proposed project took a considerable amount of time to design. Mr. Chedrawe, Westwood Developments responded that there were many design challenges due to the size of the lot and they also had difficulty complying with HRM's By Design policies. He suggested that there should be more leeway for smaller sites and developments. He added that greater leeway on smaller sites would likely result in more innovative designs coming before the Committee.

The Chair thanked the applicant and the architect for their presentation.

8. ADDED ITEMS

8.1 Media Coverage Item

The Chair informed the Committee of the media guidelines for Board and Committee use and noted Committee solidarity with regards to decisions made at meetings.

9. DATE OF NEXT MEETING –May 9, 2013

10. ADJOURNMENT

The meeting was adjourned at 8:22 pm.

Jane Crosby
Legislative Support