

DESIGN REVIEW COMMITTEE  
MINUTES

July 11, 2013

PRESENT: Terry Smith-Lamothe, Chair  
William Hyde, Vice Chair  
Anne Sinclair  
Sue Sirrs  
Suzanne Saul  
Cesar Saleh  
Roy McBride  
Kevin Conley  
Ramzi Kawar  
Mary Black  
Ann Wilkie

REGRETS: Jeff Pinhey

STAFF: Erin MacIntyre, Development Technician  
Richard Harvey, Senior Planner  
Sherryll Murphy, Deputy Clerk

**TABLE OF CONTENTS**

1.	CALL TO ORDER.....	3
2.	APPROVAL OF MINUTES .....	3
3.	APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS.....	3
4.	BUSINESS ARISING OUT OF THE MINUTES - None .....	3
5.	CONSIDERATION OF DEFERRED BUSINESS – None .....	3
6.	CORRESPONDENCE, PETITIONS & DELEGATIONS - None.....	3
7.	REPORTS .....	3
	7.1 Case 18006: Substantive Site Plan Approval – Mixed-use Development, Queen Street, Clyde & Birmingham Streets, Halifax.....	3
	7.2 Introduction to Development Proposal for 5447 Rainnie Drive, Halifax .....	4
8.	ADDED ITEMS .....	5
	8.1 Agenda for Lunch and Learn .....	5
9.	NEXT MEETING DATE .....	5
10.	ADJOURNMENT .....	5

**1. CALL TO ORDER**

The Chair called the meeting to order at 6:04 p.m. in Halifax Hall, City Hall, Halifax, Nova Scotia.

**2. APPROVAL OF MINUTES**

**MOVED by Ms. Saul, seconded by Mr. Saleh that the minutes of the June 13, 2013 meeting of the Design Review Committee, as distributed, be approved.**

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

Additions:

8.1 Agenda for Lunch and Learn

The agenda, as amended, was accepted.

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

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

**6. CORRESPONDENCE, PETITIONS & DELEGATIONS - None**

**7. REPORTS**

Mr. Cesar Saleh declared a Conflict of Interest with regard to items 7.1 and 7.2 noting that he was an employee of W. M. Fares Group. Mr. Saleh took a seat in the gallery.

**7.1 Case 18006: Substantive Site Plan Approval – Mixed-use Development, Queen Street, Clyde & Birmingham Streets, Halifax**

A staff report dated July 2, 2013 was before the Committee.

Ms. Erin MacIntyre, Development Technician, gave a presentation regarding Case 18006: Substantive Site Plan Approval on Queen, Clyde, and Birmingham Street, a site commonly referred to as the 'Mary Ann' site.

Ms. MacIntyre went on to advise that the Committee had on September 13, 2013 approved this site plan application with the understanding that the contribution to public benefit under the Land Use By-law would be public housing. However, after conferring with the Province, it has been determined that the provincial program and the Land Use By-law requirement is not compatible. She went on to advise that the agreement of

purchase and sale requires that the proposal include a 10% affordable house component at 20% below market value for 15 years and 216 parking spaces.

She went on to advise that the developer is seeking an alternative public benefit in the form of public parking facilities equalling five (5) to seven (7) spaces. In conclusion, Ms. MacIntyre indicated that staff is recommending that the Committee accept the alternative public benefit.

The Chair clarified that in this matter the Committee was making a recommendation to the Development Officer rather than an approval.

A brief discussion ensued with members expressing disappointment that the original public benefit of affordable housing was not possible. Ms. MacIntyre noted that under the provisions of the purchase and sale agreement 11 affordable units would be included in the proposal, only two units were impacted by the lack of compatibility between the Provincial Program and the Land Use By-law.

In response to a question from Mr. Kavar, Mr. Harvey indicated that staff was working with the Province to understand the affordable housing program and reviewing how the Land Use By-law could be adjusted to meet the requirements of the program.

**MOVED by Ms. Sirrs, seconded by Mr. Kavar that the Development Officer accept, as the post-bonus height public benefit for the development, the provision of public parking facilities. MOTION PUT AND PASSED.**

## **7.2 Introduction to Development Proposal for 5447 Rainnie Drive, Halifax**

Correspondence dated July 5, 2013 from Mr. Roberto Menendez, Director of Design Development, W. M. Fares Group and plans dated March and April 2013 were before the Committee.

Mr. Menendez gave a presentation relative to the proposed mixed use development at 5447 Rainnie Drive. Mr. Menendez, using slides, described the location of the proposal and provided data regarding lot and building size. He went on to indicate that the proposal was for seven floors and a penthouse with 13,905 ft<sup>2</sup> of commercial space at ground level and 68 residential units (50-2 bedroom, 16-1 bedroom, and 2 penthouse suites). Mr. Menendez noted that there were 104 parking spaces over three (3) levels and 8,600 feet of outdoor amenity space.

Mr. Menendez went on to describe in detail the design of the building including floor plans for various levels and renderings of the various elevations. He described an easement provided to the adjacent property owner and the architectural features of the proposal.

In response to questions, Mr. Menendez advised:

- All residential units have a balcony
- The concrete easement is not a public walkway and will be lit in such that the light is streaming down
- The side facing the former Citadel Hotel is on the property line and the intent is to have parking between the Citadel and the proposed building
- The entrance to parking is off Rainnie Drive
- No variances are being requested
- The glass will be high quality vision glass (clear) which will allow a relationship with the surrounding streets
- Given the amount of glass proposed, all implications of heating and cooling has been considered
- More than one commercial entrance is possible

Ms. Sirrs, referring to the wall on Rainnie Drive, suggested that the developer reduce the blank wall using a step up approach giving a more round and softened perspective. She further noted that the railing on the rooftop appears to be solid and recommended that it be broken reducing the wall effect.

The Chair thanked Mr. Menendez for his presentation.

## **8. ADDED ITEMS**

### **8.1 Agenda for Lunch and Learn**

A draft agenda for the Lunch and Learn was distributed. Members are to provide agenda topics prior to Monday's Lunch and Learn and they will be incorporated into the draft agenda.

## **9. NEXT MEETING DATE**

The next scheduled meeting of the Design Review Committee is Thursday, August 7, 2013 in Halifax Hall, City Hall beginning at 6:00 p.m.

## **10. ADJOURNMENT**

The meeting was adjourned at 7:45 p.m.

Sherryl Murphy  
Deputy Clerk