



**DESIGN REVIEW COMMITTEE
MEETING MINUTES
August 18, 2016**

PRESENT: Steve Murphy, Chair
Jared Dalziel
Emmitt Kelly
John Crace
Kevin Conley
Rob LeBlanc
Cate Courtney

OTHERS PRESENT: Councillor Tony Mancini

REGRETS: Rick Buhr, Vice-Chair
Anna Sampson
Matt Neville
Malcolm Pinto
Noel Fowler

STAFF: Carl Purvis, Planning Applications Program Manager
Jacob Ritchie, Urban Design Manager
Richard Harvey, Major Projects Planner
Ben Fairbanks, Solicitor
Phoebe Rai, 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 Board are available online:
<http://www.halifax.ca/boardscom/drc/160818drc-agenda.php>*

The meeting was called to order at 4:00 p.m., and the Committee adjourned at 6:18 p.m.

1. CALL TO ORDER

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

2. APPROVAL OF MINUTES – None

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

Additions: 10.1 Resignations of Committee Members

The Committee agreed to consider item 10.1 immediately following item 8.1.1.

MOVED by Mr. Crace, seconded by Mr. Conley

THAT the agenda be approved as amended.

MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES - None

5. CALL FOR DECLARATION OF CONFLICT OF INTEREST

Mr. Rob LeBlanc recused himself from consideration of agenda item 8.1.1. and took a seat in the gallery.

6. CONSIDERATION OF DEFERRED BUSINESS – None

7. CORRESPONDENCE, PETITIONS & DELEGATIONS – None

8. REPORTS/DISCUSSION

8.1 Staff

8.1.1 Case 20560: Amended Substantive Site-plan Approval Application – Nova Centre, Lands bounded by Argyle, Market, Sackville, and Prince Streets, Halifax

The following was before the Committee:

- A staff recommendation report dated August 4, 2016
- An extract of minutes from the April 14, 2016 Design Review Committee meeting

Mr. Richard Harvey, Major Projects Planner presented the case as outlined in the staff report dated August 4, 2016.

The Chair invited the proponents to address the Committee. Mr. Joe Ramia, Argyle Developments, and Mr. Jamie Wright, IBI Group, provided information to the Committee regarding the proposed amendments to the Nova Centre substantive site-plan approval and responded to questions of clarification. Highlights include:

- Many of the design changes result from needs identified for the convention centre, including a substantial increase to the size of the kitchen;
- The proposed translucent doors on the Market Street side of the building will not be possible due to considerations of wind directionality and speed;
- The Market Street doors will open by rolling up the outside of the building, and will be hidden by a canopy; and

- The colour of the bricks will coordinate with the other materials used in the building exterior.

The Committee expressed concern regarding the scale of the walls on the Market Street and Prince Street sides of the building without the square windows laid out in the original design, and they advised that the proponents should consider how to animate these façades.

MOVED by Mr. Dalziel, seconded by Mr. Conley

THAT the Design Review Committee:

1. **Approve the amended qualitative elements of the substantive site-plan approval application for the Nova Centre on the lands bounded by Argyle, Market, Sackville, and Prince Streets Halifax as per the plans contained in Attachment A of the staff report dated August 4, 2016 and identified as:**

- Site Plan, SPA-001 (Amended);
- Level L7, SKA-396 (Amended);
- North Elevation, SPA-004 (Amended);
- West Elevation, SPA-005 (Amended);
- South Elevation, SPA-006 (Amended); and
- Roof Plan, SPA-015 (Amended).

replacing the following Site-plan Approval Plans dated June 3, 2014 as contained in Attachment B:

- Site Plan, SPA-001;
- Level L7, SKA-396
- North Elevation, SPA-004;
- West Elevation, SPA-005;
- South Elevation SPA-006;
- Podium North Elevation, SPA-004a;
- Podium West Elevation, SPA-005a; and
- Podium South Elevation SPA-006a; and
- Roof Plan, SPA-015.

with the following conditions:

- a) that the garage doors facing Market Street, open within the interior of the loading bay areas and be comprised of translucent materials and canopies be provided above the said doors; and
 - b) the square windows shown on the Market Street and Prince Street podiums on the June 3, 2014 Site-plan Approval Plans continue to be required; and
2. **Approve the variance to the building height for rooftop mechanical equipment upon the sloped roof of the building in the vicinity of Market Street.**

The Committee recessed at 5:11 p.m. and reconvened at 5:24 p.m.

MOVED by Mr. Kelly, seconded by Mr. Crace

THAT the motion be amended to replace conditions 1 a) and b) with a condition that: “the brick walls upon the Prince Street elevation and the Market Street elevation, at the corner of Prince Street, be comprised of design elements that reduce the scale of said walls, that may include changes in relief, articulation, and lighting.”

MOTION TO AMEND PUT AND PASSED.

The question was called on the motion amended as follows:

THAT the Design Review Committee:

1. Approve the amended qualitative elements of the substantive site-plan approval application for the Nova Centre on the lands bounded by Argyle, Market, Sackville, and Prince Streets Halifax as per the plans contained in Attachment A of the staff report dated August 4, 2016 and identified as:

- Site Plan, SPA-001 (Amended);
- Level L7, SKA-396 (Amended);
- North Elevation, SPA-004 (Amended);
- West Elevation, SPA-005 (Amended);
- South Elevation, SPA-006 (Amended); and
- Roof Plan, SPA-015 (Amended).

replacing the following Site-plan Approval Plans dated June 3, 2014 as contained in Attachment B:

- Site Plan, SPA-001;
- Level L7, SKA-396
- North Elevation, SPA-004;
- West Elevation, SPA-005;
- South Elevation SPA-006;
- Podium North Elevation, SPA-004a;
- Podium West Elevation, SPA-005a; and
- Podium South Elevation SPA-006a; and
- Roof Plan, SPA-015.

with the following condition:

- that the brick walls upon the Prince Street elevation and the Market Street elevation, at the corner of Prince Street, be comprised of design elements that reduce the scale of said walls, that may include changes in relief, articulation, and lighting; and

2. Approve the variance to the building height for rooftop mechanical equipment upon the sloped roof of the building in the vicinity of Market Street.

AMENDED MOTION PUT AND PASSED.

Mr. LeBlanc joined the meeting at 5:30 p.m.

The Committee proceeded to consider item 10.1 as agreed during the approval of the order of business.

10.1 Committee Member Resignations

Mr. Murphy and Mr. Dalziel advised that they had submitted their resignations to the Committee, and Committee members thanked them for their service.

Mr. Murphy and Mr. Dalziel left the meeting at 5:35 p.m., and Mr. LeBlanc assumed the Chair.

8.1.2 Committee Orientation

Mr. Carl Purvis, Mr. Jacob Ritchie, Ms. Hanita Koblents, and Mr. Brandon Silver from Urban Design provided an orientation outlining the legislative context and Committee responsibilities regarding the site-plan approval process and evaluation of variance requests.

Mr. Ben Fairbanks, Solicitor, provided the Committee with information regarding Conflict of Interest.

9. IN CAMERA (IN PRIVATE) – None

10. ADDED ITEMS

10.1 Committee Member Resignations

This matter was addressed earlier in the meeting. Please see above for details.

11. DATE OF NEXT MEETING – Thursday, September 8, 2016

12. ADJOURNMENT

The meeting adjourned at 6:30 p.m.

Phoebe Rai
Legislative Assistant