

DESIGN REVIEW COMMITTEE
MINUTES

February 10, 2011

- PRESENT: Mr. Alan Parish, Chair
Mr. Terry Smith-Lamothe, Vice Chair
Ms. Anne Sinclair
Mr. Roy McBride
Ms. Sue Sirrs
Ms. Suzanne Saul
Mr. Cesar Saleh
Mr. Jeff Pinhey
- REGRETS: Mr. William Hyde
Mr. Ramzi Kawar
Mr. Nick Pryce
Ms. Angela Dean
- STAFF: Ms. Kelly Denty, Supervisor, Planning Applications
Ms. Mackenzie Stonehocker, Planner
Ms. Julie Vandervoort, Legislative Support

TABLE OF CONTENTS

1.	CALL TO ORDER	3
2.	APPROVAL OF THE MINUTES	3
3.	APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS	3
4.	BUSINESS ARISING OUT OF THE MINUTES/STAFF UPDATES	3
5.	CONSIDERATION OF DEFERRED BUSINESS	3
6.	DELEGATIONS/PRESENTATIONS	3
7.	REPORTS/DISCUSSION	3
7.1	Case 16695: Substantive Site Plan Approval – 5489-95 Spring Garden Road and 1511-15 Birmingham Street, Halifax	3
8.	ADDED ITEMS	4
9.	NEXT MEETING DATE	4
10.	ADJOURNMENT	5

1. CALL TO ORDER

The meeting was called to order at 6:02 p.m. in Halifax Hall, 2nd Floor City Hall.

2. APPROVAL OF THE MINUTES

MOVED by Ms. Saul, seconded by Mr. Pinhey, that the minutes of January 13, 2011, as presented, be approved. MOTION PUT AND PASSED.

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

MOVED by Ms. Saul, seconded by Ms. Sinclair, that the Order of Business, as presented, be approved. MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES/STAFF UPDATES - None

5. CONSIDERATION OF DEFERRED BUSINESS - None

6. DELEGATIONS/PRESENTATIONS – None

7. REPORTS/DISCUSSION

7.1 Case 16695: Substantive Site Plan Approval – 5489-95 Spring Garden Road and 1511-15 Birmingham Street, Halifax

- A memorandum dated January 27, 2011, submitted by Mr. Paul Dunphy, Director of Community Development, was provided to the Committee.

Ms. Mackenzie Stonehocker, Planner, gave a presentation on the staff recommendations for this application and provided large scale site plans of the proposed building. The following points of clarification were provided to the Committee:

- ceiling heights, heat loss, glazing design and light penetration
- the different setback requirements for Spring Garden Road and for Birmingham Street
- the roof landscaping
- the slope along Birmingham Street and the term “blank wall”
- the approval process for signage

The Chair invited Committee discussion on the staff report and recommendations. Ms. Stonehocker responded to questions on the design of the awning and the existing site conditions including the size of the lot. Mr. Danny Chedrawe and Mr. Eric Stotts, as representatives of Westwood Developments Limited, also responded to questions from

Committee members. The Committee discussed the term “civic character”, “visual prominence” and the importance of corner sites on Spring Garden Road.

The Chair suggested the Committee take a “straw vote” on the design of the awning, explaining that this vote would not be binding but would serve to show the Committee’s intent. The Committee agreed.

Moved by Mr. Saleh, seconded by Ms. Saul, that the Committee accept the awning design as presented. The Chair called for a vote, a tie resulted and the motion was defeated.

The Committee entered into further discussion on the issue, referring to the Design Manual.

Moved by Mr. Smith-Lamothe, seconded by Mr. McBride, that the application be approved on the condition that the awning extend the full length of the building on Spring Garden Road. The Chair called for a vote, a tie resulted and the motion was defeated.

After additional discussion, a final motion was called on the application.

Moved by Mr. Saleh, seconded by Ms. Saul, that the Design Review Committee

- 1. Approve the qualitative elements of the Site Plan Approval application for 5489-95 Spring Garden Road and 1511-15 Birmingham Street, Halifax, as shown on Attachments A and B; and**
- 2. Approve the requested upper storey streetwall stepback variance along Spring Garden Road and Birmingham Street, as shown on Attachments A and B.**

MOTION PUT AND PASSED.

The Chair thanked Ms. Denty and Ms. Stonehocker for their assistance and presentation; he requested that in future, the staff analysis contain reasons both for and against any questionable issue in the approval or variance requested.

8. ADDED ITEMS - None

9. NEXT MEETING DATE

The next regularly scheduled meeting is March 10, 2011.

10. ADJOURNMENT

The meeting adjourned at 7:55 p.m.

Julie Vandervoort
Legislative Support