

DESIGN REVIEW COMMITTEE
MINUTES

March 4, 2010

PRESENT: Mr. Alan Parish, Chair
Mr. Ramzi Kawar
Mr. Terry Smith-Lamothe
Ms. Anne Sinclair
Mr. Nick Pryce
Mr. Roy McBride
Ms. Sue Sirrs
Ms. Angela Dean
Ms. Suzanne Saul
Mr. Cesar Saleh
Mr. Jeff Pinhey

REGRETS: Mr. William Hyde, Vice Chair

STAFF: Ms. Kelly Denty, Supervisor, Planning Applications
Mr. Andy Fillmore, Project Manager, Urban Design
Ms. Karen Brown, Senior Solicitor, Legal Services
Mr. Luc Ouellet, Planner I, Western Division
Mr. Richard Harvey, Senior Planner, Western Division
Ms. Barbara Coleman, Legislative Assistant
Mr. Andrew Faulkner, Development Officer

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.	4
4.	BUSINESS ARISING OUT OF THE MINUTES/STAFF UPDATES	4
5.	CONSIDERATION OF DEFERRED BUSINESS	7
6.	CORRESPONDENCE, PETITIONS AND PRESENTATIONS.	7
7.	REPORTS/APPLICATIONS	
7.1	Case 15842: Application by Starfish Properties for the redevelopment of 1652-1662 Barrington Street through the site plan approval process for Downtown Halifax	8
8.	ADDED ITEMS.	8
9.	NEXT MEETING DATE.	8
10.	ADJOURNMENT.	8

1. CALL TO ORDER

The meeting was called to order at 6:05 p.m.

2. APPROVAL OF THE MINUTES

Minutes were not available for approval.

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

The agenda was approved by Majority Vote

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

5. CONSIDERATION OF DEFERRED BUSINESS - None

6. CORRESPONDENCE, PETITIONS AND PRESENTATIONS - None

7. REPORTS/APPLICATIONS

7.1 Case 15842: Application by Starfish Properties for the redevelopment of 1652-1662 Barrington Street through the site plan approval process for Downtown Halifax

The following staff reports were before the Design Review Committee:

- Case 15842: Application by Starfish Properties for the redevelopment of 1652-1662 Barrington Street, dated February 17, 2010
- Case H00348 - Staff Report addressed to Heritage Advisory Committee, dated February 1, 2010

Mr. Roy McBride declared a conflict of interest at the February 11, 2010 and has not taken part in any of the discussions on this application.

Mr. Luc Ouellet, Planner reviewed the staff report responding to questions of the committee with Ms. Kelly Denty giving a short overview of the application approval process.

Staff advised that a variance has been requested to allow for the installation of a frameless and rail-less tempered glass guard rail behind the existing parapet of 1652 Barrington Street. Staff advised that the guard rail would be consistent with the objectives and guidelines of the Design Manual and would result in a positive benefit to the building.

Mr. Ramzi Kawar entered the meeting at 6:05

Staff advised that staff would oversee the implementation of any conditions issued by the Committee. Staff could provide a supplementary report relative to the implementation of the conditions, if necessary.

Staff noted they implemented the relevant sections of Schedule S -1 into a project evaluation table that would complement this application. The table can vary from application to application depending on the relevance of the sections to the project at hand. Staff initially reviewed the table offering their recommendations for each section of the table, however, the Committee is free to overturn any decision that staff has proposed. The project evaluation table that the Committee members used for the proposed application was attached to the staff report, dated February 17, 2010.

The Committee addressed the table, page by page. If a consensus was not reached, items were voted on by a show of hands. The Committee agreed on the following recommendations to critique the application:

- Compliant with the guidelines of the Design Manual and application approved
- Compliant with conditions and application approved
- Compliant with recommendations and application approved , or
- Non Compliant and the Application denied

Discussion ensued with the following items highlighted:

- the Committee agreed with staff that it was reasonable to allow Heritage Gas to connect its equipment through a grate located in the front of the 1656 Barrington Street building making it compliant
- the Committee, by majority vote, approved the recommendation that staff is to work with the proponent to develop a green roof on the upper low rise flat roof
- the Committee, by majority vote, approved the recommendation that staff is to work with the proponent to incorporate a landscape plan on the lower flat balcony roof and suggest that fixed planters be included on any of the load bearing walls
- the Committee agreed with staff that transom windows above the entry and display windows will be changed to contemporary windows
- the Committee agreed with staff that base panels be approved as presented
- the Committee agreed with staff that a shopfront cornice and sign band be approved as presented
- the Committee by majority vote approved the recommendation that staff work with proponent to replace existing windows with wooden frames
- the Committee agreed with staff that the 8-inch sills on the bottom of the windows be removed to allow the window to sit on the granite surface

- that the mechanical penthouse not be reinstated
- the Committee, by majority vote, approved with the recommendation that staff work with proponent to encourage a more traditional Barrington Street style awning

The issues that the Committee had regarding the application were:

- no landscaping plans for the roofscapes.
- no designs for the canopies
- members were unsure what they would see with aluminum clad windows in place - would the windows blend in with the historical facade

The Committee agreed that information such as this should be more forthcoming in the application report.

It was the consensus of the Committee that more detailed plans must be forthcoming in future applications

The Design Review Committee approved the following motion by a majority vote.

- 1. To approve the qualitative elements of the Site Plan Approval application for 1652, 1656 and 1662 Barrington Street, Halifax as shown on Attachments B through E of the report date February 17, 2010 with the exception of:**
 - **staff will work with the proponent to encourage a more traditional Barrington Street style awning**
 - **staff will work with the proponent to develop a green roof on the upper low rise flat roof**
 - **staff will work with the proponent to incorporate a landscape plan on the lower flat balcony roof and suggest that fixed planters be included on any of the load bearing walls**
 - **Staff will work with the proponent to replace existing windows with wooden frames**
- 2. Approve the requested upper storey streetwall stepback variance to relax that portion of the Downtown Halifax Land Use By-law for 1652 Barrington Street, Halifax**
- 8. ADDED ITEMS - None**
- 9. NEXT MEETING DATE**

Due to approval of Case #15842 and there being no current site plan applications on file, the March 11, 2010 meeting is not required. The next regularly scheduled meeting is April 8, 2010.

10. ADJOURNMENT

The meeting adjourned at 9:40 p.m.