

DESIGN REVIEW COMMITTEE
MINUTES

May 13, 2010

PRESENT: Mr. Alan Parish, Chair
Mr. William Hyde, Vice 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

STAFF: Mr. Luc Ouellet, Planner I, Western Division
Mr. Miles Agar, Planner I, Western Division
Mr. Richard Harvey, Senior Planner, Western Division
Ms. Melody Campbell, Legislative Assistant
Ms. Julie Vandervoort, Legislative Support

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1. CALL TO ORDER

The meeting was called to order at 6:01 p.m.

2. APPROVAL OF THE MINUTES

Mr. Parish, the Chair, suggested that the motion of the April 8, 2010 meeting be changed to reflect that the Committee can receive presentations where the application is not completed when deemed appropriate by the Committee. He suggested that the word completed be removed from the motion and the wording where the project scope is minor in nature be removed from the April 8, 2010 motion. The Legislative Assistant explained that an approved motion could not be changed; however it could be rescinded and a new motion could be put on the floor at the next meeting or, with a two-thirds majority, the Committee could waive the Rules of Order. Upon procedure clarification, the following motion was placed:

MOVED by Mr. Pinhey, seconded by Mr. Smith-Lamothe, that the Design Review Committee Give Notice of Motion of Rescission of the motion of April 8, 2010 that the Design Review Committee may invite the applicant to present the proposal at a meeting following the submission of the completed site plan application and that such a presentation may be waived by the Committee where the project scope is minor in nature. MOTION PUT AND PASSED.

MOVED by Mr. Pinhey, seconded by Mr. Smith-Lamothe that the Design Review Committee suspend the Rules of Order; and that the Motion of Rescission be addressed at this time. MOTION PUT AND PASSED with two thirds majority.

MOVED by Mr. Pinhey, seconded by Mr. Smith-Lamothe, that the Design Review Committee to rescind the motion of April 8, 2010:

That the Design Review Committee may invite the applicant to present the proposal at a meeting following the submission of the completed site plan application and that such a presentation may be waived by the Committee where the project scope is minor in nature.

MOTION PUT AND PASSED.

The following motion was placed:

MOVED by Mr. Pinhey, seconded by Mr. Smith-Lamothe, that the Design Review Committee may invite the applicant to present the proposal at a meeting following the submission of the site plan application. MOTION PUT AND PASSED.

The Committee also made the following suggestions and requests regarding the minutes:

That under Section 6.1 this sentence be added: "The Committee concluded that supporting a proposal with recommendations did not appear to be a satisfactory compromise vehicle and in the future the Committee would have to work within the three options in the legislation."

That under Section 6.1 this sentence be removed: "Staff clarified that the term green roof in the Design Manual referred only to the colour green, not to a "living" roof and mandating the latter would require a change to the building code."

That under Section 6.1, final paragraph, that the word "lintels" be changed to "sills".

That under Section 6.2, a recorded vote indicate that Mr. Parish, Mr. Hyde, Mr. Pinhey and Mr. Smith-Lamothe voted in favour of receiving submissions from third parties. The other Committee members voted against.

MOVED by Mr. Saleh, seconded by Mr. Hyde that the minutes of April 8, 2010, as amended, be approved. MOTION PUT AND PASSED.

The Legislative Assistant advised that she would amend the April 8, 2010 minutes as per the Approval of the Minutes, and further stated that the amended, approved minutes would be available online the following day.

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

MOVED by Mr. Pryce, seconded by Mr. Saleh that the order of business be approved. MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES/STAFF UPDATES

The Chair requested, at a future meeting, further staff clarification of the term "green roof".

The Chair referred to the letter to Heritage Trust of Nova Scotia (as listed under Information Items on the Agenda) and informed the Committee that he had requested additional information from Karen Brown, Municipal Solicitor, on this matter.

5. CONSIDERATION OF DEFERRED BUSINESS - None

6. DELEGATIONS/PRESENTATIONS

6.1 TD Project

Mr. Bill Anwyll, architect, provided a presentation to the Committee regarding the TD building. Mr. Pinhey declared a conflict of interest regarding the TD project and removed himself from the Committee. Mr. Anwyll illustrated various aspects of the project on Power Point and also circulated photographs/generated images. A general discussion ensued with Committee members asking several questions. Mr. Anwyll explained the proposed re-design of the glass walls, the height changes, and the roof. He confirmed that there would be no rooftop access and that the wind study was completed. He added that the building would remain an office building.

Mr. Anwyll also responded to questions about the Granville Street section of the project, and provided images of how the proposed granite design of the corner would look. He stated that there was one heritage property involved, that it would not be demolished but the rear of the building would be deconstructed and the facade maintained as closely as possible to its original design. He noted that there would not be room on the heritage building roof for a patio but there could be a small patio and/or landscaping on the roof of the Kelly building. He explained that how much could be kept of the Granville properties depended on what kind of shape those buildings were in. He stated that efforts would be made to find close matches to the original design where elements could not be kept. In one building, involving ironstone walls, Mr. Anwyll noted that the intent was to keep 12 feet of the walls.

There was discussion of a blank section of the building wall and whether the appearance could be softened with some kind of landscaping. Mr. Anwyll provided images of how that section of the wall would look from the street level. He also responded to questions about the awnings and about views of the building from various sites and from the sidewalk level looking towards Grand Parade.

Mr. Anwyll confirmed the first step back would be three metres as required with a second step back at a higher level of the building. Mr. Harvey, Senior Planner, explained the Heritage Advisory process to the Committee and also clarified the set back requirements for certain building heights.

Mr. Anwyll informed the Committee that at the application stage he would be seeking two variances: a variance to add one floor to make up space lost to the first step back and a variance to fill in a block of space that is currently unused. Mr. Ouellet and Mr. Harvey confirmed that the Design Review Committee does have jurisdiction over variance requests.

In response to the Committee's question on completion, Mr. Anwyll provided an outline and estimation, stating that it could take approximately two years from the date of application approval to complete the project.

The Chair and Committee members thanked Mr. Anwyll for his presentation. Mr. Pinhey rejoined the Committee.

7. REPORT/DISCUSSIONS

In response to the Committee's question on forthcoming applications, Mr. Ouellet advised members on timelines and stated that the TD application was expected soon. He indicated he advise the Chair of the status of the application within the next two weeks.

8. ADDED ITEMS - None

9. NEXT MEETING DATE

The next regularly scheduled meeting is June 10, 2010.

10. ADJOURNMENT

The meeting adjourned at 7:30 p.m.