

DESIGN REVIEW COMMITTEE  
MINUTES

February 9, 2012

PRESENT: Terry Smith-Lamothe, Chair  
Anne Sinclair  
Sue Sirrs  
Cesar Saleh  
Suzanne Saul  
Kevin Conley

REGRETS: William Hyde, Vice Chair  
Jeff Pinhey  
Nick Pryce  
Mary Black  
Ramzi Kawar  
Roy McBride

STAFF: Kurt Pyle, Supervisor, Planning Applications  
Richard Harvey, Senior Planner  
Sherrill Murphy, Deputy Clerk

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**1. CALL TO ORDER**

The Chair called the meeting to order at 6:00 p.m. in the Halifax Hall, City Hall.

**2. APPROVAL OF MINUTES**

The Clerk noted that Mr. Kawar had been present at the January 19, 2012 meeting.

Ms. Sirrs suggested that on page 5, in the final paragraph identified as 2., 'landscaping concept plan be replaced with 'planting plan' to provide clarity on exactly what the Committee was requesting. The Committee agreed to this change.

**MOVED by Ms. Sinclair seconded by Ms. Saul that the minutes of the January 19, 2012 meeting of the Design Review Committee be approved, as amended. MOTION PUT AND PASSED.**

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

Deletion:

6.1 Presentation of Design Review Guidelines – Andy Fillmore

**MOVED by Ms. Sirrs, seconded by Ms. Sinclair that the agenda, as amended, be approved. MOTION PUT AND PASSED.**

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

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

**6. CORRESPONDENCE, PETITIONS & DELEGATIONS**

**6.1 Presentation of Design Review Guidelines – Andy Fillmore**

This matter was deleted from the agenda during the Approval of the Order of Business. This presentation will be given at the March 8, 2012 meeting of the Committee.

**6.2 Presentation by Developer – Introduction to Proposal for 1592 Barrington Street**

Mr. Eugene Pieczonka, Lydon Lynch Architects, gave a brief presentation of the proposal for development of 1592 Barrington Street. Key information provided in the presentation included:

- A review of the history and uses of the building since it was constructed in 1950

- The proposal is to remove the existing building and to replace it with a new building. 1592 Barrington Street is not a registered heritage property
- The design of the new building strives to compliment both immediately adjacent buildings, the Khyber Building and the Tramway Building
- A review of the ground , 2<sup>nd</sup>, 3<sup>rd</sup>, and 4<sup>th</sup> floor plan with note that in order to maximize space, services (water, electrical) have been pushed to the rear of the building
- At the 5<sup>th</sup> floor a 10 foot step back is required. The 4<sup>th</sup> floor will have a roof terrace at this step back. The terrace will be constructed of composite wood and plants will be used
- The 5<sup>th</sup> floor will also have a roof terrace with raised planter beds of ornamental grasses and a hedgerow to separate the mechanics (e.g. heating mechanics) from the terrace. Terraces will be enclosed with frameless glass railings
- The variances requested relate to:
  1. A variance to allow for the extension of the rear stairwell to provide tenant access to the roof terrace. Unfortunately the section of the by-law which refers to other similar things (i.e. elevator, aerials) does not include stairwells.
  2. A three (3) meter setback for the stairwell abutting the Neptune Theatre. The stairwell will abut the backs of other buildings and not really constitute an encumbrance
  3. A 1.5 foot variance to allow for the glass railings. Safety is the purpose of the railings and the glass construction is a move to make them as invisible as possible

In response to a question by Mr. Lamothe-Smith regarding snow loading on adjacent buildings, Mr. Luc Ouellet, Planner advised that snow loading is a matter considered at the building permit stage. The developer/owner will be required to meet with owners/representatives of the adjacent buildings and to do a snow load study. If necessary, the design will be corrected or changed.

Concluding his presentation, Mr. Pieczonka, indicated the proposal does not mock heritage and is a design of today. Colours and textures have been considered in melding the proposal with adjacent historical buildings. He noted that 1592 Barrington Street was a modern building at the time it was constructed in 1950.

## **7. REPORTS/DISCUSSION**

### **7.1 Correspondence from Heritage Trust re 1592 Barrington Street**

The Committee received the following correspondence:

- Correspondence dated December 1, 2011 from Phil Pacey, Chair, HRM Committee, Heritage Trust of Nova Scotia, requesting to present to the Committee regarding Case 16655, 1592 Barrington Street

- A document entitled 'The Tip Top Tailors Building on Barrington Street' submitted by the HRM Committee of the Heritage Trust of Nova Scotia
- A document entitled 'The Lydon Lynch Proposal to Replace the Tip Top Tailors Building' submitted by the HRM Committee of the Heritage Trust of Nova Scotia

**8. ADDED ITEMS - None**

**9. NEXT MEETING DATE**

The next meeting of the Design Review Committee is scheduled for March 8, 2012.

**10. ADJOURNMENT**

The meeting was adjourned at 7:30 p.m.

Sherryl Murphy  
Deputy Clerk