

DESIGN REVIEW COMMITTEE  
MINUTES

October 11, 2012

PRESENT: Terry Smith-Lamothe, Chair  
Sue Sirrs  
Kevin Conley  
Mary Black  
William Hyde  
Ramzi Kwar  
Roy McBride  
Suzanne Saul  
William Hyde

REGRETS: Jeff Pinhey  
Anne Sinclair  
Cesar Saleh

STAFF: Richard Harvey, Acting Urban Design Project Manager  
Jim Janson, Solicitor, HRM  
Jane Crosby, Legislative Support

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**1. CALL TO ORDER**

The Chair called the meeting to order at 6:00 p.m. in Meeting Room 1, Duke Tower, 5251 Duke Street.

**2. APPROVAL OF MINUTES – September 13, 2012**

**MOVED** by Ms. Saul, seconded by Mr. McBride that the minutes of September 13, 2012 be approved.

**MOTION PUT AND PASSED.**

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

**MOVED** by Ms. Black, seconded by Ms. Sirrs, that the agenda, as presented be approved.

**MOTION PUT AND PASSED.**

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

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

**6. CORRESPONDENCE/PETITIONS/DELEGATIONS: None**

**7. REPORTS/DISCUSSION**

**7.1 Case 17446: Amendments to the Regional Municipal Planning Strategy, Halifax Municipal Planning Strategy, Downtown Halifax Municipal Planning Strategy, and Downtown Halifax Land Use By-law to permit a 48 storey mixed use building at 1591 Granville Street, Halifax.**

The staff report dated September 26, 2012 was before Council.

Mr. Richard Harvey, Acting Urban Design Project Manager for HRM provided a presentation to the Committee. The proposed site location for “Skye Halifax” and its orientation were presented. Mr. Harvey indicated that there had previously been an approved development agreement allowing for two 27 storey towers, however that agreement has expired.

An overview of the DH-1 zone was presented along with the proposed development’s view planes, height of 172 metres, and slightly curved form. Mr. Harvey noted the slightly irregular south property line and also identified the variation in distance between the two towers due to the building’s curvature.

Mr. Harvey then presented the amendments that would need to occur in order for this development to move forward:

1. Rampart Views: The building currently violates the Citadel Rampart View requirements.
2. Permitted Height: The current by-law specifies the maximum permitted height on the proposed site as 66m. The Skye Halifax development would be 172m.
3. Streetwall Stepbacks: The Skye Halifax proposal has curves that extend out and over the lower parts of the building to the streetline boundaries.
4. Interior Property Boundary Stepback: Due to a slight irregularity in the south property boundary the southern tower of Skye Halifax would be too close to the property line.
5. Balconies: The wrap-around balconies shown on the proposed development occupy 100% of the width of the building and would protrude into a required stepback.

The Committee entered into a brief discussion and Mr. Harvey responded to questions.

Following discussion the following motion was put:

**MOVED by Mr. McBride, seconded by Mr. Kavar that the Design Review Committee recommends that Halifax Regional Council not approve amendments to HRM's Regional Municipal Planning Strategy, Halifax Municipal Planning Strategy, Downtown Halifax Municipal Planning Strategy, and Downtown Halifax Land Use By-law to enable a building of up to 172 metres in height at 1591 Granville Street, Halifax.**

Mr. Hyde proposed an amendment to include a statement that the Design Review Committee agrees with the staff report, **to which the Committee agreed.**

The motion now reads:

**MOVED by Mr. McBride, seconded by Mr. Kavar that the Design Review Committee agrees with the staff report and recommends that Halifax Regional Council not approve amendments to HRM's Regional Municipal Planning Strategy, Halifax Municipal Planning Strategy, Downtown Halifax Municipal Planning Strategy, and Downtown Halifax Land Use By-law to enable a building of up to 172 metres in height at 1591 Granville Street, Halifax."**

**MOTION AS AMENDED WAS PUT AND PASSED.**

**8. ADDED ITEMS: NONE**

**9. DATE OF NEXT MEETING – November 8, 2012**

**Please note that due to the closure of Halifax Hall resulting from the work to the exterior of City Hall, meetings of the Design Review Committee will be temporarily relocated to the 3<sup>rd</sup> Floor of Duke Tower, Meeting Room 1 for at least the remainder of 2012.**

**10. ADJOURNMENT**

The meeting was adjourned at 6:37 pm.

Jane Crosby  
Legislative Support