

DESIGN REVIEW COMMITTEE  
MINUTES

February 14, 2013

PRESENT: Terry Smith-Lamothe, Chair  
Anne Sinclair  
Sue Sirrs  
Suzanne Saul  
Roy McBride  
Kevin Conley  
Jeff Pinhey  
Mary Black  
Ramzi Kawar

REGRETS: William Hyde, Vice Chair  
Cesar Saleh

STAFF: Luc Ouellett, Planner  
Paul Sampson, Planner  
Sherryl Murphy, Deputy Clerk

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**1. CALL TO ORDER**

The Chair called the meeting to order at 6 pm in Halifax Hall, City Hall following which he advised that Ms. Murphy would assume conduct of the meeting for the election of Chair.

**1.1 ELECTION OF CHAIR AND VICE CHAIR**

The Deputy Clerk called for nominations for the position of Chair.

**MOVED by Mr. Kavar, seconded by Ms. Black that Terry Smith-Lamothe is nominated to serve as Chair for 2013.**

Mr. Smith-Lamothe accepted the nomination.

The Deputy Clerk called twice for further nominations, hearing none she called for the vote.

**MOTION PUT AND PASSED UNANIMOUSLY.**

The Deputy Clerk handed the conduct of the meeting back to Mr. Smith-Lamothe.

As Mr. Hyde was not present, **the Committee agreed to defer the election of Vice-Chair to the next meeting of the Committee.**

**2. APPROVAL OF MINUTES – November 8, 2012**

**MOVED by Mr. McBride, seconded by Ms. Sirrs that the minutes of the November 8, 2012 meeting of the Design Review Committee be approved as presented.**  
**MOTION PUT AND PASSED.**

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

The agenda was accepted as presented.

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

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

**6. CORRESPONDENCE, PETITIONS & DELEGATIONS**

## **6.1 Preliminary Presentation – Barrington and Westhill Projects – Duke Street**

The following documentation was provided to the Committee by the applicant, Crombie REIT:

- Westhill on Duke, HRM Site Plan Application: Pre-Application Supporting Documents dated December 5, 2012.
- A presentation dated February 14, 2013 entitled Westhill on Duke (5025 Duke Street, Halifax NS)
- Scotia Square – Barrington Expansion, HRM Site Plan Approval Application: Supporting Documents dated February 4, 2013
- A presentation entitled Barrington Expansion, Scotia Square

Ms. Sue Sirrs declared a conflict of interest indicating that she was working with the applicant on one aspect of the proposal. Ms. Sirrs took a seat in the gallery.

Mr. Joseph Driscoll, Manager of Real Estate and Planning, Crombie REIT, provided a brief introduction to the projects indicating that Crombie REIT had wanted to create something exciting within the parameters of HRM by Design. Mr. Driscoll introduced Mr. Vaidlia Banelis, Senior Partner with Zeilder Partnership Architects who gave a detailed presentation of the Westhill on Duke Project.

In closing, Mr. Driscoll noted that a streetwall setback variance along Duke Street would be required.

Mr. Banelis and Mr. Driscoll responded to questions from members of the Committee regarding the details of proposed canopy located at the new entrance and the materials proposed for the underside of the entrance. Note was made that the proposed canopy would not function to protect pedestrians. Mr. Banelis noted that consideration had been given to lowering the canopy; however, the design intent is to give a two storey impression.

With reference to concern regarding the grade of the street, Mr. Banelis noted that the grade would be no steeper than what exists.

Referring to the breezeway on Albemarle Street, Ms. Saul suggested that this would be an ideal space for which to hold a public art competition. Mr. Driscoll indicated that this was an interesting idea and that he would keep this in mind as the project progresses.

With reference to the roof plan, Mr. Banelis indicated that it was to be screened and consideration could be given to planting. Mr. Pinhey reminded Mr. Banelis that the Committee has requested a detailed landscape plan with final applications.

Mr. Peter Connell, Managing Director, DSRA Architects presented the Barrington Expansion project identifying it as a sister project to the Westhill on Duke project. Mr.

Banelis provided the details of the project indicating that the intent was to brand the new entrance/configuration to Scotia Square on Barrington Street as 'Downtown Centre Ice'. He indicated that the proposal would bring the plaza closer to the street with retail at street level.

Ms. Saul noted that a major retailer located here would be ideal. She indicated that the projects were exciting and positive for the downtown.

Concern was expressed regarding the impact of Cogswell Street re-development on this proposal, however, increasing height is not an option given the location of the hotel.

In response to the possibility of incorporating a solar energy source, Mr. Connell indicated there might be an opportunity. With reference to this location being a major transit transfer area, Mr. Driscoll indicated that this situation would not change. It was noted that the space under the proposed canopy was wasted and a suggestion made to move the addition forward towards the street.

Mr. Driscoll thanked the Committee for their time and input.

Ms. Sirrs returned to her seat at the table.

## **7. REPORTS**

### **7.1 Case 16773: Second Annual Review – Downtown Halifax Secondary MPS and LUB**

A staff report dated December 19, 2012 was before the Committee.

Mr. Luc Ouellett, Senior Planner, gave a detailed presentation of the proposed amendments to the Downtown Halifax Secondary Municipal Planning Strategy (DHSMPS), the Halifax Municipal Planning Strategy (MPS) and the Downtown Halifax Land Use By-law (DHLUB). Mr. Ouellet responded to questions from members of the Committee.

Following a review and discussion of the proposed amendments the Committee supported the amendments with the exception of the wind assessment performance standards.

**MOVED by Mr. Pinhey, seconded by Mr. Conley that Halifax Regional Council:**

- 1. Give First Reading to consider the proposed amendments to the Downtown Halifax Secondary Municipal Planning Strategy and the Downtown Halifax Land Use By-Law, as contained in Attachments A, B, and C to the December 19, 2012 report, and schedule a public hearing.**

2. **Approve the proposed amendments to the Downtown Halifax Secondary Planning Strategy and the Downtown Halifax Land Use By-Law, as contained in Attachments A, B, and C to the December 19, 2012 report with the exception of items 18-22 regarding Wind Assessment Performance Standards.**
3. **Develop a defined policy relative to the requirement for a Wind Assessment considering the best practices of other municipalities.**

## **7.2 2013 Meeting Schedule**

A draft meeting schedule for 2013 was before the Committee.

**MOVED by Mr. Kawar, seconded by Ms. Sirrs that the 2013 meeting schedule be approved as presented. MOTION PUT AND PASSED.**

**8. ADDED ITEMS - None**

**9. NEXT MEETING DATE**

The next scheduled meeting will be held on Thursday, March 14, 2013 at 6:00 p.m. in Halifax Hall, City Hall.

**10. ADJOURNMENT**

The meeting was adjourned at 8:54 p.m.

Sherryl Murphy  
Deputy Clerk