

HALIFAX REGIONAL MUNICIPALITY
DRAFT BIRCH COVE DESIGN STEERING COMMITTEE MEETING MINUTES
PROJECT 01150 - Birch Cove Design Study (from Western Shore Bedford Basin Land Use Planning Study)

6:00 p.m.
December 14, 2009
United Gulf

Present

Colin Darlington, Chair
Manon Gilroy
Terry Drisdelle, WFDC
Wayne Ingalls

Patricia Portman
Anne Muecke, United Gulf Developments
Navid Saberi, United Gulf Developments

Staff Present

Paul Morgan, HRM
Susan Caldwell, HRM

District 16 Councillor

Councillor Debbie Hum

Ekistics

Peter Klynstra

Regrets:

Mike Horwich
Maria Medioli

SUMMARY MINUTES

The meeting called to order at approximately 6:00 p.m. The agenda was circulated and approved.

Colin Darlington advised that the recommended changes for July's outstanding minutes have been accepted and are now approved.

Susan Caldwell advised that the November 30th minutes will be circulated to the committee when completed.

Review of draft Final Birch Cove Waterfront Plan

Anne Muecke advised that the floor area of the buildings in the Village Centre had been reduced and questioned why. She also said that additional surface parking may be needed to make the commercial development viable.

Peter Klynstra provided an overview of the proposed building floor space, height, parking provisions and architectural design. He said that properties would have to be consolidated for the proposal to work.

Navid Saberi asked if the proposal limited the floor area of the building?

Peter advised that no limit had been put on the floor area but the height was limited to 5 storeys.

Colin said that this limit was appropriate to maintain the village character.

Paul advised that staff would draft the policy and regulations. Limitations could be placed on allowable floor area, building height, site plan design and other matters which would give affect to the consultant's plan. The committee could recommend changes to the proposal.

The committee engaged in discussion regarding building design, density, height, surface parking, the view corridor from Kearney Lake Road to Bedford Basin.

Comments were made that neighbouring residents may not be pleased with the 8 storey building proposed on the Wedgewood Hotel site.

Peter explained how the proposed massing of the building on the site was intended to preserve a majority of views for the residents.

A suggestion was made that an alternative development be proposed for the Irving property in the event that it closes the gas station in the future.

Navid presented a proposal to locate one taller building on the China Town site instead of two 12 storey buildings. He said that this proposal is more cost effective; would preserve more views of the basin and would allow for more public amenity space on the site.

There was considerable discussion regarding this alternative proposal. Issues included public acceptance, consistency with the village concept, infilling of the basin, shadow effects, public amenities and municipal cost sharing.

The committee agreed that the consultants would propose two 12 storey building at the public presentation while United Gulf could present the alternative one higher building during the segment when public comments are sought. The committee could then gauge the response to both.

Peter advised that a revised plan would be ready in about a week. It was tentatively agreed that staff would circulate the plan to the committee for comments with responses due by January 11, 2010. If there were no problems, a public meeting would be scheduled.

The meeting adjourned at approximately 8:10 p.m.