



**DESIGN REVIEW COMMITTEE
MINUTES
March 25, 2019**

PRESENT: Ted Farquhar, Vice Chair
Rick Buhr
Kautilya Gandhi
Erica Armstrong
Malcolm Pinto
Gregory MacNeil

REGRETS: Marianne Abboud
Colin Duggan
David Hanna
Matt Neville
Tara Ralph
Rob Leblanc

OTHERS PRESENT: Eric Burchill, Southwest Properties
Brian Posavad, YMCA of Greater Halifax/Dartmouth

STAFF: Carl Purvis, Major Projects Planner, Development Approvals
Jennifer Chapman, Planner III
Karen Brown, Senior Solicitor
Simon Ross-Siegel, Legislative Assistant
Alicia Wall, Legislative Support

The following does not represent a verbatim record of the proceedings of this meeting.

The agenda, reports, supporting documents, and information items circulated are online at halifax.ca.

The meeting was called to order at 4:30 p.m. the Committee adjourned at 6:36 p.m.

1. CALL TO ORDER

The Legislative Support called the meeting to order at 4:30 p.m. at Room 1, 3rd Floor Duke Tower, 5251 Duke Street, Halifax.

2. APPROVAL OF MINUTES – NONE

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

The agenda was approved as presented.

4. BUSINESS ARISING OUT OF THE MINUTES – NONE

5. CALL FOR DECLARATION OF CONFLICT OF INTERESTS – NONE

6. CONSIDERATION OF DEFERRED BUSINESS

6.1 Election of Vice Chair

Alicia Wall, Legislative Support called for nominations for the position of Vice Chair of the Design Review Committee.

The following names were put forward, Ted Farquhar.

Alicia Wall called three more times for any further nominations, there being none, Ted Farquhar was declared Vice Chair of the Design Review Committee.

7. CORRESPONDENCE, PETITIONS & DELEGATIONS – NONE

8. INFORMATION ITEMS BROUGHT FORWARD – NONE

9. REPORTS

9.1 STAFF

9.1.1 Case 22254: Substantive Site Plan Approval - 5640 Sackville Street and 1577 South Park Street, Halifax

The following was before the Committee:

- Staff report dated March 22, 2019
- Staff presentation dated March 25, 2019
- Applicant presentation dated March 25, 2019

The Vice Chair invited Jennifer Chapman to present Case 22254.

Jennifer Chapman advised that site plan approval was received in January of 2016 and displayed photos of the site. The property is currently zoned DH-1 under the Downtown Halifax Land Use By-law and is located within Precinct 3, the Spring Garden Road Precinct and has site specific height requirements.

The applicant is requesting minor changes to the design including windows and louvres on the eastern elevation, changes to the Sackville Street elevation, the addition of an architectural treatment on the 7th floor and a slanted roof line rather than a curved roof line, as the curved roof line would encroach into the rampart view plane.

When staff reviewed this application, they considered the Design Manual, the design of the street wall, and uses and prominent frontage. This building is identified as prominent visual terminus site under the Land Use By-law.

Staff shared concerns that reducing the glazing along the street frontage is not meeting the requirement of Design Manual in terms of articulating the façade and providing animation. The Design Manual requires animation, transparency and articulation on the ground floor. Staff also looked at how the roof line was meeting the definition of a “top” and felt it still meets the requirement to add definition and to define the top of the building separately from the base.

With respect to the changes to the Briar Lane frontage, staff looked at parking services and utilities and feel that since there are three street frontages it was reasonable to consider Briar Lane more as a service lane and that the changes were consistent with that interpretation, materials and design. Staff feel the roof line change meets the Design Manual requirements and that the changes do not affect the wind as they have reviewed the wind study.

The Committee questioned the definition of an architectural treatment.

Jennifer Chapman advised that architectural treatment is defined under the Downtown Halifax Land Use By-law.

The Vice Chair invited Southwest Properties to take the floor to provide the applicant presentation.

Eric Burchill, Southwest Properties stated that this is a complex development and contains residential rentals, residential condos, a three-storey shared parking facility and a state of the art YMCA.

The Committee considered the application with staff responding to questions. The following points and clarification were noted:

- Members questioned why the discrepancy with the roof was not noticed when the property was surveyed
- Members inquired whether or not glass could be used instead of the metal paneling and whether or not glazing could be increased
- Members asked if the materials being used will be consistent with the rest of the building

The applicant stated the roof issue was missed on survey as the area was not fully laid out at the conceptual stage and confirmed the metal is high quality and used on other parts of the building. They further stated that as you increase glazing the glass may become opaquer.

There was some open discussion on using glass rather than metal and whether or not spandrels could be used.

Brian Posavad of the Greater YMCA advised that there are no more licensing opportunities on the peninsula for child care facilities so they have designed a studio in that space. One of the challenges they are facing is to keep transparency as well as privacy for vulnerable adults and children using the facility.

Further points and clarification were noted:

- Members questioned why glazing on Briar Lane was removed
- The Committee questioned how snow slides on the roof will be addressed
- Inquiries were made as to whether or not roof night lighting is a requirement

The applicant confirmed glazing on Briar Lane was removed to meet internal operational requirements as the space is now a studio and equipment will be against the wall and that there is a continuous heated trough to deal with snow slides.

Carl Purvis stated that roof night lighting is not a requirement.

MOVED by Malcolm Pinto, seconded by Gregory MacNeil

THAT the Design Review Committee:

Amend motion 1 a) as follows:

The proposed request to change the appearance of the ground floor of the Sackville Street frontage be amended so as to include additional glazing, to a minimum of 60% of the ground floor between Briar Lane and the main doorway where this glazing can include a combination of transparent glazing, translucent panel, or spandrel glass.

MOTION PUT AND DEFEATED.

MOVED by Gregory MacNeil, seconded by Rick Buhr

THAT the Design Review Committee:

- 1. Approve the qualitative elements of the substantive site plan approval request to change the roofline for both buildings, the design at the northeast corner of the Pavilion at the third, fourth and fifth floors, the location of metal louvres on the eastern elevations, and to add an architectural treatment at the 7th floor of the Curve buildings, as shown in Attachment A with the condition that:
 - a. The proposed request to change the appearance of the ground floor of the Sackville Street frontage be amended so as to include additional glazing, preferably transparent but translucent at a minimum, to a minimum of 60% of the ground floor between Briar Lane and the main doorway to comply with the requirements for transparency and animation in the Design Manual; and****
- 2. Accept the findings of the qualitative Wind Impact Assessment, as contained in Attachment D.**

MOTION PUT AND PASSED.

10. ADDED ITEMS – NONE

11. IN CAMERA (IN PRIVATE) – NONE

12. DATE OF NEXT MEETING – April 11, 2019 - Halifax Hall, 2nd Floor City Hall, 1841 Argyle Street, Halifax.

13. ADJOURNMENT

The meeting adjourned at 6:36 p.m.

Alicia Wall
Legislative Support