



**DESIGN ADVISORY COMMITTEE
MINUTES
September 28, 2020**

PRESENT: Ted Farquhar, Chair
Lawrence McEachern, Vice Chair
Jesse Hitchcock
Alex Kawchuk
Jonathan Lampier
Nancy Solima
Thomas Gribbin

REGRETS: Sarah MacDonald

STAFF: Erin MacIntyre, Land Development & Subdivision Program Manager, Current Planning
Peter Nightingale, Planner I, Current Planning
Sean Audas, Development Officer
Simon Ross-Siegel, Legislative Assistant
Alicia Wall, Legislative Support

OTHERS PRESENT: Greg Johnston, Architect, Paul Skerry Associates Ltd.
George Giannoulis, the Applicant

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 4:34 p.m. and the Committee adjourned at 6:22 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 4:34 p.m.

2. APPROVAL OF MINUTES – NONE

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

MOVED by Jesse Hitchcock, seconded by Lawrence McEachern

THAT the agenda be approved as presented.

MOTION PUT AND PASSED

4. BUSINESS ARISING OUT OF THE MINUTES - NONE

5. CALL FOR DECLARATION OF CONFLICT OF INTERESTS – NONE

6. CONSIDERATION OF DEFERRED BUSINESS

6.1 Level III Site Plan Approval Application for 6399, 6395 & 6389 North St., Halifax

The following was before the Committee:

- A staff memorandum dated September 2, 2020
- Staff presentation entitled “Level III Site Plan Approval 6399 North Street, Halifax”

The Chair provided a brief summary of discussions from the September 16, 2020 meeting.

The Committee considered the application further, the following points and clarifications were noted:

- Members questioned whether or not the stone from the existing building could be incorporated into the new development
- It was noted the height of the building is not consistent with the surrounding neighborhood
- The Committee sought feedback from the public consultation
- The types of vegetation being used for landscaping was questioned

In response to the Committee, Peter Nightingale stated that there is no requirement in the Land Use By-law to retain or reuse materials from an existing building, it just regulates new development.

Greg Johnston, Architect, Paul Skerry Associates Ltd. indicated that the types of plants will be ones adapted to our climate and drew the Committee’s attention to the landscaping plan.

Peter Nightingale confirmed the Land Use By-law speaks to landscaping and that invasive species are prohibited and a buffer is required along the low-density housing.

The Committee considered the application further, the following points and clarifications were further noted:

- The Committee questioned whether or not the development contains open private space
- Inquires were made to the age of the building and its heritage status
- Members asked if this building will have a green roof

Peter Nightingale confirmed that private open space is defined in the land use by-law and any space meeting the definition on the site needs to meet the requirements and that the private open space is located primarily on the north side of the development. Some of the requirements for private open space

include permanent seating, weather protection and vegetation. A heritage application was never received for this building therefore it does not have heritage status. Nightingale further confirmed this building does have a green roof therefore will be required to have 40% of the roof area soft landscaped.

George Giannoulis, the Applicant, noted the building was built in 1944 and that there would not be enough stone from the existing building to be used in the new building and that building materials have come a long way. It was also noted that a lot of positive feedback from the public was received.

MOVED by Thomas Gribbin, seconded by Jesse Hitchcock

That the Design Advisory Committee recommend approval of the Level III Site Plan Approval Application for 6399, 6395 & 6389 North St., Halifax.

Following discussion, the Committee proposed to amend the motion based on the discussion.

MOVED by Jesse Hitchcock, seconded Nancy Soliman

That the motion be amended to add “with consideration given to the following:

- **Use of native vegetation and vegetation that would support stormwater management, pollinators and local wildlife;**
- **Heavy use of native planting to provide a visual and physical barrier to the surrounding neighborhood;**
- **ensuring energy efficiency and sustainability by solar readiness, stormwater reuse, electric vehicle infrastructure and exceeding building code requirements with respect to the building envelope;**
- **a contribution to the neighborhood with significant street planting or sidewalk rehabilitation of city-owned sidewalks;**
- **incorporating some stone from the existing building into the new development in a commemorative way;**
- **optimizing the pedestrian experience as it relates to congestion and transit use”**

MOTION TO AMEND PUT AND PASSED.

The motion before the Committee now reads:

That the Design Advisory Committee recommend approval of the Level III Site Plan Approval Application for 6399, 6395 & 6389 North St., Halifax with consideration given to the following:

- **Use of native vegetation and vegetation that would support stormwater management, pollinators and local wildlife;**
- **Heavy use of native planting to provide a visual and physical barrier to the surrounding neighborhood;**
- **ensuring energy efficiency and sustainability by solar readiness, stormwater reuse, electric vehicle infrastructure and exceeding building code requirements with respect to the building envelope;**
- **a contribution to the neighborhood with significant street planting or sidewalk rehabilitation of city-owned sidewalks;**
- **incorporating some stone from the existing building into the new development in a commemorative way;**
- **optimizing the pedestrian experience as it relates to congestion and transit use**

MOTION PUT AND PASSED AS AMENDED.

7. CORRESPONDENCE, PETITIONS & DELEGATIONS – NONE

8. INFORMATION ITEMS BROUGHT FORWARD – NONE

9. REPORTS/DISCUSSION – NONE

10. ADDED ITEMS – NONE

11. DATE OF NEXT MEETING – November 25, 2020

8. ADJOURNMENT

The meeting was adjourned at 6:22 p.m.

Alicia Wall
Legislative Support