



**DESIGN ADVISORY COMMITTEE
SPECIAL MEETING
MINUTES
June 9, 2021**

PRESENT: Ted Farquhar, Chair
Jonathan Lampier, Vice Chair
Elizabeth Barry
Thomas Gribbin
Jesse Hitchcock
Sarah MacDonald
Nancy Soliman
Cristina Verissimo

REGRETS: Alex Kawchuk

OTHERS PRESENT: Saeed Sarkosh, Parsco Engineering & Construction Ltd
Rimon Soliman, Principal Architect, WM Fares

STAFF: Erin MacIntyre, Land Development & Subdivision Program Manager
Sean Audas, Development Officer
Jill McGillicuddy, Legislative Assistant
Liam MacSween, 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 4:32 p.m. and adjourned at 6:45 p.m.

1. CALL TO ORDER

Ted Farquhar, Chair called the meeting to order at 4:32 p.m.

2. APPROVAL OF MINUTES – April 14, 2021

The Committee listed several amendments to the April 14, 2021 meeting minutes:

- To better and more clearly record the opinions of the committee that are contrary to the opinion of the designers and as shown on their submissions.
- Note that the committee voiced the opinion that this aspect of windowless rooms was, for this development, "pushing the envelope" of what is allowed within the National Building Code.
- Record that the Committee pointed out there were no discernible ZEN features shown in the design. It was presumed they had been forgotten to be included.

MOVED by Elizabeth Barry, seconded by Tom Gribben

THAT the minutes of April 14, 2021 be approved as amended.

MOTION PUT AND PASSED.

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

Additions: None

In response to a question from the Committee, Jill McGillicuddy, Legislative Assistant advised that the Centre Plan team will be providing a presentation to the Design Advisory Committee at its July 14, 2021 for the purpose of information sharing and exchanging ideas.

Deletions: None

MOVED by Jonathan Lampier, seconded by Elizabeth Barry

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 – NONE

7. CORRESPONDENCE, PETITIONS & DELEGATIONS

7.1 Correspondence

Jill McGillicuddy, Legislative Assistant advised that there has been no correspondence received by the Municipal Clerk's Office.

7.2 Petitions – NONE

7.3 Presentations – NONE

8. INFORMATION ITEMS BROUGHT FORWARD – NONE

9. REPORTS

9.1.1 Case # 23056: Level III Site Plan Approval for 169 Wyse Road, Dartmouth, NS

The following was before the Committee:

- A staff memorandum dated June 9, 2021
- A staff presentation dated June 9, 2021

Claire Tusz, Planner I provided a presentation on Case # 23056: Level III Site Plan Approval for 169 Wyse Road, Dartmouth, NS. A copy of the presentation is on file.

In response to concerns raised by the Committee in relation to incomplete information from the architectural renderings of the building, Tusz explained that the renderings are not considered technical drawings by staff when they conduct their review against the Land Use By-law.

In response to a follow up question, Erin MacIntyre, Land Development & Subdivision Program Manager added that the renderings submitted by the applicant are for contextual purposes and not used to review the elevations on site. MacIntyre noted that it is the applicant's responsibility to ensure that the renderings are accurate and up to date. McIntyre noted that staff will follow up with the applicant and request updated renderings on their website.

The Committee expressed concern that without the renderings, it is difficult to do a proper evaluation of the building particularly with respect to the building materials being used. The Committee discussed having the applicant return with an improved graphic that shows the proposed building for the subject property so it can be evaluated against the design criteria.

Saeed Sarkhosh of Parsco Engineering & Construction Ltd, on behalf of the applicant stated that although the renderings are not fully complete, the proposed elevations of the building are consistent on the drawings. In response to a follow up question Sarkhosh stated that the design features on the front and sides of the building vary by design to make it visually appealing to pedestrians.

The Committee requested that the revised renderings include neighbouring buildings and the shadow analysis to gain an understanding of the impact of the building on neighbouring properties.

In response to questions from the Committee, Tusz advised that a shadow study is required of the applicant and that a public information meeting will take place prior to permitting.

In response to a follow up question, Sarkosh advised that an architect from Parsco is assigned to the project team.

MOVED by Johnathan Lampier, seconded by Thomas Gribbin

THAT the Design Advisory Committee defer consideration of the Level III Site Plan Approval Application for 169 Wyse Road to the July 14, 2021 meeting pending updated information from the Applicant.

Erin MacIntyre advised that staff will be more diligent to ensure that the building renderings are more detailed in the design package before it is submitted to the Committee.

The Committee requested that if the public information meeting is completed before the application returns in July, that the applicant provide an overview of what was discussed, as it is of interest to the Committee.

The Committee reiterated that the drawings clearly show what is being proposed for the building that will be instructed on site so that a proper evaluation of the design requirements can be conducted.

MOTION TO DEFER PUT AND PASSED.

9.1.2 Case #23419: Level III Site Plan Approval for 247 Pleasant St and 3-7 Chadwick St, Dartmouth, NS

The following was before the Committee:

- A staff memorandum dated June 9, 2021
- A staff presentation dated June 9, 2021

Claire Tusz, Planner I provided a presentation on Case # 23419: Level III Site Plan Approval for 247 Pleasant St. and 3-7 Chadwick St., Dartmouth, NS. A copy of the presentation is on file.

In response to commentary from the Committee, Tusz clarified the heights of the front, middle and back of the building. Rimon Soliman, Principle Architect, WM Fares Group, on behalf of the applicant advised that the floor numbers that are shown on the site plan are measured from the main entrance, keeping the rear of the building at the same height.

In response to a question from the Committee, Soliman advised that elevators are not governed by a Municipal By-laws or the National Building Code. Soliman commented that anything less than 60 units, one elevator is recommended and anything over that, two are recommended. In this instance, the developer chose one elevator.

In response to a follow up question, Soliman noted that when the developer is ready to shop for materials, the design team will propose a different shading, colour and type of material for the top one third of the building. The Committee suggested that the top third of the building should be differentiated and distinct from the rest of the building, as in its present state it does not appear to meet the requirements of the Land Use By-law.

Tusz clarified that the By-law states that only a portion of the top third of the building requires variation. In this case, a two-tone grey colour was used to show the variation purely on the language written in the By-law.

The Committee discussed the need for more tree planting along the private open spaces at the front of the building along Chadwick Street as well as street tree planting along the Pleasant Street Boulevard as it is an important visual element to the overall development.

Responding to a question from the Committee, Tusz clarified the requirement for at grade private open space has been met by the developer, per section 119 of the Land Use By-law as the at grade open spaces are less than 2.5 meters deep. Rimon Soliman added that property line is not located the curb and the sodded area which envelops this area is in the right-of-way. Soliman further noted that the pathway along the north of the building will be illuminated.

The Committee discussed the potential for the developer to consider street tree planting within these spaces as a gift to the city as it would align with HRM's Urban Forestry Masterplan and greatly enhance the visual element along Pleasant Street.

Soliman responded to questions from the Committee in relation to weather protection and seating in the at grade open space, noting plans for more trees for weather protection. The Committee suggestion the consideration of more seating in the areas and that the seating be paired with the proposed weather protection.

With respect to questions on the make up of the green roof, Soliman advised that it will be comprised of a mix of sod and portable planters. The Committee suggested that the green roof be comprised primarily of sedum as opposed to the sod.

The Committee raised concerns with the height of the North facing building without additional context as to what will be constructed at the adjacent property as well as the size of the parking spaces in lots 4,5,6 which are too small to park a car. The Committee discussed that the building is being designed for families, with long corridors and that more consideration should be given to an additional elevator.

Soliman commented that there is no parking required for the building and that the parking spaces 4, 5, & 6 may be able to accommodate a small car. If so, they will be designated as such with proper signage. If, at the time of construction, it is determined that the spaces are too small, the developer can reutilize the space.

The Committee identified that the balconies on the first several floors of the building are nearly touching the retaining wall noting that they should be removed.

Soliman commented that in order to get the proper depth for the units, the design team had to push the facade of the building to the property line. Soliman clarified that the proposed setback will meet the building code, but the closer the building is to property line, the smaller the openings, such as windows will be.

The Committee further discussed the need for additional handrails along the entry porches and resident access to the green roof.

MOVED by Johnathan Lampier, seconded by Elizabeth Barry

THAT the Design Advisory Committee recommends approval of the of the Level III Site Plan Approval Application for 247 Pleasant St. and 3-7 Chadwick St., Dartmouth, NS

Following a review of the design requirements set out in Part VI of the Regional Centre Land Use By-law, the Committee proposed the following amendment:

MOVED by Tom Gribbin, seconded by Sarah MacDonald

THAT the motion be amended to add “with consideration to the following recommendations:

- **The use sedum instead of sod for the green roof;**
- **That additional permanent seating and weather protection be provided and whenever possible weather protection should be paired with seating;**
- **That the top three floors of the massing above the corner of Pleasant and Chadwick Streets be unified with one material colour;**
- **That the external lighting plan include illumination for the pathway along the north of the building;**
- **As per the Municipal Design Guidelines, recommend the planting of trees along the Boulevard of Pleasant Street and along the private open spaces along Chadwick Street to maintain the characteristics of the street;**
- **That the Landscape plan is to show the large deciduous tree at the entrance to the building;**
- **Provide handrails on the entry porches;**
- **Re-check the turn radius in the parking spots and eliminate or repurpose any that do not meet the requirements; and**
- **Remove the balconies on the first two or three floors (up to the top of the retaining wall)**

MOTION TO AMEND PUT AND PASSED.

The motion before the Committee now reads:

MOVED by Jesse Hitchcock, seconded by Sarah MacDonald

THAT the Design Advisory Committee recommends approval of the of the Level III Site Plan Approval Application for 247 Pleasant St and 3-7 Chadwick St, Dartmouth, NS with consideration to the following recommendations:

- The use sedum instead of sod for the green roof;
- That additional permanent seating and weather protection be provided and whenever possible weather protection should be paired with seating;
- That the top three floors of the massing above the corner of Pleasant and Chadwick Streets be unified with one material colour;
- That the external lighting plan include illumination for the pathway along the north of the building;
- As per the Municipal Design Guidelines, recommend the planting of trees along the Boulevard of Pleasant Street and along the private open spaces along Chadwick Street to maintain the characteristics of the street;
- That the Landscape plan is to show the large deciduous tree at the entrance to the building;
- Provide handrails on the entry porches;
- Recheck the turn radius in the parking spots and eliminate or repurpose any that do not meet the requirements; and
- Remove the balconies on the first two or three floors (up to the top of the retaining wall)

AMENDED MOTION PUT AND PASSED.

9.1.3 Site Plan Approval Application Tracker Update

The following was before the Committee:

- The Design Advisory Committee site plan approval application tracker

Erin MacIntyre, Land Development & Subdivision Program Manager provided an overview of the Site Plan Approval Application Tracker. Noted two applications for Carleton Street which will be updated on the tracking tool.

10. ADDED ITEMS – NONE

11. DATE OF NEXT MEETING – July 14, 2021

12. ADJOURNMENT

The meeting adjourned at 6:45 p.m.

Liam MacSween
Legislative Support