



**DESIGN ADVISORY COMMITTEE
SPECIAL MEETING
MINUTES
February 10, 2021**

PRESENT: Ted Farquhar, Chair
Jonathan Lampier, Vice Chair
Elizabeth Barry
Thomas Gribbin
Jesse Hitchcock
Alex Kawchuk
Nancy Soliman

REGRETS: Sarah MacDonald

OTHERS PRESENT: Connor Manson, Architectural Designer, Paul Skerry Architects

STAFF: Steve Higgins, Manager, Current Planning
Erin MacIntyre, Land Development & Subdivision Program Manager
Sean Audas, Development Officer
Rachel Groat, Planner I
Haruka Aoyama, Legislative Assistant
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.

Design Advisory Committee Draft Minutes

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The meeting was called to order at 4:30 p.m. and adjourned at 6:42 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 4:30 p.m.

2. APPROVAL OF MINUTES – January 13, 2021

The Committee requested that the following be added to the discussion under Item Number 6.1 - Discussion of Potential Bylaw Changes to Provide Public Open House Materials to the Design Advisory Committee:

"The issue as seen by the committee is that the public consultation report is considered confidential and is not available for the committee to review. The committee feels they would be able to offer design advice if they knew the concerns of the public and the contents of the confidential report"

It was also further noted that Alex Kawchuk was not present for the January 13, 2021 meeting.

MOVED by Elizabeth Barry, seconded by Jesse Hitchcock

THAT the minutes of January 13, 2021 be approved as amended.

MOTION PUT AND PASSED.

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

The Committee agreed by consensus to move up Item No. 9.1 - Case # 23019: Level II Site Plan Approval Application for 392 Portland St, Dartmouth, N.S.

MOVED by Tom Gribbin, seconded by Jesse Hitchcock

THAT the agenda be approved as amended.

Two-third majority vote required.

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 – November 25, December 9, 2020 & January 13, 2021

6.1 Discussion of Potential Options to Report the Outcome of Site Line Approvals to the Design Advisory Committee

The following was before the Design Advisory Committee:

- A staff memorandum dated November 13, 2020

Erin MacIntyre, Land Development & Subdivision Program Manager and Steve Higgins, Manager of Current Planning gave an overview of the staff memorandum dated November 13, 2020.

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The Committee discussed the possibility of having an ongoing matrix or tracking tool to ensure the Committee gets a full picture of an application as it goes through the process, including any relevant information regarding the status of a site plan approval appeal.

THAT the Design Advisory Committee request that staff maintain a spreadsheet on behalf of the Committee to keep track of past projects and provide regular updates as part of the Committee's regular meeting agenda.

MOTION PUT AND PASSED.

The Committee further discussed potential changes to the numbering of the agenda to ensure that site plan applications are dealt with as the first item of business.

6.2 Discussion of Potential Options to Provide Preview Packages of Upcoming Developments which may require Design Advisory Committee site line review

The following was before the Design Advisory Committee:

- A staff memorandum dated November 13, 2020

Erin MacIntyre, Land Development & Subdivision Program Manager and Steve Higgins, Manager of Current Planning gave an overview of the staff memorandum dated November 13, 2020.

MacIntyre advised that staff will include a second page on the Committee spreadsheet that will outline applications that have not yet made it to the Committee, as well as a projected date as to when it will likely be ready for review. MacIntyre further noted that any upcoming public information meetings, that are known to staff, will be included in the documentation provided to the Committee.

6.3 Demolition Permit for Oxford/North Street

The following was before the Design Advisory Committee:

- A staff memorandum dated November 13, 2020

Erin MacIntyre, Land Development & Subdivision Program Manager and Steve Higgins, Manager of Current Planning provided an overview of the issuing of a demolition permit.

Higgins noted that a demolition permit can be issued even if you do not have plans for another building on site. Higgins provided an overview of what is required when applying for a demolition permit and advised that all criteria were met with respect to the demolitions of the subject properties on Oxford and North Streets.

7. CORRESPONDENCE, PETITIONS & DELEGATIONS

7.1 Correspondence

Haruka Aoyama, 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. Case # 23019: Level II Site Plan Approval Application for 392 Portland St, Dartmouth, N.S.

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Rachael Groat, Planner I provide a presentation on the Level III Site Plan Approval Application for 2562 Maynard Street, Halifax. A copy of the presentation is on file.

In response to questions from the Committee, Groat advised that the pizza shop currently located at civic address 394 will remain in place and will not be part of the proposed development. Groat further advised that the amount of parking spaces which are proposed meets the minimum requirement as set out in the Land Use By-law.

In response to a question from the Committee, Connor Mason, Architectural Designer with Paul Skerry Architecture advised that the applicant is proposing that the rooftop generator be screened, setback, and integrated into the fabric of the building using compatible colours and materials in the penthouse design.

In response to a follow up question, Groat advised that the applicant has requested an access easement at the back of the property for accessing the underground parking.

The Committee discussed the elevations of the east and west building façades, noting that they are essentially street fronts, and do not meet the design articulation requirements contemplated in section 121 of the Land Use By-Law.

The Committee further discussed options and opportunities to improve the design articulation and to achieve more passive solar energy and lighting by flipping the design of the building around and including windows in the stairwell.

Rachael Groat clarified the east and west façades are technically not street walls as they do not meet the property line, therefore the requirements in section 121 are not applicable.

In response to a question from the Committee, Groat noted that the zoning for civic 394 is the same as the subject property therefore a similar building could be developed.

The Committee expressed concern that if a similar property were to be constructed at the neighbouring property, space issues would occur if balconies are used in the construction.

Sean Audas, Development Office advised that the building code would ensure that there is adequate separation between balconies if another property were developed at the neighbouring site in the future.

In response to a question, Connor Mason advised that the penthouse level includes higher floor to floor height and the elevator overrun is encapsulated within the design. Mason further noted that the applicant is still discussing the cladding materials and colour scheme. Mason clarified that they are aware of the building top distinction in the Land Use By-law and will ensure that it is met.

The Committee further discussed the need for more material or design variation on the east and west facades and noted that the use of By-law checklist within the application was well done and easy to follow.

In response to questions from the Committee, Groat noted that the requirement for a canopy or recess is only required for the public entrance of the building. Groat further clarified that this application meets this requirement of the Land Use By-law.

MOVED by Jesse Hitchcock, seconded by Alex Kawchuk

THAT the Design Advisory Committee recommend approval of the Level II Site Plan Approval Application for 392 Portland St., Dartmouth

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Following a review of the design requirements set out in Part VI of the Regional Centre Land Use By-law; and the requested variations under Section 28, the Committee proposed the following amendment to the main motion:

The Committee agreed by consensus that the east and west façade elevation should follow the design principles outlined in section 121 of the Land Use By-law as they have a major visual impact on the surrounding street. The Committee noted that although this is not a requirement of the Land Use By-law, consideration of these requirements would greatly improve the overall design of the building.

The Committee further discussed the need to ensure that the distinction of materials for the penthouse and core of the building versus the main façade.

In response to commentary for the Committee, Joe Zareski, Project Architect noted that the building code is quite prescriptive with respect to the design of the stairwell. Zaerski noted that due to the proximity to the property line, windows in the stairwell are not permitted in this case primarily for fire safety. Zareski noted that the passive solar is not high as this portion of the building faces westward.

The following amendment was proposed:

MOVED by Jonathan Lampier, seconded by Thomas Gribbin

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

- The Committee strongly recommends applying the design principles contemplated in section 121 of the Regional Centre Land Use By-law to improve the articulation and design of the eastern and western façades of the building which have a strong visual presence on the surrounding streets;
- Ensure the distinction of materials for the penthouse and core (stairwell enclosure) of the building versus the main façade;

MOTION TO AMEND PUT AND PASSED.

The motion before the Committee now reads:

MOVED by Robyn Hitchcock, seconded by Alex Kawchuk

THAT the Design Advisory Committee recommend approval of the Level II Site Plan Approval Application for 392 Portland St, Dartmouth, N.S. with consideration to the following:

- The Committee strongly recommends applying the design principles contemplated in section 121 of the Regional Centre Land Use By-law to improve the articulation and design of the eastern and western façades of the building which have a strong visual presence on the surrounding streets;
- Ensure the distinction of materials for the penthouse and core (stairwell enclosure) of the building versus the main façade.

AMENDED MOTION PUT AND PASSED.

10. ADDED ITEMS – NONE

11. DATE OF NEXT MEETING – March 10, 2021

12. ADJOURNMENT

The meeting adjourned at 6:42 p.m.

Liam MacSween
Legislative Support