



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

PRESENT: Ted Farquhar, Chair
Jonathan Lampier, Vice Chair
Thomas Gribbin
Alex Kawchuk
Sarah MacDonald
Nancy Soliman
Rimon Soliman
Cristina Verissimo

REGRETS: Elizabeth Barry
Jesse Hitchcock

OTHERS PRESENT: Connor Wallace, Principal, ZZap Architecture and Planning
Natalia Chudaeva, Intern Architect, ZZap Architecture and Planning
Joe Zareski, Co-founder, ZZap Architecture and Planning

STAFF: Erin MacIntyre, Land Development & Subdivision Program Manager
Sean Audas, Development Officer
Claire Tusz, Planner I
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 6:32 p.m.

1. CALL TO ORDER

Ted Farquhar, Chair called the meeting to order at 4:32 p.m. and introduced new Committee members Rimón Soliman and Cristina Verissimo who provided introductory remarks.

2. APPROVAL OF MINUTES – February 10, 2021

The Committee noted a correction to the February 10, 2021, item No. 9.1 Case # 23019: Level II Site Plan Approval Application for 392 Portland St, Dartmouth advising that the architect noted that the passive solar in the stairway is not high because the building façade faces westward.

MOVED by Tom Gribbin, seconded by Johnathan Lampier

THAT the minutes of February 10, 2021 be approved as amended.

MOTION PUT AND PASSED.

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

Additions: None

MOVED by Johnathan Lampier, seconded by Tom Gribbin

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

The 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 # 23203: Level II Site Plan Approval Application for 188-192 Portland St., Dartmouth, N.S

The following was before the Committee:

- A staff memorandum dated March 10, 2021
- A staff presentation dated March 10, 2021

Claire Tusz, Planner I provided a presentation on Case # 23203: Level II Site Plan Approval Application for 188-192 Portland St., Dartmouth, N.S. A copy of the presentation is on file.

In response to questions from the Committee, Erin MacIntyre, Land Development & Subdivision Program Manager advised that the second phase of project is in the preliminary application stage and has not yet been reviewed by staff. MacIntyre further noted that the proposal for the second phase of development will be before the Committee at a future meeting once staff completes its review.

Connor Wallace, Principal, ZZap Architecture and Planning advised that the project is being conducted in two phases to allow for the continued operation of Moffat's pharmacy which will move into the ground floor of the building. Wallace clarified that ZZap has submitted a pre-application for a level three site plan approval that will comprise phase two of the development. Wallace advised that some details on the second phase of the project are available on the ZZap website.

In response to a question from the Committee, Wallace referenced several drawings of the roof area and noted that soft landscaping will cover 43% of the area to ensure it meets the requirement in the Land Use By-law.

The Committee viewed renderings of the proposed second phase of development for 188-192 Portland Street on the ZZap website. Erin MacIntyre noted that the committee should reserve its comments on phase two until the application has been completely vetted by staff.

In response to a question from the Committee, Wallace noted that phase two of the proposal will involve the construction of the at-grade open space on Portland street. Wallace further advised of the intention to have a connected parking structure in place for both phases of development.

In response to follow up question, Claire Tusz clarified the building top distinction outlined in section 132 of the Regional Centre Land Use By-law noting that a portion of the top third of the building needs to be differentiated from the rest. Tusz noted that this is accomplished with the change in materials and recessing.

In response to a question related to pedestrian and vehicular access to the building, Wallace noted an access easement established near the intersection of Canal Street and Mill Lane. Wallace noted that vehicular access is being contemplated from Canal Street as opposed to Portland Street.

Wallace commented that currently, the western elevation reflects the appearance of an external entrance to the underground parking garage. Wallace clarified that this is a temporary measure pending the approval of the second phase of development. Wallace advised that some alterations to the grade will be required to accommodate the underground access.

Joe Zareski, Founding Principal ZZap Architecture and Planning provided further commentary as to how the proposed development will integrate with the existing building on the street. Zareski advised that Moffat's Pharmacy is a well-known Dartmouth establishment and the design team is cognizant of its history. Zareski noted opportunities with the built form regulations of the Centre Plan to reduce the scale of the building on the street to the two-story option. Zareski advised, that in their opinion, the texture and use of materials is granular, brick, and brick coursing will be used to emphasize the building and establish a clean and historic storefront. Zareski noted, in their opinion, that the building façade is in keeping with the community. The committee suggested a contrary opinion as is reflected in the amendments to the motion.

Zareski noted that the materials for the rest of the building are still being contemplated. Zareski advised that aluminum or ceramic panels and some pre-finished metal cladding will likely be used. Zareski clarified that the individual clay bricks will be used on the street wall.

Responding to questions from the Committee, Wallace advised that there will be one principle entrance to the pharmacy that will include steps and ramping to ensure that it is barrier free. Wallace commented that

there are plans to include bike racks near the main entrance. Wallace further noted that the store front is designed to consist of three bays if the pharmacy is not operating in future years, other small businesses can easily move in.

In response to a follow up question, Wallace noted the intent to treat the underside of the balconies with material as opposed to straight concrete.

MOVED by Rimon Soliman, seconded by Jonathan Lampier

THAT the Design Advisory Committee recommends approval of the Level II Site Plan Approval Application for 188-192 Portland St, Dartmouth, N.S.

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 Rimon Soliman

THAT the motion be amended to add “with consideration to the following recommendations:
-More articulation, colour, interest and character on the eastern façade of the building due to its high level of visibility to the downtown;
-Ensure that the at grade open space to the north-west corner of the development contributes to the overall streetscape and is cognisant of the impact of shadow and wind;
-Increased illumination to the pedestrian; and vehicular accesses at the lower parking lot level on the western side of the building;
-Improvements to the articulation at the main entrance to the main level as contemplated in design requirement 123;
-Consider the use of stonework on the street front of the pharmacy building to reflect its use on the neighbouring building;
-Consideration to the quality and accessibility of the units through long corridors;
-Use of temporary planters in the landscaping between the street wall and sidewalk to soften the buildings visual impact;
-A better balance in the use of materials above the street wall.”

MOTION TO AMEND PASSED.

The motion before the Committee now reads:

MOVED by Rimon Soliman, seconded by Jonathan Lampier

THAT the Design Advisory Committee recommends approval of the Level II Site Plan Approval Application for 188-192 Portland St, Dartmouth, N.S. with consideration to the following recommendations:

-More articulation, colour, interest and character on the eastern façade of the building due to its high level of visibility to the downtown;
-Ensure that the at grade open space to the north-west corner of the development contributes to the overall streetscape and is cognisant of the impact of shadow and wind;
-Increased illumination to the pedestrian; and vehicular accesses at the lower parking lot level on the western side of the building;
-Improvements to the articulation at the main entrance to the main level as contemplated in design requirement 123;
-Consider the use of stonework on the street front of the pharmacy building to reflect its use on the neighbouring building;

-Consideration to the quality and accessibility of the units through long corridors;

-Use of temporary planters in the landscaping between the street wall and sidewalk to soften the buildings visual impact;

-A better balance in the use of materials above the street wall.”

AMENDED MOTION PUT AND PASSED.

9.1.2 Site Plan Approval Application Tracker

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. MacIntyre requested feedback from the Committee with respect to changes or improvements.

The Committee thanked staff for compiling the Site Plan Approval Application Tracker and suggested three additional columns to display the following information:

- Applicant website information;
- A summary of the recommendations provided by the committee and whether they were implemented by the applicant;
- Targeted committee meeting dates.

10. ADDED ITEMS – NONE

11. DATE OF NEXT MEETING – April 14, 2021

12. ADJOURNMENT

The meeting adjourned at 6:32 p.m.

Liam MacSween
Legislative Support