



**DESIGN ADVISORY COMMITTEE
SPECIAL MEETING
MINUTES
JULY 14, 2021**

- PRESENT:** Ted Farquhar, Chair
Jonathan Lampier, Vice Chair
Alex Kawchuk
Elizabeth Barry
Cristina Verissimo
Sarah MacDonald
- REGRETS:** Jesse Hitchcock
Nancy Soliman
Thomas Gribbin
- STAFF:** Erin MacIntyre, Land Development & Subdivision Program Manager
Sean Audas, Principal Planner & Development Officer, Current Planning
Jill McGillicuddy, 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 4:32 p.m. and the Committee adjourned at 6:56 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 4:32 p.m.

2. APPROVAL OF MINUTES – June 9, 2021

Ted Farquhar, stepped down from the Chair and Jonathan Lampier assumed the Chair.

The Committee put forth two amendments to the June 9, 2021 meeting minutes:

- Alex Kawchuk was not present.
- Page 4, item 9.1.2, paragraph 3, remove the words “which the design team deemed sufficient” at the end of the paragraph.

MOVED by Ted Farquhar, seconded by Elizabeth Barry

THAT the minutes of June 9, 2021 be approved as amended.

MOTION PUT AND PASSED.

Ted Farquhar resumed as Chair.

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

Additions: None

Deletions: None

MOVED by Jonathan Lampier, seconded by Cristina Verissimo

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 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

In response to the presentation received by the Committee on June 9, 2021, the Committee inquired as to whether or not the rooftop will be accessible and if so how, what the words “cultural artifact” represent on the renderings and clarification with respect to the penthouse.

Claire Tusz, Planner I, Current Planning provided that in accordance with the provisions of Centre Plan, this building including the penthouse will remain in the tall mid-rise category. Saeed Sarkhosh, Parsco

Engineering & Construction Ltd, confirmed the rooftop will be accessible via a staircase and the words “cultural artifact” are referring to proposed signage and name of the building.

Sarkhosh confirmed the distinction steel siding will cover the entire top floor and noted the drawings are still draft. There was a virtual public meeting hosted by the applicant, on July 12, 2021 and three people attended. Concerns were expressed around blasting, loss of vegetation, parking, and noise pollution. Sarkhosh indicated that the developer will retain as many trees as possible and that car and bike parking will be provided.

MOVED by Jonathan Lampier, seconded by Alex Kawchuk

That the Design Advisory Committee recommend approval of the Level III Site Plan Approval Application for 169 Wyse Road, Dartmouth, N.S.

After discussion, the Committee proposed the following amendment:

MOVED by Elizabeth Barry, seconded by Alex Kawchuk

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

- **Any area of the roof that is not accessible should be a green roof;**
- **Adding the location of the rooftop staircase to the proposal;**
- **Adding visual enhancements to the building design;**
- **Replace sod with fully a landscaped area between the building and the sidewalk;**
- **Redesign main facades to clean up the difference between the white and grey materials in order to give the building a more cohesive design and to make that design consistent along all four facades; and**
- **Consistency with the materials in the podium section.**

MOTION TO AMEND PUT AND PASSED.

The motion before the Committee now reads:

MOVED by Jonathan Lampier, seconded by Elizabeth Barry

THAT the Design Advisory Committee has reviewed the application for case 23056 and recommends approval of the application with consideration given to the following:

- **Any area of the roof that is not accessible should be a green roof;**
- **Adding the location of the rooftop staircase to the proposal;**
- **Adding visual enhancements to the building design;**
- **Replace sod with fully a landscaped area between the building and the sidewalk;**
- **Redesign main facades to clean up the difference between the white and grey materials in order to give the building a more cohesive design and to make that design consistent along all four facades; and**
- **Consistency with the materials in the podium section.**

AMENDED MOTION PUT AND PASSED.

7. CORRESPONDENCE, PETITIONS & DELEGATIONS - NONE

7.1 Correspondence - None

7.2 Petitions - None

7.3 Presentations - None

8. INFORMATION ITEMS BROUGHT FORWARD – NONE

9. REPORTS/DISCUSSION

9.1 STAFF

9.1.1 Case 23515 – Level II – Site Plan Approval for 1134 Tower Road, Halifax, NS

The following was before the Committee:

- A Memorandum from Sean Audas, Principal Planner & Development Officer, Current Planning dated July 14, 2021
- Staff presentation dated July 14, 2021

Karen Godwin, Planner II, Current Planning gave a presentation on Case 23515 and responded to questions of clarification from the Design Advisory Committee. A copy of the staff presentation is on file.

Erin Ashley, Michael Napier Architecture Inc, on behalf of the applicant, responded to questions of clarification from the Design Advisory Committee.

MOVED by Jonathan Lampier, seconded by Alex Kawchuk

THAT the Design Advisory Committee recommend approval of the Level II Site Plan Approval Application for 1134 Tower Road, Halifax, NS.

After discussion, the Committee proposed the following amendment:

MOVED by Elizabeth Barry, seconded by Cristina Verissimo

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

- **On the existing building, west wall, construct bigger corner windows in the living room and rotate the kitchen 90 degrees so as to achieve a better connection between the kitchen and living room and to add natural light.**
- **Incorporate the proposed building with the existing two buildings on the site from an architectural design perspective to improve cohesiveness**

MOTION TO AMEND PUT AND PASSED.

The motion before the Committee now reads:

MOVED by Jonathan Lampier, seconded by Cristina Verissimo

THAT the Design Advisory Committee has reviewed the application for case 23515 and recommends approval of the application with consideration given to the following:

- **On the existing building, west wall, construct bigger corner windows in the living room and rotate the kitchen 90 degrees so as to achieve a better connection between the kitchen and living room and to add natural light.**

- Incorporate the proposed building with the existing two buildings on the site from an architectural design perspective to improve cohesiveness

AMENDED MOTION PUT AND PASSED.

9.1.2 Site Plan Approval Application Tracker – July 2021

Sean Audas, Principal Planner & Development Officer, Current Planning noted applications for Cases 23513 and 23305 will be coming forward soon.

9.1.3 Review of Centre Plan – Package B

The following was before the Committee:

- **Staff presentation dated July 14, 2021**

Ben Sivak, Program Manager, Community Policy, gave a presentation on Centre Plan, Package B. A copy of the staff presentation is on file.

In response to the presentation, the Committee asked questions of clarification around the Downtown Plan and the impact Package B would have on the Design Advisory Committee's scope.

Sivak confirmed for the most part the Downtown Plan is being rolled into Centre Plan, but there will be changes and that the biggest changes in scope for the Design Advisory Committee will be a bigger geographical area and using site plan approval tools less.

10. ADDED ITEMS – NONE

11. DATE OF NEXT MEETING – August 11, 2021

8. ADJOURNMENT

The meeting was adjourned at 6:56 p.m.

Alicia Wall
Legislative Support