



**DESIGN ADVISORY COMMITTEE
SPECIAL MEETING
MINUTES
August 11, 2021**

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

REGRETS: Cristina Verissimo
Sarah MacDonald

STAFF: Erin MacIntyre, Director, Current Planning
Matthew Conlin, Planner I, Current Planning
Taylor MacIntosh, Planner I, Current Planning
Jill McGillicuddy, Legislative Assistant
Liam MacSween, Legislative Support

These minutes are considered draft and will require approval by Design Advisory Committee at a future meeting.

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 recessed at 7:01 p.m. The Committee reconvened at 7:09 p.m. and adjourned at 8:44 p.m.

1. CALL TO ORDER

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

2. APPROVAL OF MINUTES – July 14, 2021

The Design Advisory Committee noted a correction to the July 14, 2021 meeting minutes under Item No.9.1.3 clarifying that the committee will only be asked to advise on applications seeking a variance.

MOVED by Jonathan Lampier, seconded by Jesse Hitchcock

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

MOTION PUT AND PASSED.

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

MOVED by Jesse Hitchcock, seconded by Jonathan Lampier

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 #23513: Level II – Site Plan Approval for 2487 Maynard Street, Halifax, NS

The following was before the Committee:

- A staff memorandum dated August 11, 2021
- A staff presentation dated August 11, 2021

Matthew Conlin, Planner I, Current Planning provided a presentation on Case #23513: Level II – Site Plan Approval for 2487 Maynard Street, Halifax, NS. A copy of the presentation is on file.

Conlin responded to questions from the Committee relating to the location of the cornice line and step backs and provided an overview of the heritage design requirements which were reviewed by HRM's heritage planners.

In response to questions from the Committee, **Steve Addison**, Applicant clarified that the roof scupper is a building code requirement used to assist with drainage. Addison gave an overview of the building materials and design features which feature a white corrugated profile steel siding. Addison clarified that the accent colours on the projected window bays and vestibules will be a charcoal colour and that the windows on the two facades facing Maynard Street will be different colours along with the exterior doors.

In response to a follow up question, Addison noted discussions about matching the accent colours around the windows with the doors advising that the colours are not yet finalized.

MOVED by Jesse Hitchcock, seconded by Alex Kawchuk

THAT the Design Advisory Committee recommend approval of the Level II Site Plan Approval Application for 2495 Maynard Street, Halifax, NS

Following discussion and 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 Nancy Soliman, seconded by Jesse Hitchcock

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

- **That the cornice line wrap around the three facades that do not have a set back where the lighter materials exist;**
- **That the cornice line be moved up one floor to match the setback on the rear of the building;**
- **That the top cornice be enlarged to become a more significant element to reflect the heritage of the building;**
- **That consideration be given to windows that have a more historical element than the current windows;**
- **The addition of street trees along Maynard & Charles Streets as shown in the landscape plan;**
- **Coordinate the colours between the doors and the windows and reconsider the positioning of the accent lighting; and**
- **That the developer and designer review Haifact2050 sustainability requirements for greener buildings and try to implement the requirements wherever possible."**

MOTION TO AMEND PUT AND PASSED.

The motion before the Committee now reads:

MOVED by Jesse Hitchcock, seconded by Alex Kawchuk

THAT the Design Advisory Committee recommend approval of the Level II Site Plan Approval Application for 2495 Maynard Street, Halifax, NS with consideration to the following recommendations:

- **That the cornice line wrap around the three facades that do not have a set back where the lighter materials exist;**
- **That the cornice line be moved up one floor to match the setback on the rear of the building;**
- **That the top cornice be enlarged to become a more significant element to reflect the heritage of the building;**

- That consideration be given to windows that have a more historical element than the current windows;
- The addition of street trees along Maynard & Charles Streets as shown in the landscape plan;
- Coordinate the colours between the doors and the windows and reconsider the positioning of the accent lighting; and
- That the developer and designer review Haifact2050 sustainability requirements for greener buildings and try to implement the requirements wherever possible.

AMENDED MOTION PUT AND PASSED.

9.1.2 Case #23305: Level III – Site Plan Approval for Cogswell and Gottingen, Halifax, NS

The following was before the Committee:

- A staff memorandum dated August 11, 2021
- A staff presentation dated August 11, 2021

Taylor MacIntosh, Planner I, Current Planning provided a presentation on Case #23305: Level III – Site Plan Approval for Cogswell and Gottingen, Halifax, NS. A copy of the presentation is on file.

MacIntosh responded to questions from the Committee in relation to the location of the street wall, weather protected seating. MacIntosh further noted that the subject property is not a view terminus site, as such, the design requirements for a view terminus site are not required.

Michael Napier, Michael Napier Architects, speaking on behalf of the Applicant, Principle Developments Limited provided further context about the building site and what could be permitted as of right. Napier commented that the allowable 90-meter building height is restricted by the rampart view plains which would require multiple setbacks, limiting what could be built on the site.

Napier responded to further questions from the Committee in relation to the proposed building materials, lighting, proposed public art, at the surrounding context of the subject property.

The Committee commented on the distinction between view terminus sites and prominent buildings, like the subject property, advising that the design of prominent buildings is as important to city building as view terminus sites.

MOVED by Jonathan Lampier, seconded by Nancy Soliman

THAT the Design Advisory Committee recommend approval of the Level III Site Plan Approval Application for the corner of Cogswell and Gottingen, Halifax, NS (PID 00158964).

Johnathan Lampier, Vice Chair assumed the position of Chair.

Following discussion and 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 Ted Farquhar, seconded by Alex Kawchuk

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

- **That the applicant voluntarily apply to the furthest extent possible criteria S-1, the design manual, section 3.4.1 in recognition that this site is a high visibility site and prominent civic frontage visible to Haligonians and tourists and therefore represents a major opportunity to enhance the downtown and strengthen civic pride. The location has a**

greater responsibility than other locations and it needs distinctive massing and architectural features;

- That consideration be given to Architectural features such as spires, turrets, arches, and porticos;
- That the applicant take advantage of the unused height allowance for this location to add distinction;
- That consideration be given to a large electronic board on the corner for public messaging and distinct night lighting that frames the building; and
- The addition of colour and/or higher quality materials that enhance texture and liveliness such as a public art component undertaken by a local artist.”

MOTION TO AMEND PUT AND PASSED.

Ted Farquhar reassumed the position of Chair.

The following additional amendment was proposed by the Committee:

MOVED by Tom Gribbin, seconded by Jesse Hitchcock

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

- That the applicant review the Halifax 2050 Green Building Initiative to enhance the sustainability of the building’s construction;
- That the street trees shown in the renderings be included within the landscape site plan; and
- That the sodding on the roof deck be changed to sedum.

MOTION TO AMEND PUT AND PASSED.

The motion before the Committee now reads:

MOVED by Jonathan Lampier, seconded by Nancy Soliman

THAT the Design Advisory Committee recommend approval of the Level III Site Plan Approval Application for the corner of Cogswell and Gottingen, Halifax, NS (PID 00158964) with consideration to the following recommendations:

- That the applicant voluntarily apply to the furthest extent possible criteria S-1, the design manual, section 3.4.1 in recognition that this site is a high visibility site and prominent civic frontage visible to Haligonians and tourists and therefore represents a major opportunity to enhance the downtown and strengthen civic pride. The location has a greater responsibility than other locations and it needs distinctive massing and architectural features;
- That consideration be given to Architectural features such as spires, turrets, arches, and porticos;
- That the applicant take advantage of the unused height allowance for this location to add distinction;
- That consideration be given to a large electronic board on the corner for public messaging and distinct night lighting that frames the building; and
- The addition of colour and/or higher quality materials that enhance texture and liveliness such as a public art component undertaken by a local artist;
- That the applicant review the Halifax 2050 Green Building Initiative to enhance the sustainability of the building’s construction;
- That the street trees shown in the renderings be included within the landscape site plan; and

- That the sodding on the roof deck be changed to sedum.

AMENDED MOTION PUT AND PASSED.

9.1.3 Case #23337: Level II – Site Plan Approval for 5512 Bilby Street, Halifax, NS

The following was before the Committee:

- A staff memorandum dated August 11, 2021
- A staff presentation dated August 11, 2021

Matthew Conlin, Planner I, Current Planning provided a presentation on Case #23337: Level II – Site Plan Approval for 5512 Bilby Street, Halifax, NS. A copy of the presentation is on file.

Richard Doucette, Architect, on behalf of the Applicant provided commentary on the work/live units, the design elements and materiality of the proposed project, and the proposed public art component which remains preliminary in nature.

Responding to questions from the Committee, Conlin clarified the work/live zoning designation and noting that staff are unaware of a permitted development adjacent to the Gottingen Street wall. Conlin provided further commentary with respect to the public art (public benefit) incentive noting that there is no specific correlation between the value of the public art provided and the preliminary nature of the public art component proposed for the subject property.

The Committee discussed the use of colours on the façade of the building and expressed differing opinions with respect to the intensity of the colours proposed.

The committee discussed the lack of access and privacy regarding the proposed work/live units on the main floor and the applicability of the designation in general given that work from home situations are more common since the COVID-19 pandemic. The Committee discussed ensuring that the work/live conform as closely as possible to section 119 of the Land Use By-law

MOVED by Johnathan Lampier, seconded by Sujana Devabhaktuni

THAT the Design Advisory Committee recommend approval of the Level II Site Plan Approval Application for 5512 Bilby Street, Halifax, NS

Following discussion and 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 Jesse Hitchcock, seconded by Johnathan Lampier

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

- **Increased treatment by texture or colour on the south wall to make them more interesting to the Gottingen Street side;**
- **That the applicant consider environmental issues throughout the building (windmills, solar panels, green walls) as a public benefit element as opposed to the proposed public art;**
- **That the street trees shown in the renderings be included in the landscaping site plans;**
- **Changing the beach stone to sedum on the roof deck;**
- **The inclusion of a shade structure on the roof deck;**
- **Consideration of including a vegetable garden or planters on the roof deck;**
- **Reconsider arranging the bike stalls on the main floor to reduce the amount of concrete near the first-floor unit balconies and use the left-over space for shrub planting or grass;**
- **Reevaluate the use of the colours on the façade; and**

- That the first-floor work live units have privacy screening per section 119 of the Land Use By-law.”

MOTION TO AMEND PUT AND PASSED.

The motion before the Committee now reads:

MOVED by Johnathan Lampier, seconded by Sujana Devabhaktuni

THAT the Design Advisory Committee recommend approval of the Level II Site Plan Approval Application for 5512 Bilby Street, Halifax, NS with consideration to the following recommendations:

- Increased treatment by texture or colour on the south wall to make them more interesting to the Gottingen Street side;
- That the applicant consider environmental issues throughout the building (windmills, solar panels, green walls) as a public benefit element as opposed to the proposed public art;
- That the street trees shown in the renderings be included in the landscaping site plans;
- Changing the beach stone to sedum on the roof deck;
- The inclusion of a shade structure on the roof deck;
- Consideration of including a vegetable garden or planters on the roof deck;
- Reconsider arranging the bike stalls on the main floor to reduce the amount of concrete near the first-floor unit balconies and use the left-over space for shrub planting or grass;
- Reevaluate the use of the colours on the façade; and
- That the first-floor work live units have privacy screening per section 119 of the Land Use By-law.

MOTION TO AMEND PUT AND PASSED.

9.1.4 Site Plan Approval Application Tracker Update

The following was before the Committee:

- The Design Advisory Committee site plan approval application tracker

Erin MacIntyre, Director of Current Planning provided an overview of the Site Plan Approval Application Tracker as submitted.

10. ADDED ITEMS – NONE

11. DATE OF NEXT MEETING – September 8, 2021

12. ADJOURNMENT

The meeting adjourned at 8:44 p.m.

Liam MacSween
Legislative Support