



**DESIGN ADVISORY COMMITTEE
SPECIAL MEETING
MINUTES
November 25, 2020**

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

OTHERS PRESENT: Ron Smith, Architect
Charles Freeman, Intern Architect
Tony Gossen, Applicant
Elias Gossen, Applicant
Monica Sweetapple, Architect
Wadih Jabbour, Applicant
Jean Alphonse, Applicant
Tony Daniel, Applicant

STAFF: Steve Higgins, Manager, Current Planning
Erin MacIntyre, Land Development & Subdivision Program Manager
Sean Audas Development Officer
Matthew Conlin, Planner I
Melinda Francis, Planner I
Haruka Aoyama, 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 4:31 p.m. and adjourned at 6:34 p.m.

1. CALL TO ORDER

Ted Farquhar, Chair called the meeting to order at 4:31 p.m.

1.1 Round Table Introductions

The Chair led the Committee through member roll call. Members of the Design Advisory Committee and staff provided introductory remarks.

1.2 Election of Vice Chair

The Chair opened the floor for nominations for the position of Vice Chair of the Design Advisory Committee.

MOVED by Jonathan Lampier, seconded by Sarah MacDonald

THAT Jonathan Lampier be nominated as Vice Chair of the Design Advisory Committee.

MOTION PUT AND PASSED.

The Chair called three times for further nominations for the position of Vice Chair; there were none.

MOVED by Elizabeth Barry, seconded by Jesse Hitchcock

THAT nominations cease.

MOTION PUT AND PASSED.

Jonathan Lampier was acclaimed as Vice Chair of the Design Advisory Committee.

2. APPROVAL OF MINUTES – September 16 and 28, 2020

MOVED by Jonathan Lampier, seconded by Thomas Gribbin

THAT the minutes of September 16 and 28, 2020 be approved as circulated.

MOTION PUT AND PASSED.

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

MOVED by Thomas Gribbin, seconded by Sarah MacDonald

THAT the agenda be approved as presented.

MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES

Steve Higgins, Manger of Current Planning noted that several community-based appeals had been received for the Level III Site Plan Approval Application for 6399, 6395 & 6389 North St., Halifax which was dealt with by the Committee at its September 16 and 28, 2020 meetings.

In response to a question from the Committee, Sean Audas, Principle Planner advised the Design Advisory Committee's recommendation on the Site Plan approval were discussed with the developer and forwarded to HRM's engineering group for their information. Audas advised that as the proposal met the requirements of the Land Use By-law, there is no statutory obligation for the applicant to implement the recommendations of the Committee.

The Committee expressed concern with the perceived limitations of its mandate in relation to the Committee recommendations not being fully considered by applicants or staff.

Higgins provided further clarity with respect to the follow up process with the developer and HRM's development and engineering groups and noted that the staff report on the appeal will be shared with Committee once it has been provided to the Regional Centre Community Council.

5. CALL FOR DECLARATION OF CONFLICT OF INTERESTS – NONE

6. CONSIDERATION OF DEFERRED BUSINESS – NONE

7. CORRESPONDENCE, PETITIONS & DELEGATIONS – NONE

8. INFORMATION ITEMS BROUGHT FORWARD – NONE

9. REPORTS

9.1 STAFF

9.1.1 Design Advisory Committee Orientation

The following was before the Committee:

- A staff presentation dated November 25, 2020

Erin MacIntyre provided an orientation presentation to the Design Advisory Committee regarding the Committee's mandate and the requirements for site plan approvals under the Regional Centre Land Use By-law.

A copy of the staff presentation is on file.

In response to questions from the Committee, MacIntyre clarified the different levels of public engagement with respect to Level II and III Site Plan approvals. MacIntyre further advised that HRM's policy direction for appeal notifications is derived from the HRM Charter which specifies that only property owners are notified on the appeal process; not tenants.

Steve Higgins, Manager of Current Planning provided further clarity respecting the statutory obligations of the Development Officer to interpret and enforce the requirements of the Regional Centre Land Use By-law when evaluating applications. Higgins noted that the input provided by the Design Advisory Committee is also considered when the Development Office is evaluating site plan approval applications and is shared with the applicant to consider when finalizing the development. Higgins noted that staff does not disregard recommendations provided by the Committee.

In response to a follow up question, Higgins advised that a great deal of public consultation was undertaken respecting the formulation of the Design Advisory Committee and its mandate. Higgins noted that the Committee is quite new and that both staff and the Committee members are still new to the process. Higgins further noted that a review of the Committee mandate would be better served after the Committee has had the opportunity to meet more and review further applications.

9.1.2 Level III Site Plan Approval Application for 3077 and 3085 Oxford Street, 6387,6389 and 6393 Young Street, Halifax

The following was before the Committee:

- A staff memorandum dated November 25, 2020
- A staff presentation dated November 25, 2020

Melinda Francis, Planner I, provided a presentation on the Level III Site Plan Approval Application for 3077 and 3085 Oxford Street, 6387, 6389 and 6393 Young Street, Halifax. A copy of the presentation is on file.

The Committee expressed concern with some missing information from the application particularly with respect to the building materials.

Francis advised that some information had to be excluded from the electronic packages due to file size limitations. Francis displayed the Cladding Diagram and Schedule with the Committee via Microsoft Teams and provided further information with respect to the proposed building materials.

In response to questions from the Committee, Francis displayed renderings of the top one third portion of the proposed building and provided clarity on the integration of the pent house within the development.

MOVED by Jonathan Lampier, seconded by Sarah MacDonald

THAT the Level III Site Plan Approval Application for 3077 and 3085 Oxford Street, 6387,6389 and 6393 Young Street, Halifax matter be deferred to the December 9, 2020 meeting pending further information on the materiality of the development and to allow further time for the committee to review.

Charles Freeman, Intern Architect, speaking on behalf of the applicant advised that there are many renderings available that provide more information on the materiality of the building. Freeman advised that the applicant would be more than happy to provide further information allowing more time for review.

In response to a follow up question Sean Audas, Principal Planner advised that staff recommends trees of a certain type and size to replace any trees land that may have to be removed due to construction on HRM property.

Charles Freeman noted that the applicant has worked with HRM staff and an independent arborist to assess the replanting of trees on site. Freeman advised of a few private trees that will need to be removed for construction but noted that replanting will take place.

In response to follow up questions, Freeman provided further commentary on the weather protection for the bicycle room entrance noting that the applicant was prohibited from including an awning due to the requirements of the Land Use Bylaw. Freeman noted that trees will used as weather protection in this area. Freeman further advised that weather protection for the stone bench in the public amenity space will be provided by the front entrance awning.

In response to questions from the Committee, Melinda Francis noted that the street wall articulation on the side façade is minimal and meets the requirement of the Land Use Bylaw.

MOTION TO DEFER PUT AND PASSED.

The committee proposed deferring the remainder of the meeting agenda to the December 9, 2020 meeting due to time limitations.

MOVED by Tom Gribbin, seconded by Jonathan Lampier.

THAT the Design Advisory Committee defer agenda items 9.1.3, 9.1.4, 9.1.5, 9.1.6 and 9.1.7 to the December 9, 2020 meeting.

MOTION TO DEFER PUT AND PASSED.

9.1.3 Level III Site Plan Approval Application for 5665 Roberts Street, Halifax

The following was before the Committee:

- A staff memorandum dated November 25, 2020
- A staff presentation dated November 25, 2020

This matter was deferred to the December 9, 2020 meeting of the Design Advisory Committee.

9.1.4 Discussion of Potential Bylaw Changes to Provide Public Engagement Materials to the Design Advisory Committee

The following was before the Committee:

- A staff memorandum dated November 13, 2020

This matter was deferred to the December 9, 2020 meeting of the Design Advisory Committee.

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

The following was before the Committee:

- A staff memorandum dated November 13, 2020

This matter was deferred to the December 9, 2020 meeting of the Design Advisory Committee.

9.1.6 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 Committee:

- A staff memorandum dated November 13, 2020

This matter was deferred to the December 9, 2020 meeting of the Design Advisory Committee

9.1.7 Proposed 2021 Design Advisory Committee Meeting Schedule

The following was before the Committee:

- A staff recommendation report dated November 16, 2020

This matter was deferred to the December 9, 2020 meeting of the Design Advisory Committee.

10. ADDED ITEMS – NONE

11. DATE OF NEXT MEETING – December 9, 2020

12. ADJOURNMENT

The meeting adjourned at 6:34 p.m.

Liam MacSween
Legislative Support