



**DESIGN ADVISORY COMMITTEE
SPECIAL MEETING
MINUTES
December 9, 2020**

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

REGRETS: Sarah MacDonald

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 4:32 p.m. and adjourned at 6:47 p.m.

1. CALL TO ORDER

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

2. APPROVAL OF MINUTES – November 25, 2020

MOVED by Elizabeth Barry, seconded by Jesse Hitchcock

THAT the minutes of November 25, 2020 be approved as circulated.

MOTION PUT AND PASSED.

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

Additions:

10.1 Demolition Permit for Oxford/North Street

The Committee requested a verbal update from staff regarding a recent demolition permit that was ordered for the properties at 6399, 6395 & 6389 North St., Halifax. This Site Plan approval application was previously discussed by the Committee at its September 28, 2020.

MOVED by Johnathan Lampier, seconded by Tom Gribbin

THAT the agenda be approved as amended.

Two-third majority 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, 2020

6.1 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

This matter was deferred on November 25, 2020. The Committee agreed by consensus that an additional staff presentation was not required.

MOVED by Elizabeth Barry, seconded by Jess Hitchcock

THAT the Design Advisory Committee recommend approval of the Level III Site Plan Approval Application for 3077 and 3085 Oxford Street, 6387,6389 and 6393 Young Street, Halifax.

In response to questions from the Committee, Charles Freeman, Intern Architect, speaking on behalf of the applicant, advised that a variance was required to the side street wall primarily for design purposes

and to minimize the impact on a neighbouring property. Freeman cited several design factors and a stone masonry wall which will buffer the neighboring properties.

With respect to rooftop, Freeman advised that it is planned to be an extensive green roof and will not be walked on. Freeman noted that the proposed sedum roof will need to be watered in hot weather and will be properly maintained by the applicant.

Responding to a question from the Committee, Freeman noted that the north façade is nearly on the property line. This does not enable the applicant to install proper windows due to cost limitations for the required fireproofing materials. Freeman noted that a recommendation for more variation on the North façade is welcomed and commented that the design for this section of the building is bland on purpose. Freeman cited several architectural styles in Bath, U.K and Berlin Germany where the inner courtyards are neutral by design, and the focused variations are placed on the streets in an attempt to make them more liveable.

The Committee reserved opinion on the architect's comparison to Bath U.K. with respect to the subject property.

In response to the sawtooth brick patterns incorporated in the design, Freeman advised that the applicant's intention was to maintain the pattern in a more traditional way, however the applicant is considering the use of ceramic building materials for ease of construction.

Sean Audas, Principle Planner advised that staff would be concerned if an applicant changed building materials in substantial manner after a proposal has been submitted and advised that it would not be permitted.

In response to a follow up question, Freeman clarified that the door to the utility room does not swing into the driveway. Freeman noted that this will be the garbage room and likely not have a great deal of people entering or exiting through it.

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:

MOVED by Thomas Gribbin, seconded by Jonathan Lampier

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

- **Further design articulation of the materials on the north wall of the building so as not to present a large bland surface facing Bayers Road;**
- **Further design articulation of the materials and differing levels of podiums on the east wall of the building facing the neighbouring properties (consideration should be given to the same building materials and patterns used on the Oxford side of the building);**
- **Maintain the traditional sawtooth brick patterns in the podium levels to ensure consistency with the surrounding historical uses;**
- **Increased weather protection for the seating areas within the proposed greenspaces”.**

MOTION TO AMEND PUT AND PASSED.

The motion before the Committee now reads:

MOVED by Elizabeth Barry, seconded by Jesse Hitchcock

THAT the Design Advisory Committee recommend approval of the Level III Site Plan Approval Application for 3077 and 3085 Oxford Street, 6387,6389 and 6393 Young Street, Halifax

with consideration to the following recommendations:

- Further design articulation of the materials on the north wall of the building so as not to present a large bland surface facing Bayers Road;
- Further design articulation of the materials and differing levels of podiums on the east wall of the building facing the neighbouring properties (consideration should be given to the same building materials and patterns used on the Oxford side of the building);
- Maintain the traditional sawtooth brick patterns in the podium levels to ensure consistency with the surrounding historical uses;
- Increased weather protection for the seating areas within the proposed greenspaces.

AMENDED MOTION PUT AND PASSED.

6.2 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

Matthew Conlin, Planner I provide a presentation on the Level III Site Plan Approval Application for 5665 Roberts Street, Halifax. A copy of the presentation is on file.

Monica Sweetapple, Architect speaking on behalf of the applicant, noted that there were no members of the public present at the virtual public information meeting hosted by the applicant. Sweetapple advised that the matter was well advertised both online and in print media.

In response to a question from the Committee, Sweetapple explained that the development proposal was redesigned following the adoption Centre Plan package A as the new plan allows for increased density and building height. The Centre Plan also allows for a few less restriction on view angles. Sweetapple noted that this is the main difference between the first proposal for this property and what is now being presented to the Committee.

Matthew Conlin, responding to a question from the Committee, advised of a 2.5-meter side yard setback requirement in the Land Use By-law for the existing business that fronts on to Maynard Street.
requirement

MOVED by Jonathan Lampier, seconded by Jesse Hitchcock

THAT the Design Advisory Committee recommend approval of the Level III Site Plan Approval Application for 5665 Roberts Street, Halifax

The Committee discussed several factors such as landscaping, the use of the white paneling on the central two floors, maintain the use of sedum on the Green Roof, weather protection for the proposed private at-grade units, and pedestrian access to the building.

The Architect acknowledged that they didn't fully understand the top, middle and bottom, design requirements in the Land Use By-law and noted that they are in favour of removing white panels on the building.

In response to a follow up question, Sweetapple advised that the applicant is proposing awning protections for the private at-grade units.

The Committee proposed the following motion to extend the length of the meeting to 7:00 p.m.

MOVED by Jesse Hitchcock, seconded by Tom Gribbin

THAT the meeting time be extended to 7:00 p.m.

MOTION PUT AND PASSED.

It was noted that both staff and applicant should consider street tree planting to as part of future developments to deal with the removal of trees during periods of construction.

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:

MOVED by Jesse Hitchcock, seconded by Nancy Soliman

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

- **The removal of the white paneling throughout the central two floors of the building and continue the metal siding down to the podium level consistent with the top third of the building requirements outlined in Regional Centre Land Use By law;**
- **The inclusion of weather protection for the at grade private units;**
- **Maintain the sedum mat on the green roof;**
- **Increased external lighting along the left side yard and rear yard of the building”.**

MOTION TO AMEND PUT AND PASSED.

The motion before the Committee now reads:

MOVED by Jonathan Lampier, seconded by Jesse Hitchcock

THAT the Design Advisory Committee recommends approval of the Level III Site Plan Approval Application for 5665 Roberts Street, Halifax with consideration to the following recommendations:

- **The removal of the white paneling throughout the central two floors of the building and continue the metal siding down to the podium level consistent with the top third of the building requirements outlined in Regional Centre Land Use By law;**
- **The inclusion of weather protection for the at grade private units;**
- **Maintain the sedum mat on the green roof;**
- **Increased external lighting along the left side yard and rear yard of the building.**

AMENDED MOTION PUT AND PASSED.

The Committee agreed by consensus to deal with Item No. 6.6 and defer the remaining items to the next regular meeting of the Committee.

MOVED by Jesse Hitchcock, seconded by Tom Gribbin

THAT the Design Advisory Committee defer items number 6.3, 6.4, 6.5 and 10.1 to the January 2020 meeting of the Committee.

MOTION TO DEFER PUT AND PASSED.

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

This matter was deferred to the next regular meeting of the Design Advisory Committee to be held on January 13, 2021.

6.4 Discussion of Potential Options to Report the Outcome of Site Line Approvals to the Design

Advisory Committee

This matter was deferred to the next regular meeting of the Design Advisory Committee to be held on January 13, 2021.

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

This matter was deferred to the next regular meeting of the Design Advisory Committee to be held on January 13, 2021.

6.6 Proposed 2021 Design Advisory Committee Meeting Schedule

The following was before the Committee:

- A staff recommendation report dated November 16, 2020

MOVED by Jesse Hitchcock, seconded by Jonathan Lampier

THAT the Design Advisory Committee approved the proposed 2021 Meeting Schedule as outlined in attachment A of the staff report dated November 16, 2020.

MOTION PUT AND PASSED.

7. CORRESPONDENCE, PETITIONS & DELEGATIONS

7.1 Correspondence

Liam MacSween, Legislative Support 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

10. ADDED ITEMS

10.1 Demolition Permit for Oxford/North Street

This matter was deferred to the next meeting of the Design Advisory Committee to be held on January 13, 2021.

11. DATE OF NEXT MEETING – January 13, 2021

12. ADJOURNMENT

The meeting adjourned at 6:47 p.m.

Liam MacSween
Legislative Support