



**DESIGN ADVISORY COMMITTEE
SPECIAL MEETING
April 14, 2021**

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

REGRETS: Sarah MacDonald

OTHERS PRESENT: Cesar Saleh, Vice President of Planning and Design, WM Fares
Roberto Menendez, Director of Design, WM Fares

STAFF: Erin MacIntyre, Land Development & Subdivision Program Manager
Stephanie Norman, Planner II
Jill McGillicuddy, Legislative Assistant
Simon Ross-Siegel, 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.

2. APPROVAL OF MINUTES – March 10, 2021

The Committee discussed potential changes to the meeting minutes to better and more clearly record the opinions of the committee that are contrary to the opinion of the designers and as shown on their submissions.

Simon Ross-Siegel, Legislative Assistant noted the Clerk's Office policy is to cover action-based items in the official meeting minutes. Ross-Siegel noted that the meeting is open to the public and individual member comments are typically not captured.

The Committee requested that the wording of the third paragraph from the bottom of page 3 of the March 10, 2021 minutes be changed to reflect that the architect's opinion that the building materiality is in keeping with the surrounding buildings, and that the Committee had a contrary opinion as reflected in its recommendation.

MOVED by Jonathan Lampier, Seconded by Jesse Hitchcock

THAT the minutes of March 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 Jonathan Lampier, seconded by Jesse Hitchcock

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

Rimon Soliman declared a conflict of interest respecting Item No. 9.1.1 Case # 23031: Level III Site Plan Approval: Mixed Use Residential – Commercial Development, 6189 – 6191 Young St., Halifax, Nova Scotia. Soliman declared intentions to step away from the discussion as a Committee member and join the design team from WM Fares as a presenter on this file.

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

Rimon Soliman left the discussion as a Committee member and joined the meeting as a member of the Applicant's design team for Case 23031.

9.1. Case # 23031: Level III Site Plan Approval: Mixed Use Residential – Commercial Development, 6189 – 6191 Young St., Halifax, Nova Scotia

The following was before the Committee:

- A staff memorandum dated April 14, 2021

Stephanie Norman, Planner II provided a presentation on Case # 23031: Level III Site Plan Approval: Mixed Use Residential – Commercial Development, 6189 – 6191 Young St., Halifax, Nova Scotia. A copy of the presentation is on file.

In response to commentary from the Committee, Norman clarified that the space reserved for garbage on the main floor at the back of the building is not intended for vehicular access.

Roberto Menendez, Director of Design, WM Fares commented that the applicant's intention is to ensure that entirety of the commercial section of the building remain aesthetic, therefore the garbage will wheeled-out from garbage room once per week for collection. Menendez clarified that the garbage room is reserved for both commercial and residential solid waste.

The Committee discussed the potential of relocating the garbage room to the basement level and moving bicycle parking space to the main level to gain efficiencies. Menendez advised that the applicant is currently looking into this possibility but vehicular access for garbage collection is still not possible due to the footprint of the site.

Responding to a question from the Committee, Rimon Soliman, Principal Architect, WM Fares clarified that the site located next to the subject property is being developed by a different developer.

The Committee advised that some of the renderings in relation to the project displayed on the WM Fares website are slightly different from what is provided in the presentation and package. Stephanie Norman clarified that the renderings contained in the staff presentation and agenda package are accurate.

The Committee discussed the surrounding context of the proposed site and noted that the renderings do not clearly articulate the design features incorporated in the proposal to account for approved developments that neighbour the property. Menendez and Soliman responded to questions from the Committee in relation to the placement of parking access and ventilation due to the position of neighbouring developments.

Stephanie Norman provided further context respecting neighbouring development which was approved by Development Agreement (outside of Centre Plan) in 2018 for a three-building development (built on one podium) next door to the subject property.

Responding to concerns raised by the Committee regarding a lack of windows on the east and west faces, Menendez stated that the applicant was limited in this regard due to the requirements of the National Building Code. Menendez clarified that since the applicant will be building directly to the property line, blind walls are required as openings are not permitted.

Responding to a follow up question, Menendez clarified that windowless bedrooms are permitted if there is proper mechanical ventilation being used. The committee voiced the opinion that this aspect of windowless rooms was, for this development, “pushing the envelope” of what is allowed within the CBC.

The Committee discussed the potential to enhance the private open space along Young Street by treating it as an additional at grade open space by incorporating the design features contemplated in section 115 of the Land Use By-law.

Stephanie Norman clarified that the application meets the requirements of section 115 as it includes barrier free access, seating at the rear of the private open space, and a connection to the sidewalk along the driveway entrance.

The Committee discussed the possibility of moving the building back to the rear limit of the property line and pushing all the usable public open space to front of the building.

In response to a follow up question, Stephanie Norman noted that a slight overhang on the building provides weather protection to the private open space as contemplated in section 116.

Responding to a question from the Committee, Menendez commented that the coverage of the green roof meets the minimum percentage requirement in the Land Use By-law. Menendez clarified that sedum will be used as the material as it was recommended from the landscape plan.

The Committee discussed the possibility of increasing the amount of sedum coverage on the green roof and allowing resident access to the rooftop.

In terms of building materials, Menendez stated that the entire ground level is all glass curtain wall spandrel to animate the main level of the building to try and give it a bit of colour. With respect to the top two floors, Soliman commented that the top two floors are curtain walls with a solid white top level to contain the curtain walls. Soliman noted that the section facing Young Street is glass and the back section incorporates a wood material for the cladding.

The Committee expressed concern that the dimensions of unit type C on the second floor are too complicated, particularly with respect to the width and depth of the living room. The Committee noted that this is something that could be re-evaluated before construction begins.

Menendez provided an overview of the Zen architectural style and decorative features used to conceal the mechanical features such as the use of stone or planters to hide mechanical equipment. The committee pointed out there was no discernible ZEN features shown in the design, It was presumed they had been forgotten to be included.

MOVED by Jesse Hitchcock, seconded by Jonathan Lampier

THAT the Design Advisory Committee recommends approval of the of the Level III Site Plan Approval Application for 6189-6191 Young St., Halifax, NS

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 Jesse Hitchcock, seconded by Elizabeth Barry

**THAT the motion be amended to add “with consideration to the following recommendations:
-That the private open space abutting Young Street be treated as a distinct at grade open space, include permanent seating, and meet the requirements of section 115 of the Land Use Bylaw accordingly as it is south facing and more amenable to public use;**

- That the other half of the roof also be covered with sedum or that it be made amenable for resident access;
- That the locations of the bicycle room and garbage room be switched;
- A revaluation of the dimensions and width of unit type C on the second floor to ensure livable space and better organization;
- The east wall should have a visual artistic public presence or contribution rather than the colour panels as shown.

MOTION TO AMEND PUT AND PASSED.

The motion before the Committee now reads:

MOVED by Jesse Hitchcock, seconded by Jonathan Lampier

THAT the Design Advisory Committee recommends approval of the of the Level III Site Plan Approval Application for 6189-6191 Young St., Halifax, NS with consideration to the following amendments:

- That the private open space abutting Young Street be treated as a distinct at grade open space, include permanent seating, and meet the requirements of section 115 of the Land Use Bylaw accordingly as it is south facing and more amenable to public use;
- That the other half of the roof also be covered with sedum or that it be made amenable for resident access;
- That the locations of the bicycle room and garbage room be switched;
- A revaluation of the dimensions and width of unit type C on the second floor to ensure livable space and better organization;
- The east wall should have a visual artistic public presence or contribution rather than the colour panels as shown.

In response to questions raised by the Committee, Rimon Soliman clarified that there is a setback limitation from the rear yard which prevents the developer from moving the building further back. Soliman further noted that the applicant will consider the private open space along Young Street as a separate open space per section 115 of the Land Use By-law but it currently meets the requirements with the incorporation of pavers and permanent seating.

AMENDED MOTION PUT AND PASSED.

Rimon Soliman rejoined the meeting as a member of the Design Advisory Committee.

9.1.2 Site Plan Approval Application Tracker Update

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.

Responding to a question of clarification, MacIntyre commented that staff are currently unaware which application will be before the Committee for it's May meeting. MacIntyre clarified that further review is required by staff to ensure that the all the necessary evaluations have taken place before an application is deemed ready for consideration by the Committee. MacIntyre noted that an update will be provided by staff to the Committee by the end of the week.

10. ADDED ITEMS – NONE

11. DATE OF NEXT MEETING – May 12, 2021

12. ADJOURNMENT

The meeting adjourned at 6:32 p.m.

Liam MacSween
Legislative Support