



**COMMUNITY DESIGN ADVISORY COMMITTEE
MINUTES
November 28, 2018**

PRESENT: Councillor Waye Mason
William Book
Dale Godsoe
Reg Manzer
Councillor Sam Austin
Councillor Lindell Smith
Councillor Richard Zurawski

REGRETS: Fred Morley, Chair
Gaynor Watson-Creed, Vice Chair
Eric Burchill
Christopher Daly
Jenna Khoury
Rima Thomeh
Councillor Shawn Cleary

STAFF: Eric Lucic, Manager of Regional Planning
Kasia Tota, Principal Planner
Mark Innes, Planner II
Luc Ouellet, Planner III
Phoebe Rai, Legislative Assistant
Simon Ross-Siegel, 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 11:34 a.m., and the Committee adjourned at 12:57 p.m.

1. CALL TO ORDER

Councillor Mason called the meeting to order at 11:34 a.m. In the absence of the Chair and Vice-Chair, it was MOVED by Dale Godsoe, seconded by William Book

THAT Councillor Mason be appointed as Acting Chair of the Community Design Advisory Committee for the meeting of November 28, 2018.

MOTION PUT AND PASSED.

2. APPROVAL OF MINUTES – October 24, 2018

MOVED by Councillor Smith, seconded by Councillor Austin

THAT the minutes of October 24, 2018 be approved as presented

MOTION PUT AND PASSED.

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

Deletions:

MOVED by William Book, seconded by Councillor Austin

THAT item 8.2 Centre Plan Timelines and Adoption Path be deleted from the agenda and the agenda be approved as amended.

Two-third majority vote required.

MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES – NONE

5. CALL FOR DECLARATION OF CONFLICT OF INTERESTS

Dale Godsoe declared a conflict of interest relating to discussions regarding Dartmouth Cove due to their role as Chair of Develop Nova Scotia.

6. CONSIDERATION OF DEFERRED BUSINESS – NONE

7. CORRESPONDENCE, PETITIONS & DELEGATIONS – NONE

8. REPORTS

8.1 STAFF

8.1.1 Downtown Dartmouth Feedback

The following was before the Community Design Advisory Committee:

- A staff review and consolidated table of public comments regarding Centre Plan Package A (Dartmouth Downtown)
- A staff presentation dated November 28, 2018

Kasia Tota, Principal Planner, presented feedback received regarding the Centre Plan Package A planning draft for Downtown Dartmouth.

Committee members discussed the potential role of planning advisory committees and alternative governance options including the creation of a specific Community Council for the Centre Plan area to hear appeals. Staff reaffirmed that Council retains discretion to determine the appropriate Boards and Committees required to implement the Centre Plan. Several members stated that the challenge is that Community Councils have two somewhat distinct roles, namely applying technical planning experience to development proposals, but also providing a venue for residents to be heard.

Several members stated they had received positive feedback for several elements of the draft plan, and excitement regarding the infrastructure portion of the plan.

Members discussed the importance of fostering and maintaining human scale design, particularly in areas such as Portland Street, not only by drafting appropriate language but also by ensuring appropriate enforcement mechanisms exist. Some members asked if human scale and main street character is protected mainly by context statements or also granularly in the regulations. Staff replied that the current draft is headed for review, however the draft Centre Plan currently proposes regulating these elements in the ground floor premises section. The current proposal is to apply a maximum storefront width calculation for storefronts to ensure small scale commercial spaces as well as a minimum depth requirement of three meters. The maximum storefront width calculation is drafted to ensure some flexibility for build-form challenges but generally would yield an approximate twelve-meter width for commercial ground floor units, and an absolute maximum of twenty-four meters. Staff stated that this formula has been tested on a few opportunity sites in the regional centre. Staff expressed that a similar formula as been used on particular sites in Toronto and Calgary.

Regarding harbour infill, several members asked for clarification regarding the current drafted policy. Staff stated that restrictions which limit economic incentives to infill waterfront property are currently mainly applied to the Lake Banook area. These do not restrict infill on the harbourfront property. Several members stated they had heard a lot of concern about harbourfront infill. Several members supported a proposal to extend infill restrictions to Dartmouth Cove on all zones except for industrial and open space to preserve and protect space for future marine industrial use. Following discussion, members indicated they were comfortable supporting this policy across the Regional Centre since this would align with regional plan policies intended to protect watercourses.

MOVED by Councillor Austin, seconded by Reg Manzer

THAT the Community Design Advisory Committee recommend staff consider limiting harbour infill uses to industrial and open space uses only by adopting a water access designation and zoning.

MOTION PUT AND PASSED.

A member suggested some small changes to GFAR ratios in on Queen Street and Victoria Street with the intent to ensure equalize comparable sites and create more scaling development density between zoning borders.

Some members stated that planning should require LEED Gold certification for new development, particularly because if the market shifts to favour condominium development, as it has in Vancouver, these developments would not likely seek certification. Staff expressed that this would likely require a Charter amendment. Staff also stated that a major disincentive to seeking certification is that it requires thicker insulation, and staff has helped reduce this disincentive by shifting from GFAR to FAR and thereby removing a penalty to density.

Regarding sea level rise, staff stated they are carrying through with a storm surge protection policy which is drawn from the Regional Plan. Staff is currently debating whether to apply this policy solely to residential uses, or to extend the policy to commercial uses as well. Staff is currently waiting for new LIDAR data to be published in 2019 that will help staff to consider whether to require a new 3.2 meter

restriction or the older 3.8 meter restriction. Bishop's Landing is commercially zoned property which is not likely above the 3.2 meter restriction. Some members stated that they were deeply concerned about seawater rise and the escalating risks associated with climate change. Staff explained that planners rely on the latest LIDAR data to identify risk scenarios. Using the most recent data images to measure elevation, staff performs projections based on several scenarios. Staff also stated that it ensures that all Centre Plan planning is compliant with the Regional Plan's stormwater protection plan. Given the uncertainty regarding sea level rise scenarios, a member urged staff to consider worst-case scenarios given recent reports from the Intergovernmental Panel on Climate Change (IPCC)

MOVED by Councillor Zurawski, seconded by Bill Book

THAT staff consider three standard deviations from the projected bell curve of most likely sea level rise scenarios by Environment Canada and the IPCC over a period of 50 years for residential and commercial uses when drafting Centre Plan documents.

MOTION PUT AND PASSED.

8.1.2 Centre Plan Timelines and Adoption Path

This item was deleted from the agenda.

8.1.3 Proposed 2019 CDAC Meeting Schedule

The following was before the Community Design Advisory Committee:

- A staff recommendation report dated November 19, 2018

MOVED by Councillor Zurawski, seconded by Councillor Austin,

THAT the Community Design Advisory Committee approve the proposed 2019 meeting schedule as outlined in Attachment 1 to the staff report dated November 19, 2018.

MOTION PUT AND PASSED.

9. ADDED ITEMS – NONE

10. DATE OF NEXT MEETING – Wednesday, February 27, 2019

11. ADJOURNMENT

The meeting adjourned at 12:54 p.m.

Simon Ross-Siegel
Legislative Support