



**COMMUNITY DESIGN ADVISORY
COMMITTEE MINUTES
October 23, 2019**

PRESENT: Fred Morley, Chair
Gaynor Watson-Creed, Vice Chair
Eric Burchill
William Book
Councillor Sam Austin
Councillor Lindell Smith
Councillor Waye Mason

REGRETS: Dale Godsoe
Jenna Khoury-Hanna
Christopher Daly
Rima Thomeh
Reg Manzer
Councillor Shawn Cleary
Councillor Richard Zurawski

STAFF: Eric Lucic, Manager of Regional Planning
Kasia Tota, Principal Planner
Luc Ouellet, Planner III
Justin Preece, Planner II
Simon Ross-Seigel, Legislative Assistant

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 11:44 a.m. and the Committee adjourned at 1:24 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 11:44 a.m. at Halifax Hall, City Hall, 1841 Argyle Street, Halifax

2. APPROVAL OF MINUTES – NONE

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

The agenda was accepted as distributed.

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 – NONE

8. REPORTS/DISCUSSION

8.1 Centre Plan Package A: Update & Debrief

Eric Lucic, Manager of Regional Planning gave a presentation on updates and feedback concerning the Centre Plan Package A. Lucic also noted that Package A was unanimously approved at Halifax Regional Council on September 18, 2019. Specifically, the Committee discussed target statistics since their last meeting in May 2019 and highlighted Centre Plan growth nodes. Additionally, Lucic went over key directions from Council:

- Minor corrections and changes to Urban Structure
- New Design Manual part of the Plan
- Large lot development agreement policy
- Design Application for the Robie Street Special Area
- Design Advisory Committee
- Regional Centre Community Council
- Bonus Zoning Reserve and Administrative Program
- Consider site specific changes in Package B process
- Do not consider site specific plan amendments in Package B areas
- Require all 2020/21 and subsequent business plans to show linkages to the Centre Plan
- Direction to streamline Package B Adoption Path

Additionally, there was some discussion concerning the Ministerial review of the Centre Plan Package A. Specifically, Lucic noted that the Ministerial review will concern how Package A aligns with statements of provincial interests. Kasia Tota, Principal Planner of Regional Planning, confirmed that feedback thus far has been positive.

8.2 Package B: Proposed Timelines

Lucic went on to discuss the Centre Plan Package B and how it compares to Package A. It was noted that Package A focused on land development for residential areas including apartment buildings, “mixed-use” buildings, and neighborhood planning for large sites, whereas Package B focuses on land development for smaller apartments (maximum four units), townhomes, duplexes, single unit homes, and employment lands.

Key issues and opportunities relating to Package B were discussed, specifically:

- Downtown Halifax update
- Cogswell Interchange built form & design
- Parks and Open Spaces / Green Network Plan
- Employment lands – Institutional & Industrial
- Waterfronts & water lots
- Climate change adaptation
- Noise mitigation & exemption
- Package A issues directed by Council
- Character of established residential areas
- Secondary suites/backyard suites
- Local commercial and other uses
- Relationship between established residential areas/parks and open spaces/ institutional uses
- Zoning of various open space and institutional uses
- Incorporation of approved Heritage Conservation Districts
- Adaptive re-use of landmark buildings
- Internal conversions of large shared housing and unit mix

The Committee further discussed what worked well with Package A and what could be improved in Package B. It was noted that the Committee is good at flagging issues regarding missing stakeholders and interests. Furthermore, it was noted that Package A did a good job of explaining the threshold for residential growth. As for Package B, the Committee identified a number of improvements:

- Integrating economic growth
 - Drawing in economic partners such as the Halifax Partnership and provincial organizations
 - Conducting a stakeholder session that focuses on economics
- Stronger wording (as was recommended in the Keesmaat report)

8.3 Package B: Community Engagement Discussion

Tota discussed the Centre Plan Community Engagement Strategy (2015) goals, which include the following:

1. Be consistent with and draw on strength of the HRM Community Engagement Strategy;
2. Respect the work done by staff and the public in earlier engagement;
3. Build trust that will enable staff and the public to engage in effective city building; and,
4. Provide a clear framework for actions and allow for all bodies to observe measured success

Lucic noted that one particular challenge for Package B will be community engagement with the various audiences. Lucic called for thoughts on how to get draft policies out to residents and stakeholders earlier, which would allow for more meaningful choices to be made. The Committee brainstormed ideas, including public open house sessions (which tend to engage minorities) and stakeholder sessions. Tota further noted that staff hopes to have separate public consultation and engagement sessions for hospitals.

8.4 CDAC Engagement

The Chair led the discussion on member engagement as it relates to the Committee. It was noted that some members are interested in continuing their work on the Committee until Centre Plan is completed. Kevin Arjoon, Municipal Clerk, confirmed that the Clerk's Office is conducting a recruitment from mid-November to early December 2019. It was further noted that incumbent attendance will be considered should former members re-apply. Arjoon also clarified that the Legislative Assistant who works with Committee will send notice as to term expiry and that all incumbents (except those that are grandfathered) must re-apply in order to be considered for re-appointment.

9. DATE OF NEXT MEETING – November 27, 2019

10. ADJOURNMENT

The meeting adjourned at 1:24 p.m.

Simon Ross-Seigel,
Legislative Assistant