



**COMMUNITY DESIGN ADVISORY COMMITTEE  
SPECIAL MEETING MINUTES  
September 23, 2020**

PRESENT: Fred Morley, Chair  
Gaynor Watson-Creed, Vice Chair  
William Book  
Eric Burchill  
Christopher Daly  
Dale Godsoe  
Meredith Baldwin  
Councillor Sam Austin  
Councillor Waye Mason  
Councillor Shawn Cleary  
Councillor Lindell Smith

REGRETS: Reg Manzer

STAFF: Eric Lucic, Manager of Regional Planning  
Kasia Tota, Principal Planner  
Ben Sivak, Manager of Community Planning  
Grant Ross, Planner III  
Phoebe Rai, Acting Municipal Clerk

*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](http://halifax.ca).*

*The meeting was called to order at 11:32 a.m. and the Committee adjourned at 1:35 p.m.*

## **1. CALL TO ORDER**

The Chair called the virtual meeting to order at 11:32 a.m.

## **2. APPROVAL OF MINUTES – August 26, 2020**

MOVED by Councillor Mason, seconded by Christopher Daly

**THAT the minutes of August 26, 2020 be approved as presented.**

**MOTION PUT AND PASSED.**

## **3. APPROVAL OF THE ORDER OF BUSINESS**

The Committee agreed to consider item 6.1.2 prior to item 6.1.1.

The order of business was accepted as amended.

## **4. CALL FOR DECLARATION OF CONFLICT OF INTERESTS**

Dale Godsoe and Eric Burchill declared a conflict with respect to item 6.1.2 and recused themselves from consideration of that item.

## **5. CORRESPONDENCE, PETITIONS & DELEGATIONS**

The Acting Clerk noted correspondence was received for Item 6.1. This correspondence was circulated to Committee members. For a detailed list of correspondence received refer to the specific agenda item.

A brief discussion was held regarding the comments and suggestions received from members of the public. Staff indicated that they plan to return to the committee to review all correspondence received regarding Package B at a future meeting, similar to the approach for Package A.

## **6. REPORTS/DISCUSSION**

### **6.1 Draft Regional Centre Secondary Municipal Planning Strategy (RCSMPS) and Land Use By-law (RCLUB) – Continued from July 9 & 22 and August 26, 2020**

The following was before the Committee:

- Draft Regional Centre Secondary Municipal Planning Strategy and Land Use By-law
- A Staff Presentation dated September 23, 2020
- Correspondence from Jo-Anne Noziak, Ian Watson and Oliver Gorski

#### **6.1.1 Established Residential Zoning**

The following was before the Committee:

- A memorandum from staff dated September 17, 2020
- A memorandum from Chair Fred Morley dated August 17, 2020

Ben Sivak, Manager of Community Planning provided the staff presentation developed in response to questions and comments previously provided by the Committee.

A discussion was held regarding complete communities and the need for commercial opportunities in underserved neighbourhoods. Committee members expressed preference for controls on commercial

uses that can be achieved through the development agreement process where there is discretion to consider elements such as appropriate operating hours and neighbourhood food security. Staff indicated that they will be considering potential policy criteria that sets out the conditions under which a development agreement could be considered.

Responding to questions of clarification, Sivak noted that while increasing density in key areas is a consideration, the core rationale for the proposed established residential zones is to promote an increase in the variety of available housing options.

The Committee suggested that in order to ensure the public is fully informed, it would be helpful for staff to update the information sheets as well as update the maps to reflect that Regional Council made the decision to allow secondary and backyard suites.

There was a brief discussion of the level of upzoning in the proposed Centre Plan, with staff noting that on the whole there is very little change to the number of units that would be allowed per lot. Staff advised further that zone development potential doesn't necessarily correspond to actual development, as outlined in the Keesmat Centre Plan Review report.

Some members expressed concern that upzoning could encourage demolition of existing single-family homes to be replaced by townhomes or multi-unit buildings. Staff responded that the three-unit conversion clause was one tool to encourage the preservation of existing buildings and noted that there also tends to be cost incentives to renovate rather than demolish and rebuild.

The Committee expressed interest in receiving information from staff regarding the net greenhouse gas emission differential between densification and new builds within the Regional Centre versus more residents moving to suburban areas.

The Committee agreed to continue the discussion at the following meeting.

#### **6.1.2 Downtown Halifax Land Use By-Law Balcony Provisions re Case 22708 - Substantive Site Plan Approval for 1325 Lower Water Street**

The Committee noted that on September 1, 2020 Regional Council had referred a motion from the Design Review Committee regarding land use by-law balcony provisions for consideration. A brief discussion ensued with members indicating they wished to learn more regarding more about the rationale for making the requirements regarding encroachments such as balconies non-variable.

MOVED by Councillor Mason, seconded by Councillor Smith

**THAT the Community Design Advisory Committee request a staff briefing on issues related to the request made by the Design Review Committee regarding balconies, including an analysis of the rationale for variance restrictions in the Downtown Halifax Land Use By-Law and other impacts of stepbacks and setbacks that should be considered.**

**MOTION PUT AND PASSED.**

#### **6.1.3 Other Centre Plan Package B Topics to Complete Review**

This matter was deferred to the November 25, 2020 meeting of the Community Design Advisory Committee.

#### **6.1.4 Community Engagement**

The following was before the Committee:

- A memorandum from staff dated September 14, 2020

This matter was deferred to the November 25, 2020 meeting of the Community Design Advisory Committee.

**7. DATE OF NEXT MEETING – Wednesday, November 25, 2020 at 11:30 a.m.**

**8. ADJOURNMENT**

The meeting adjourned at 1:35 p.m.

Phoebe Rai  
Acting Municipal Clerk