



**COMMUNITY DESIGN ADVISORY
COMMITTEE SPECIAL MEETING
MINUTES
June 10, 2021**

PRESENT: Fred Morley, Chair
Dale Godsoe
Eric Burchill
Councillor Sam Austin
Councillor Waye Mason
Councillor Lindell Smith
Councillor Kathryn Morse
Councillor Patty Cuttell
Councillor Iona Stoddard
Meredith Baldwin

REGRETS: Gaynor Watson-Creed, Vice Chair
Reg Manzer
William Book
Christopher Daly

GUESTS: Councillor Shawn Cleary

STAFF: Eric Lucic, Manager of Regional Planning
Ben Sivak, Community Policy Program Manager
Kasia Tota, Principal Planner
Dalih Salih, Planner III
Ross Grant, Planner II
Phoebe Rai, Deputy Municipal Clerk
Liam Power, 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 11:40 a.m. and the Committee adjourned at 1:29 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 11:40 a.m.

2. APPROVAL OF MINUTES – June 2, 2021

The approval of minutes was deferred for a future meeting.

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

Additions: None

Deletions: None

The committee approved the agenda as presented.

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

7.1 Correspondence

Correspondence was received and circulated for item: 9.1.1

For a detailed list of correspondence received refer to the specific agenda item.

7.2 Petitions – NONE

8. INFORMATION ITEMS BROUGHT FORWARD – NONE

9. REPORTS/DISCUSSION

9.1 Draft Regional Centre Secondary Municipal Planning Strategy (RCSMPS) and Land Use By-law (RCLUB) Review

9.1.1 – Discussion on Established Residential Designation and Downtown Halifax policies and regulations

The following was before committee:

- A staff recommendation report dated May 7, 2021
- A staff presentation dated June 10, 2021
- Correspondence received from Peter McCurdy, Florence Millard, Adriane Salah, and Ian Watson
- Information item 14.2.1 from Halifax Regional Council Meeting June 13, 2017

Ben Sivak, Program Manager of Community Policy with Regional Planning, gave a presentation on the four established residential designations. Sivak clarified new Cluster Zone would replace the Community Land Use Zone and noted that there are 5 precincts and 10 special areas to fine tune community specific items in various neighborhoods. Sivak explained secondary and backyard suites and shared housing uses.

Ben Sivak, Program Manager of Community Policy with Regional Planning, answered questions of clarification from the committee.

Ross Grant, Planner II with Regional Planning, answered questions of clarification from the committee. Grant noted more approximately 20,000 housing units could be added through the implementation ER-3 of all the proposed zones.

Sivak noted that through the committee and residents' feedback staff have heard concern with multiple different zonings in one neighborhood so staff have worked to keep them close to their current zoning reduce the amount of change between the existing and new zoning.

The committee acknowledged that demographics are changing and that single and two person households are becoming a larger percent of households in the Regional Centre.

Sivak explained the Centre Plan Package A document does guide current work today. Staff noted they are trying to maintain common setbacks and controls of communities and that's achieved through the Special Areas and Precincts of Package B. Sivak noted the intent of the Special Areas supersedes that of established residential zonings.

Sivak noted Centre Plan Package B tries to keep taller buildings in areas that they won't feel out of place and not put high-rise buildings in areas with low-rise houses. Staff noted buildings over 20m (six stories) require shade and wind studies whereas six stories (20m) and below doesn't require studies.

Staff noted there are barriers in the Regional Centre preventing the conversion of accessory structures into backyard suites. Staff explained that with the new draft they hope to remove some of those barriers. The Chair noted that to date four backyard suites and 28 secondary suites, of which 14 were in Halifax, had been approved.

When asked how staff are managing loss of character homes with the desire for growth Sivak noted the approach is to balance the two using two tools. The first being the proposed Heritage Conservation Districts (HCD) which intentionally downzones an area and ensures existing uses are preserved, to protect the character of a community. Staff noted the HCD takes precedence over other established residential zones. Sivak explained the other two is the Special Areas and Precincts which are intended to preserve lot patterns, building patterns, and work with the zones regardless of what how many units are in the building.

The committee expressed concerns about emergency services ability to reach homes situated in Cluster Housing Zones and in response Sivak explained emergency services accessibility to an area is covered in engineering reviews to ensure emergency services can reach individual units in the Cluster Housing Zone. Staff also noted Cluster Housing is new for HRM but not new to Nova Scotia and is a zone included in the Bedford West agreement.

Sivak gave a presentation on the Downtown Halifax designation, policies, and regulations. Sivak explained the changes from the previous and current zoning. Sivak explained the Downtown Halifax zone has eight special areas and one proposed Heritage Conservation District.

Ben Sivak answered questions of clarification from the committee.

The committee had a conversation on street animation and committee members agreed getting more individuals on the streets compared to other options, like pedways, was ideal. Sivak explained staff does not recommend moving forward with more pedways/tunnels in the city because they can lead to more people avoiding the streets and impacting businesses.

Sivak noted there was an interactive zoning map available on Halifax.ca for committee members and members of the public to review site specific zonings.

9.1.2 – Discussion of Committee review process, additional meeting dates, and next steps

Ben Sivak, Program Manager of Community Policy, noted that Centre Plan feedback so far from various committees generally was positive and some specific requests were made. The Heritage Advisory Committee will be reviewing correspondence before submitting further feedback,

10. DATE OF NEXT MEETING – Wednesday, June 16, 2021

11. ADJOURNMENT

The meeting was adjourned at 1:29 p.m.

Liam Power
Legislative Assistant