



**COMMUNITY DESIGN ADVISORY
COMMITTEE SPECIAL MEETING
MINUTES
June 23, 2021**

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

REGRETS: Gaynor Watson-Creed, Vice Chair
Dale Godsoe
Reg Manzer
William Book

OTHERS PRESENT: Councillor Shawn Cleary

STAFF: Eric Lucic, Manager of Regional Planning
Ben Sivak, Community Policy Program Manager
Kasia Tota, Principal Planner
Kelly Denty, Director of Planning and Development
Dalih Salih, Planner III
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.

Minutes Administratively Approved

The meeting was called to order at 11:32 a.m. and the Committee adjourned at 1:23 p.m.

1. CALL TO ORDER

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

2. APPROVAL OF MINUTES – June 2, 10, and 16, 2021

MOVED by Councillor Smith, seconded by Councillor Stoddard

THAT the minutes of June 2, 10, and 16, 2021 be approved as presented.

MOTION PUT AND PASSED.

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

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: 9.1.2

The Committee noted correspondence had been received and staff confirmed it had been taken under consideration.

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

7.2 Petitions – None

7.3 Presentations – None

8. INFORMATION ITEMS BROUGHT FORWARD – NONE

9. REPORTS/DISCUSSION

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

9.1.1 Brief planning update

The following was before committee:

- A staff memo dated June 23, 2021
- A staff memo dated June 23, 2021
- A staff presentation dated June 23, 2021
- Correspondence received from Barry Copp, Beth MacLeod, Gwen Wilson, Christina Lovitt, Susan McCurdy, Nick Lopresti, JP Sun, Ronald Smith

Ben Sivak, Program Manager of Community Policy with Regional Planning, gave a presentation on the Downtown Variation Plans and flexibility in Package B.

Sivak gave an overview of the Downtown Designation and explained the options for flexibility in the Land Use Bylaw in Package B and gave examples of approved projects.

9.1.2 Committee's concerns to be addressed going forward to CPED

Ben Sivak answered questions on limitations on variability, adjustments, and explained hard limits are in place for impacts of wind and lights.

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

MOVED by Councillor Mason seconded by Councillor Austin

THAT the Community Design Advisory Committee recommend that the Community Planning and Economic Development Standing Committee recommend that Halifax Regional Council:

1. **Give first reading and schedule a public hearing to consider the Regional Centre Secondary Municipal Planning Strategy and the Regional Centre Land Use By-law, as set out in Attachments A and B of this report.**
2. **Give first reading and schedule a public hearing to consider the proposed amendments to the Dartmouth Municipal Planning Strategy, Dartmouth Land Use By-law, Downtown Halifax Secondary Municipal Planning Strategy, Downtown Halifax Land Use By-law, and Halifax Municipal Planning Strategy, as set out in Attachments C, D, E, F and G of this report.**
3. **Adopt the Regional Centre Secondary Municipal Planning Strategy, and the Regional Centre Land Use By-law as set out in Attachments A and B of this report, including repealing the Regional Centre Secondary Municipal Planning Strategy (Package A), the Regional Centre Land Use By-law (Package A), the Secondary Municipal Planning Strategy for Downtown Dartmouth, the Land Use By-law for Downtown Dartmouth, and the Land Use By-law for Halifax Peninsula.**
4. **Adopt the proposed amendments to the Dartmouth Municipal Planning Strategy, the Dartmouth Land Use By-law, the Downtown Halifax Secondary Municipal Planning Strategy, the Downtown Halifax Land Use By-law, and the Halifax Municipal Planning Strategy, as set out in Attachments C, D, E, F and G of this report.**

MOVED by Eric Burchill, seconded by Councillor Mason

THAT the motion be amended to include new Section 5 which reads as follows:

5. **Consider variation for tower width and setback off of interior property lines be allowed subject to no material increase in developable volume.**

MOTION TO AMEND PUT AND PASSED.

The motion before the Committee now read:

MOVED by Councillor Mason, seconded by Councillor Austin

THAT the Community Design Advisory Committee recommend that the Community Planning and Economic Development Standing Committee recommend that Halifax Regional Council:

- 1. Give first reading and schedule a public hearing to consider the Regional Centre Secondary Municipal Planning Strategy and the Regional Centre Land Use By-law, as set out in Attachments A and B of this report.**
- 2. Give first reading and schedule a public hearing to consider the proposed amendments to the Dartmouth Municipal Planning Strategy, Dartmouth Land Use By-law, Downtown Halifax Secondary Municipal Planning Strategy, Downtown Halifax Land Use By-law, and Halifax Municipal Planning Strategy, as set out in Attachments C, D, E, F and G of this report.**
- 3. Adopt the Regional Centre Secondary Municipal Planning Strategy, and the Regional Centre Land Use By-law as set out in Attachments A and B of this report, including repealing the Regional Centre Secondary Municipal Planning Strategy (Package A), the Regional Centre Land Use By-law (Package A), the Secondary Municipal Planning Strategy for Downtown Dartmouth, the Land Use By-law for Downtown Dartmouth, and the Land Use By-law for Halifax Peninsula.**
- 4. Adopt the proposed amendments to the Dartmouth Municipal Planning Strategy, the Dartmouth Land Use By-law, the Downtown Halifax Secondary Municipal Planning Strategy, the Downtown Halifax Land Use By-law, and the Halifax Municipal Planning Strategy, as set out in Attachments C, D, E, F and G of this report.**
- 5. Consider variation for tower width and setback off of interior property lines be allowed subject to no material increase in developable volume.**

Fred Morley stepped down from the Chair and Eric Burchill assumed the Chair.

MOVED by Fred Morley, seconded by Councillor Iona Stoddard

**THAT the motion be amended to include new Section 6 which reads as follows;
Consider that the ER-3 zone not be implemented without:**

- a. An infill strategy in conjunction with the development of a streetscape character manual that would be part of a strategy to protect character homes;**
- b. A plan to identify and preserve private portions of the regional centres urban forest comparable to plans in other Canadian cities;**
- c. Develop a neighborhood development planning approach that allows public consultation in neighborhood developments; and**
- d. A strategy to identify environmental costs of infill and possible solutions to address those concerns.**

The Committee noted the intent of the motion is that in other Canadian cities there are character homes that exist outside of historical districts and have a process to consider projects that result in the demolition of character homes.

Sivak noted that the work of ER-3 is about balancing location and harmonizing rules while still unique neighborhoods. They noted the tools used to accomplish that are the Heritage Conservation Districts and the Special Areas in Centre Plan Package B. Sivak noted there are separate ongoing reports for other parts of the motion. They noted there has been consultation with communities for the Centre Plan and as long as developments are conforming with the policies staff set from that consultation, developers may not need consultation with communities for every individual project, with the exception of some site specific projects.

As provided for in Section 66 of Administrative Order One, *Respecting the Procedures of the Council*, the motion was withdrawn with consent of the advisory committee.

The motion before the Committee now read:

MOVED by Councillor Mason, seconded by Councillor Austin

THAT the Community Design Advisory Committee recommend that the Community Planning and Economic Development Standing Committee recommend that Halifax Regional Council:

- 1. Give first reading and schedule a public hearing to consider the Regional Centre Secondary Municipal Planning Strategy and the Regional Centre Land Use By-law, as set out in Attachments A and B of this report.**
- 2. Give first reading and schedule a public hearing to consider the proposed amendments to the Dartmouth Municipal Planning Strategy, Dartmouth Land Use By-law, Downtown Halifax Secondary Municipal Planning Strategy, Downtown Halifax Land Use By-law, and Halifax Municipal Planning Strategy, as set out in Attachments C, D, E, F and G of this report.**
- 3. Adopt the Regional Centre Secondary Municipal Planning Strategy, and the Regional Centre Land Use By-law as set out in Attachments A and B of this report, including repealing the Regional Centre Secondary Municipal Planning Strategy (Package A), the Regional Centre Land Use By-law (Package A), the Secondary Municipal Planning Strategy for Downtown Dartmouth, the Land Use By-law for Downtown Dartmouth, and the Land Use By-law for Halifax Peninsula.**
- 4. Adopt the proposed amendments to the Dartmouth Municipal Planning Strategy, the Dartmouth Land Use By-law, the Downtown Halifax Secondary Municipal Planning Strategy, the Downtown Halifax Land Use By-law, and the Halifax Municipal Planning Strategy, as set out in Attachments C, D, E, F and G of this report.**
- 5. Consider variation for tower width and setback off of interior property lines be allowed subject to no material increase in developable volume.**

MOVED by Fred Morley

THAT the motion be amended to include new Section 6 which reads as follows:

- 6. Consider that non-random surveys for the Centre Plan should only be used as background by staff and not used in presentations to the public or council.**

As provided for in Section 65 of Administrative Order One, *Respecting the Procedures of the Council*, the motion was not seconded and so no debate or vote was held.

The motion before the Committee now read:

MOVED by Councillor Mason, seconded by Councillor Austin

THAT the Community Design Advisory Committee recommend that the Community Planning and Economic Development Standing Committee recommend that Halifax Regional Council:

- 1. Give first reading and schedule a public hearing to consider the Regional Centre Secondary Municipal Planning Strategy and the Regional Centre Land Use By-law, as set out in Attachments A and B of this report.**
- 2. Give first reading and schedule a public hearing to consider the proposed amendments to the Dartmouth Municipal Planning Strategy, Dartmouth Land Use By-law, Downtown Halifax Secondary Municipal Planning Strategy, Downtown Halifax Land Use By-law, and Halifax Municipal Planning Strategy, as set out in Attachments C, D, E, F and G of this report.**
- 3. Adopt the Regional Centre Secondary Municipal Planning Strategy, and the Regional Centre Land Use By-law as set out in Attachments A and B of this report, including repealing the Regional Centre Secondary Municipal Planning Strategy (Package A), the Regional Centre Land Use By-law (Package A), the Secondary Municipal Planning Strategy for Downtown Dartmouth, the Land Use By-law for Downtown Dartmouth, and the Land Use By-law for Halifax Peninsula.**
- 4. Adopt the proposed amendments to the Dartmouth Municipal Planning Strategy, the Dartmouth Land Use By-law, the Downtown Halifax Secondary Municipal Planning Strategy, the Downtown Halifax Land Use By-law, and the Halifax Municipal Planning Strategy, as set out in Attachments C, D, E, F and G of this report.**
- 5. Consider variation for tower width and setback off of interior property lines be allowed subject to no material increase in developable volume.**

MOVED by Fred Morley, seconded by Councillor Austin

THAT the motion be amended to include new Section 6 which reads as follows:

- 6. Consider that dedicated infrastructure plans be developed to support the Centre Plan in areas of employment creation and retention, community services, energy, mobility, parks and green space, water and sewer, and the environment.**

Ben Sivak answered questions of Committee noting that there is coordination between infrastructure and investments organized and some policies in the Centre Plan that could be strengthened but generally the motion is provided for in the Centre Plan Package B amendments. They noted that those policies could be improved upon at the discretion of Regional Council.

Sivak noted that the infrastructure and housing targets and population growth has only increased since the beginning of the Centre Plan and that the targets can be reviewed going forward but the Centre Plan targets are based around estimates and targets and achieving accommodation of 40% overall growth whatever that may be. They noted going forward the goal is to regularly update the Centre Plan. Sivak noted that staff will monitor to see where growth is falling short and make regular adjustments as needed to achieve the expected growth. Sivak noted that staff think they are striking the right balance for the project.

MOTION TO AMEND PUT AND PASSED.

Fred Morley resumed as Chair.

The motion before the Committee now read:

MOVED by Councillor Mason, seconded by Councillor Austin

THAT the Community Design Advisory Committee recommend that the Community Planning and Economic Development Standing Committee recommend that Halifax Regional Council:

- 1. Give first reading and schedule a public hearing to consider the Regional Centre Secondary Municipal Planning Strategy and the Regional Centre Land Use By-law, as set out in Attachments A and B of this report.**
- 2. Give first reading and schedule a public hearing to consider the proposed amendments to the Dartmouth Municipal Planning Strategy, Dartmouth Land Use By-law, Downtown Halifax Secondary Municipal Planning Strategy, Downtown Halifax Land Use By-law, and Halifax Municipal Planning Strategy, as set out in Attachments C, D, E, F and G of this report.**
- 3. Adopt the Regional Centre Secondary Municipal Planning Strategy, and the Regional Centre Land Use By-law as set out in Attachments A and B of this report, including repealing the Regional Centre Secondary Municipal Planning Strategy (Package A), the Regional Centre Land Use By-law (Package A), the Secondary Municipal Planning Strategy for Downtown Dartmouth, the Land Use By-law for Downtown Dartmouth, and the Land Use By-law for Halifax Peninsula.**
- 4. Adopt the proposed amendments to the Dartmouth Municipal Planning Strategy, the Dartmouth Land Use By-law, the Downtown Halifax Secondary Municipal Planning Strategy, the Downtown Halifax Land Use By-law, and the Halifax Municipal Planning Strategy, as set out in Attachments C, D, E, F and G of this report.**
- 5. Consider variation for tower width and setback off of interior property lines be allowed subject to no material increase in developable volume.**
- 6. Consider that dedicated infrastructure plans be developed to support the Centre Plan in areas of employment creation and retention, community services, energy, mobility, parks and green space, water and sewer, and the environment.**

Ben Sivak explained the next steps for the committee, noting that the recommendation will go to the Community Planning and Economic Development Standing Committee for their July meeting. Sivak explained the discussion at Regional Council will hopefully take place at the end of September and that discussion will be supplemented by a staff report with further recommendations. Sivak advised that Regional Council makes the final decision on recommendations and then the Centre Plan will go to the Nova Scotian government for review.

MOTION AS AMENDED PUT AND PASSED.

10. DATE OF NEXT MEETING – Wednesday, July 28, 2021

11. ADJOURNMENT

The meeting was adjourned at 1:23 p.m.

Liam Power
Legislative Assistant