



**COMMUNITY PLANNING AND ECONOMIC DEVELOPMENT
STANDING COMMITTEE
SPECIAL MEETING
MINUTES
July 14, 2021**

PRESENT: Councillor Lisa Blackburn, Chair
Councillor Sam Austin, Vice-Chair
Councillor Trish Purdy
Councillor Lindell Smith
Councillor Patty Cuttell
Councillor Pamela Lovelace

STAFF: Donna Boutilier, Solicitor
Denise Schofield, Director of Parks and Recreation
Simon Ross-Siegel, Legislative Assistant

The following does not represent a verbatim record of the proceedings of this meeting.

The agenda, reports, supporting documents, information items circulated, and video (if available) are online at halifax.ca.

The meeting was called to order at 10:02 a.m. and adjourned at 12:06 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 10:02 a.m.

2. APPROVAL OF MINUTES – June 17, 2021

Members requested a correction to the minutes noting that Councillor Lovelace was not present at the June 17, 2021 meeting of Standing Committee.

MOVED by Councillor Austin, seconded by Councillor Cuttell

THAT the minutes of June 17, 2021 be approved as amended.

MOTION PUT AND PASSED.

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

Additions:

- 15.1 Resourcing a Pedestrian Wayfinding Program

As set out in Section 10 (1) and (2) of Administrative Order One, Respecting the Procedures of the Council, all members of Regional Council must consent to consider or decide on an additional matter.

The Clerk noted that consent of all members had been received to add items 15.1 Resourcing a Pedestrian Wayfinding Program.

MOVED by Councillor Lovelace, seconded by Councillor Smith

THAT the agenda be approved as amended.

MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES – NONE

5. CALL FOR DECLARATION OF CONFLICT OF INTERESTS – NONE

6. MOTIONS OF RECONSIDERATION – NONE

7. MOTIONS OF RESCISSION – NONE

8. CONSIDERATION OF DEFERRED BUSINESS – NONE

9. NOTICES OF TABLED MATTERS – NONE

10. CORRESPONDENCE, PETITIONS & DELEGATIONS

10.1 Correspondence

The Legislative Assistant noted that the Municipal Clerk's Office received several pieces of correspondence related to item 12.1.1.

10.2 Petitions – None

10.3 Presentations

10.3.1 Proposal for Charter Provisions for the Halifax Common – David Garrett and Judith Fingard, Friends of the Halifax Common

The following was before the Standing Committee:

- A presentation request dated May 13, 2021
- A handout

David Garrett and Judith Fingard, Members of the Friends of Halifax common, provided the Standing Committee with a presentation regarding a proposal for charter provisions regarding the management of the Halifax Common. The Chair thanked the speakers for the presentation.

10.3.2 Solar Access within the Centre Plan – Peggy Cameron, Vice-President, Black River Wind Ltd.

The following was before the Standing Committee:

- A presentation request dated June 15, 2021
- A presentation dated July 14, 2021

Peggy Cameron, Vice-President, Black River Wind Ltd. and Howard Epstein, provided the Standing Committee with a presentation regarding Solar Access within the Centre Plan. Members of Standing Committee proposed that the Presentation be forwarded to the Environment and Sustainability Standing Committee. The Chair thanked the speakers for the presentation.

11. INFORMATION ITEMS BROUGHT FORWARD – NONE

12. REPORTS

12.1 STAFF

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

The following was before the Standing Committee:

- A staff recommendation report dated May 7, 2021
- A Community Design Advisory Committee report dated June 30, 2021
- A Heritage Advisory Committee report dated July 8, 2021
- A staff presentation dated July 14, 2021
- Correspondence from Connor Wallace, Steele Auto Group, and Sean O'Regan

Ben Sivak, Community Policy Program Manager, provided the presentation which reviewed the context of the Centre Plan, an overview of Package A and Package B, and the Committee and Council review process.

MOVED by Councillor Austin, seconded by Councillor Smith

THAT Community Planning and Economic Development Standing Committee recommend that 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 the May 7, 2021 report.**
- 2. Give First Reading and schedule a public hearing to consider 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 to G of the May 7, 2021 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 the May 7, 2021 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, 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 to G of the May 7, 2021 report.

Councillor Austin proposed amending the Centre Plan to zone a portion of 10 Maple Street in Dartmouth, as the Downtown Dartmouth zone with a floor area ratio of 4. As provided for in Section 53 (2) of Administrative Order One, Respecting the Procedures of the Council, the amendment was accepted as friendly.

The motion as amended now reads:

THAT Community Planning and Economic Development Standing Committee recommend that 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 the May 7, 2021 report.**
- 2. Give First Reading and schedule a public hearing to consider 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 to G of the May 7, 2021 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 the May 7, 2021 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, 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 to G of the May 7, 2021 report.**
- 5. Consider amending the Centre Plan to zone a portion of 10 Maple Street in Dartmouth, as the Downtown Dartmouth zone with a floor area ratio of 4. The portion of 10 Maple to be zoned Downtown Dartmouth borders 1 Crichton Avenue and should not extend farther north than the rear property lines of neighbouring 173 Ochterloney and 1 Crichton Avenue.**

Councillor Austin proposed incorporating the proposed recommendations from the Community Design Advisory Committee and the Heritage Advisory Committee reports into the recommendation from Standing Committee to Regional Council. As provided for in Section 53 (2) of Administrative Order One, Respecting the Procedures of the Council, the amendment was accepted as friendly.

The motion as amended now reads:

THAT Community Planning and Economic Development Standing Committee recommend that 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 the May 7, 2021 report.**
- 2. Give First Reading and schedule a public hearing to consider 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 to G of the May 7, 2021 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 the May 7, 2021 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, 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 to G of the May 7, 2021 report.
5. Consider:
 - (a) Amending the Centre Plan to zone a portion of 10 Maple Street in Dartmouth, as the Downtown Dartmouth zone with a floor area ratio of 4. The portion of 10 Maple to be zoned Downtown Dartmouth borders 1 Crichton Avenue and should not extend farther north than the rear property lines of neighbouring 173 Ochterloney and 1 Crichton Avenue.
 - (b) Variation for tower width and setback off of interior property lines be allowed subject to no material increase in developable volume.
 - (c) 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; and
 - (d) Requesting a review of the Proposed Regional Centre Land Use By-Law, specifically for those sections relating to the proposed Young Avenue Sub-Area (YA-A), with a view to revising proposals for maximum building height, maximum floor area ratio, minimum front and flanking setbacks, and special lot area frontage and depth requirements.

MOTION PUT AND PASSED.

- 12.2 MEMBERS OF STANDING COMMITTEE – NONE
- 12.3 COMMUNITY DESIGN ADVISORY COMMITTEE – NONE
- 12.4 HERITAGE ADVISORY COMMITTEE – NONE

13. MOTIONS – NONE

14. IN CAMERA (IN PRIVATE) – NONE

15. ADDED ITEMS

15.1 Resourcing a Pedestrian Wayfinding Program

The following was before the Standing Committee:

- A staff recommendation report dated May 13, 2021
- A staff presentation dated July 14, 2021

Hanita Koblents, Principal Planner Transportation Planning, gave a presentation regarding the Resourcing a Pedestrian Wayfinding Program. A copy of the presentation is on file.

MOVED by Councillor Lovelace, seconded by Councillor Cuttall

THAT Community Planning and Economic Development Standing Committee recommend that Halifax Regional Council address localized pedestrian wayfinding issues on an ad hoc basis as described in Option #2 of the Discussion section of the May 13, 2021 report.

MOTION PUT AND PASSED.

16. NOTICES OF MOTION – NONE

17. PUBLIC PARTICIPATION

The Chair noted that there were no registered public speakers and closed public participation.

18. DATE OF NEXT MEETING – August 19, 2021

19. ADJOURNMENT

The meeting was adjourned at 12:06 p.m.

Simon Ross-Siegel
Legislative Assistant