



**COMMUNITY DESIGN ADVISORY COMMITTEE  
MINUTES  
March 1, 2017**

**PRESENT:** Fred Morley, Chair  
Dale Godsoe  
William Book  
Eric Burchill  
Christopher Daly  
Councillor Sam Austin  
Councillor Waye Mason  
Councillor Shawn Cleary  
Councillor Richard Zurawski

**REGRETS:** Gaynor Watson-Creed, Vice Chair  
Joanne Macrae  
Councillor Lindell Smith

**STAFF:** Bob Bjerke, Chief Planner and Director of Planning and Development  
Jacob Ritchie, Manager of Urban Design  
Sherryl Murphy, Deputy Clerk  
Sharon Chase, Legislative Support

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

*The agenda, supporting documents, and information items circulated to Community Design Advisory Committee are available online: <http://www.halifax.ca/boardscom/170301cdac-agenda.php>*

*The meeting was called to order at 11:37 a.m. and adjourned at 1:02 p.m.*

**1. CALL TO ORDER**

The Chair called the meeting to order at 11:37 a.m.

**2. APPROVAL OF MINUTES – January 26, 2017**

MOVED by Dale Godsoe, seconded by Christopher Daly

**That the minutes of the January 26, 2017 meeting of the Community Design Advisory Committee be approved as presented.**

**MOTION PASSED.**

**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 DECLARATIONS OF CONFLICT OF INTERESTS**

**6. CONSIDERATION OF DEFERRED BUSINESS – None**

**7. CORRESPONDENCE, PETITIONS & DELEGATIONS**

**7.1 Correspondence re Centre Plan**

The Committee received correspondence from Karla Nicholson, Executive Director of the Quinpool Road Mainstreet District Association.

The Committee also received correspondence from Bruce Hetherington, Destination Dartmouth.

**8. REPORTS/DISCUSSION**

**8.1 Centre Plan Engagement Update**  
**(a) Community Engagement Progress Report**  
**(b) What We Heard Report- February 2017**

**The following was before the Committee:**

- **A document entitled Centre Plan Community Engagement Progress Report, 2017-02-22**
- **A document entitled What we Heard Report, February 2017**

Jacob Ritchie, Manager of Urban Design, highlighted key findings from both documents. The progress report reviewed the various engagement activities where focus was placed on lessons learned along with opportunities to engage in a different way with the public. Staff are enthused and committed to this approach and will continue to share reports with the appropriate committees. The What We Heard Report summarized what activities were done with statistics on participation and a highlight of prominent topics and public comments coming out of these initiatives.

A discussion by the committee focused on how this information will be reflected in any revisions to the Centre Plan. They appreciated the metrics highlighted in the reports and the inclusion of CDAC's feedback. The committee was interested in how the public has viewed some of the new approaches to consultation. Jacob Ritchie gave some specific examples of how different events informed what discussions took place. The committee felt that it is important that the public receive clear messaging about development including what is happening locally in their district along with the big picture to create buy-in and support of the Centre Plan. The Chair asked about the benefit of polling surveys and whether they were being considered. Various types of surveying were discussed as well as the best timing of surveys in a project of this scope. It was agreed that having a master plan works, with specific examples given: Bedford West and Russell Lake.

## **8.2 Staff Presentation- Regional Centre Policy and Regulation Adoption Update**

Jacob Ritchie provided a verbal update and acknowledged that this process is running a bit behind. It is important that the feedback received be incorporated. Referring to the timeline for the Centre Plan adoption, Mr. Ritchie indicated that staff will be bringing the Centre Plan policy to the Committee late in March. Regulations will be adopted in such a way as to provide an opportunity for the industry to have input. The first set of regulations to be adopted will be the urban centre and corridors regulations and the next will be phased in based on priority. Staff is requesting that the Committee advance a positive recommendation to Community Planning and Economic Development Standing Committee without seeing all the regulations. He emphasized that ongoing conversations will be had with CDAC at each stage of approval.

Bob Bjerke, Chief Planner and Director of Planning and Development pointed out that other work such as the review of the downtown plans and the heritage conservation plan will help to provide clarity to the policy and regulation for the Centre Plan. He reviewed how important it would be to develop a clear framework, which covers how regulation and policy changes will be handled at each stage. This will provide direction and allow things to proceed. Within this framework, a schedule can be built to transition from project to program.

Mr. Burchill expressed concern that the draft by-laws were not been tabled in February as previously committed to by staff. He was disappointed and concerned with the approach being articulated by Mr. Bjerke as it was contrary to the feedback he had received from the design and development industry participants, and that he was recommending approval of the policy set absent this feedback. i.e. the consultation program is not complete. Mr. Burchill reiterated that a review of the heights framework within the draft MPS was not possible without the corresponding by-laws.

The committee asked for additional clarification on how this schedule would work. Staff noted the project was at a key milestone and the committee's support was crucial to move forward. Regulation changes and adoption packages are key milestones where CDAC will be consulted. An important task for the committee will be to test draft regulations against policy objectives. Developing new land use by-laws is another area of focus. Staff assured the committee that process details will be brought to the next meeting and include downtown updates, any amendments to the draft plan and a clear outline of how the adoption process will work. The Chair emphasized that it is important to ease any uncertainty with the process. Staff feel strongly that moving forward with this package approach will allow land use by-laws and other regulatory changes to be addressed at each stage, which will progressively strengthen the overall plan and its execution. It was agreed that planning timelines are a sensitive topic for HRM and that the public perception of the Centre Plan's rollout is important.

## **9. DATE OF NEXT MEETING**

The Committee agreed that the March 22, 2017 meeting be rescheduled to March 29, 2017.

**10. ADJOURNMENT**

The meeting adjourned at 1:02 p.m.

Sharon Chase  
Legislative Support