



**COMMUNITY DESIGN ADVISORY COMMITTEE  
MINUTES  
March 29, 2017**

PRESENT: Fred Morley, Chair  
Dale Godsoe  
William Book  
Eric Burchill  
Christopher Daly  
Rima Thomeh  
Reg Manzur  
Jenna Khoury-Hanna  
Councillor Sam Austin  
Councillor Wayne Mason  
Councillor Shawn Cleary  
Councillor Richard Zurawski  
Councillor Lindell Smith

STAFF: Bob Bjerke, Chief Planner and Director of Planning and Development  
Kate Green, Planning and Development  
Jacob Ritchie, Manager of Urban Design  
Liam MacSween, Legislative 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/170329cdac-agenda.php>*

*The meeting was called to order at 11:36 a.m. and adjourned at 2:01 p.m.*

**1. CALL TO ORDER**

The Chair called the meeting to order at 11:36 a.m.

Round table introductions took place acknowledging new members.

**2. APPROVAL OF MINUTES – March 1, 2017**

The committee asked that the minutes be amended to reflect additional comments not captured.

The minutes will be amended and approval will be deferred to the next meeting.

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

MOVED by Willam Book, seconded by Dale Godsoe that:

**The agenda be approved as presented.**

**MOTION PUT AND PASSED.**

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**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**

Liam MacSween, Legislative Assistant noted correspondence received by the Municipal Clerk's Office in relation to Item No. 8.1.1.

**8. REPORTS/DISCUSSION**

Chair Fred Morley invited Dale Godsoe to present and review some background on what has gone into planning discussions to this point giving perspective on the efforts to date.

Dale Godsoe summarized key milestones and the approach taken as these unfolded. HRM by Design was approved in February of 2007 after 3 years in development. Challenged with division in the community the group worked by consensus and brokered change with a hardworking, respectful approach. This helped to set working principles for the Regional and Centre Plans which followed. The second set of regional plan reviews was completed in 2014 again after years of hard work. It was crucial that committee members were respectful in all areas, they were prepared for meetings and present at town halls and public meetings. These best practices will continue to be necessary moving forward.

The Chair reviewed the committee's mandate to advise and provide input on the important work of the Centre Plan which will shape the future of our community. He encouraged an open team approach and acknowledged the dedication, knowledge and expertise of all the volunteers, councillors and staff who contribute to CDAC. The committee will continue working with a consensus based approach.

## 8.1 Centre Plan

The following documentation was before the committee:

- A memorandum from Bob Bjerke, Chief Planner dated March 24, 2017 re: Centre Plan Adoption Path
- A copy of the 2017 Centre Plan document
- Correspondence from Kouroush Rad, Senior Planner WSP Group dated March 28, 2017
- Correspondence from Gordon Laing, President and COO of Southwest Properties dated March 28, 2017

The Centre Plan and Adoption Path was presented by Jacob Ritchie, Manager of Urban Design to the committee

<http://www.halifax.ca/boardscom/documents/170329cdacpres.pdf>

This presentation highlighted strategies for achieving goals which takes into account cost of services, growth targets and the core concepts of: human scale design, complete communities, pedestrians first and strategic growth. Mr. Ritchie also reviewed “things that have been learned” through research along the way which will ensure there is accurate data to reference. Enlarged Urban Structure Maps were handed out to committee members for their reference. Stakeholder and resident feedback has led to a number of refinements and enhancements of the draft plan. Housing distribution and affordability were key areas of note. The scale and mass of new buildings is about more than just height and involves the volume of the building and its impact on the public space. It was determined that FAR, floor area ratio, would replace population per acre to better address this. The importance of measurement was discussed in evaluating the effects of the plan.

Eric Burchill pointed out that the materials presented are not yet incorporated into the document awaiting the committee’s approval. The committee needs to be assured all the information is reflected in order to provide feedback for changes. Clarity in what is being proposed is crucial for both stakeholders and the public. Mr. Burchill used FAR and its measurement as a specific example.

Bill Book provided additional observations: he appreciated the strong cross-referencing and connectivity now incorporated, he felt the commentary would be improved by using more active language, he would like to see more content about the Harbour and felt that the monitoring and reporting terms could be strengthened to be ready for 1<sup>st</sup> year measurement.

Councillor Wayne Mason suggested authorizing direction contained within the Centre Plan does not prevent critique or changes moving forward. Policy and regulation changes in the SMPS and LUB’s are still to come. He looks forward to seeing a report on outstanding and existing projects and hopes this sister report will clarify and add certainty by aligning both processes.

Staff continued the presentation and reviewed the proposed Adoption Path. This path considers: how current planning documents would be affected, how it aligns with internal efforts, provides clear target dates for recommendations to Community Planning and Economic Development Standing Committee (CPED) and Council and that the Centre Plan will inevitably affect the development and growth of a larger area extending from the centre.

Specific dates were given: Regional Plan Package A- September- November 2017  
Regional Plan Package B- December 2017- February 2018.

The schedule for planning in the regional centre puts review before CDAC April 10, then to CPED April 20 and to Regional Council in May.

Councillor Wayne Mason asked if there was one design manual for both Halifax and Dartmouth and whether they might be adopted separately?

Eric Burchill reiterated that stakeholder feedback needed to be incorporated into the plan. He asked for clarification on what CDAC's responsibilities and influence were and what the committee is being asked to authorize.

Chair Fred Morley requested that ongoing changes be incorporated into the document before asking for approval from CDAC through to Council. The Centre Plan needs to accurately reflect that it is a framework which provides guidance and direction. Staff will clearly outline these concerns in the report for the April 10<sup>th</sup> meeting.

Councillor Shawn Cleary emphasized that this document provides policy direction and endorsing it falls under CDAC's mandate. He asked that a health measurement be included drawing from the information provided in the Rapid Health Assessment. Staff stated that in this context the measurement would need to be something the planning department could impact.

The committee will receive a staff report by April 6<sup>th</sup> in preparation for the April 10<sup>th</sup> meeting.

**9. DATE OF NEXT MEETING- Monday April 10, 2017, Halifax Hall, City Hall**

**10. ADJOURNMENT**

The meeting adjourned at 2:01 p.m.

Sharon Chase  
Legislative Support