



**COMMUNITY DESIGN ADVISORY COMMITTEE  
MINUTES  
April 26, 2017**

**PRESENT:** Fred Morley, Chair  
Gaynor Watson-Creed  
Dale Godsoe  
William Book  
Eric Burchill  
Rima Thomeh  
Reg Manzer  
Councillor Sam Austin  
Councillor Waye Mason  
Councillor Shawn Cleary  
Councillor Richard Zurawski  
Councillor Lindell Smith

**REGRETS:** Jenna Khoury-Hanna  
Christopher Daly

**STAFF:** Bob Bjerke, Chief Planner and Director of Planning and Development  
Jacob Ritchie, Manager of Urban Design  
Kate Green, Planning and Development  
Sherrill 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: [www.halifax.ca](http://www.halifax.ca)*

*The meeting was called to order at 11:39 a.m. and adjourned at 1:29 p.m.*

**1. CALL TO ORDER**

The Chair called the meeting to order at 11:39 a.m.

**2. APPROVAL OF MINUTES – March 1, 2017 with revisions and March 29, 2017**

MOVED by Councillor Shawn Cleary, seconded by Councillor Wayne Mason

**That the minutes of the March 1, 2017 meeting of the Community Design Advisory Committee be approved as presented.**

**MOTION PUT AND PASSED.**

MOVED by Councillor Shawn Cleary, seconded by Bill Book

**That the minutes of the March 29, 2017 meeting of the Community Design Advisory Committee be approved as presented.**

**MOTION PUT AND 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**

- Letter from Chris Millier, Director Real Estate for Canada Lands Company re: Draft Centre Plan
- Email from Jenna Khoury-Hanna, questions for April 10 Meeting
- A phone message from Joan Fraser

Chair Fred Morely will follow up with Ms. Fraser via a phone call regarding her concerns.

**8. REPORTS/DISCUSSION**

**8.1 Centre Plan Adoption Path**

The following was before the Committee:

- A document entitled Centre Plan Adoption Path

Jacob Ritchie, Manager of Urban Design, reviewed the changes made since March 29<sup>th</sup> highlighting key areas and responding to questions and comments previously brought to staff from the committee. The definitions of streetwall heights and FAR have been clarified in the revisions. Mr. Ritchie explained that some of the terminology used in a planning document is chosen to provide flexibility, for example: shall and should. William Book pointed out that there was inconsistency in themes throughout the document

and asked about the criteria for the language used. The Chair suggested Mr. Book to follow up with Mr. Ritchie to review his specific concerns. Addressing stakeholder feedback staff stated that the goal was not to regulate what is already covered in other codes, for example the Energy Code, with this plan. Staff committed to using the best current data for any climate policies. Consideration will be given to how the designation of a Corridor could potentially result in the redevelopment of buildings with heritage value. There has recently been a lot of feedback to staff about the plan and they have emphasized that all current policies and property rights are in place in the interim.

Jacob Ritchie described the next step in the adoption path and reviewed what would be covered in Package A: Urban Structure Centres and Corridors, Higher Order Residential and Future Growth Nodes. Within the active regional centre there are four Heritage District Plans: Schmidtville, Old South Suburb, Downtown Halifax and Downtown Dartmouth. There are some boundary overlaps and changes between the Centre Plan and existing downtown plans. A review will take place for each area to determine what needs to be updated, changed and amended. Staff have resources available for this work: Centre Plan Team, Heritage Team, Design Team, Land Use By-law Simplification Team and consulting support when necessary.

The Committee discussed the document and the proposed recommendations. Eric Burchill asked how the changes would be communicated to the affected audiences and how the measurement for FAR was chosen. Ritchie shared that the next phase of consultation on the new regulations would take place this spring or summer. Staff hope to communicate changes within the full structure of the document. FAR would be shared as a part of Package A. Councillor Wayne Mason encouraged a transparent and honest explanation for the public on FAR and heights. The Councillor asked for clarification on how the parking requirements will be determined. Staff noted that this would be a market decision. Councillor Shawn Cleary mentioned the inclusion of electric charge stations in parking requirements. Councillor Richard Zurawski suggested that the public should also be made aware of the measurement used regarding sea level rise. Staff can communicate this in the next round of public meetings or consultations.

The Committee then focused on the topic of measurement and metrics used in the document. Gaynor Watson-Creed stated that it is important to be able to assess what is happening and how we can see improvements. At present the measurements lack relativity. Jacob Ritchie indicated that relativity was purposefully not used. The measurements are used as indicators which would lead to additional analysis. This also allows for changes to be made in measures/indicators as needs determine. Specific reporting will reflect more than the indicators. William Book emphasized the importance of both monitoring and reporting. Estimates are used throughout and could be more specifically defined to make the data meaningful on an ongoing basis. It is also important that criteria are consistent throughout the document. The Chair asked whether the metrics used in the plan were suggestions or examples of what could be measured. Staff indicated that many of the metrics are for internal use, all will be specifically measured to ensure good data that can be pulled on a regular basis.

Councillor Sam Austin addressed the four unique opportunity sites in Downtown Dartmouth. In these cases, changes in commercial areas are needed and regulations need to fit. The Pleasant Street Community Group have made some development proposals and the question becomes how can their proposals be considered and how do their ideas fit with the Centre Plan. Councillor Austin asked about the process for adding to Heritage Plans. Jacob Ritchie mentioned that individual properties could be encouraged to seek Heritage Registration. Councillor Wayne Mason recommended that heritage properties be zoned to the envelope of the building for their protection. Corridors are another area that bears review, particularly Chebucto and Windmill Road and their designations. An update on the existing 21 development proposals was requested. There appears to be inconsistency with how different Centres are being handled leading to a lack of symmetry and approach in the document.

Further conversation focused on Registered Heritage Properties and their zoning. Councillor Mason shared that the number one protection of heritage is to zone the registered heritage building to the envelope that is already there, providing economic protection. An opportunity exists to have this incorporated into the Centre Plan. Jacob Ritchie reviewed that registered heritage buildings presently have a council process for any alteration to its form. The Nova Scotia Heritage Properties Act provides

the necessary protection although section 18 allows for a rejected proposed change to move forward after a 3 year wait. Protection also exists through the use of Heritage Conservation Districts. Bob Bjerke, Chief Planner and Director of Planning and Development, agreed that this is an important issue needing further attention and offered to provide more detailed background to CPED in response to these points. The Chair asked that this also come back to CDAC for further discussion. It was noted that the province is in the process of looking at some of these policies and seeing if they should be changed to regulations. This is being monitored by staff.

Eric Burchill would like to ensure that public consultation and feedback happens in a timely manner to provide the Committee with the information needed to endorse the plan and make recommendations to CPED as we move forward in the adoption process. Stakeholders have been waiting for further detail on the plan which should now be shared to allow for feedback.

Sherrill Murphy, Deputy Clerk, advised that the Committee's recommendation would be forwarded to Community Planning and Economic Development Committee Standing Committee, by way of a cover report and that report could highlight the Community Design Advisory Committee's areas of concern. The staff report would accompany the Committee's report. The Chair then confirmed with the Committee the areas that need further attention: FAR/height, Heritage and Corridors.

**MOVED by Councillor Waye Mason, seconded by Councillor Lindell Smith**

That the Community Design Advisory Committee (CDAC) recommend the Community Planning and Economic Development (CPED) Standing Committee recommend that Halifax Regional Council:

1. Authorize the direction contained within the Centre Plan document in Attachment 1 (Attachment A of the April 6<sup>th</sup> staff report) as a framework for amending existing planning documents and developing new planning documents as may be necessary to implement the Centre Plan direction; and
2. Direct staff to continue the 'Step 4 Approvals Process' of the Centre Plan Engagement Strategy as the public participation program as set out in Attachment 1 (Attachment C of the April 6<sup>th</sup> staff report).

**MOTION PUT AND PASSED**

**9. DATE OF NEXT MEETING- Wednesday May 24, 2017**

**10. ADJOURNMENT**

The meeting adjourned at 1:29 p.m.

**INFORMATION ITEMS**

1. Request to Present- Willow Tree Group- Centre Plan

Sharon Chase  
Legislative Support