



**COMMUNITY DESIGN ADVISORY COMMITTEE  
MINUTES  
November 22, 2017**

**PRESENT:** Fred Morley, Chair  
Gaynor Watson-Creed, Vice Chair  
Dale Godsoe  
William Book  
Eric Burchill  
Jenna Khoury-Hanna  
Christopher Daly  
Reg Manzer  
Councillor Sam Austin  
Councillor Waye Mason  
Councillor Shawn Cleary  
Councillor Richard Zurawski  
Councillor Lindell Smith

**REGRETS:** Rima Thomeh

**STAFF:** Kelly Denty, Acting Director, Planning and Development  
Jacob Ritchie, Manager, 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, reports, supporting documents, and information items circulated are online at [halifax.ca](http://halifax.ca).*

*The meeting was called to order at 11:33 a.m. and adjourned at 1:25 p.m.*

## **1. CALL TO ORDER**

The Chair called the meeting to order at 11:33 p.m. in the Barrington Room, City Hall, 1841 Argyle Street, Halifax.

## **2. APPROVAL OF MINUTES – October 25, 2017**

MOVED by Councillor Richard Zurawski, seconded by William Book

**THAT the minutes of October 25, 2017 be approved as distributed.**

## **MOTION PUT AND PASSED**

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

The agenda was approved 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-NONE**

## **8. REPORTS/DISCUSSION**

### **8.1 Orientation/Background – Centre Plan**

#### **8.1.1 Staff Presentation: Centre Plan: How We Got Here**

This presentation can be found online and is part of the official file.

Jacob Ritchie, Manager Urban Design, provided some background and context for the Centre Plan. They reviewed 20 years of planning noting key dates and milestones. Halifax by Design, 2007-2009, was an original attempt at a centre plan; followed by the Regional Centre Plan, 2015-2018. A Regional Plan review was undertaken to measure performance against growth targets and growth scenarios. Currently there are 21 Secondary Municipal Planning Strategies; 22 Land-Use By-laws with 481 Zones. The Centre Plan aims to address this and will contribute to the red tape reduction goal which in turn will provide clear communication and a better level of service for investment and growth in the region. Jacob Ritchie shared maps of the Regional Centre which covers 60 + zones and 19 Land-Use By-laws. The Centre Plan will become a policy document.

Ritchie reviewed some 2015 shared learnings that included:

- Housing needs assessment
- Density bonusing study
- Local piped service capacity
- Community profiles and analysis

Community profiles identified that active transportation and transit in the centre needs to expand. The Committee discussed how institutions such as hospitals and universities can influence housing needs.

Ritchie then reviewed what information has been gathered through community open houses and workshops as well as online through Shape Your City.

Core Concepts Include:

- Complete communities
- Human scale design
- Pedestrian first
- Strategic growth

The Centre Plan will consolidate, standardize and modernize regulations. Presently Planning is working on testing forms and mass; drafting amendments; and informing priorities plans and on-going applications. The first milestone will be presenting Draft Package A to the Community Design Advisory Committee in February 2018. It was confirmed that the map that accompanies Package A will be posted online for reference.

The Committee discussed how the Regional Plan can be used to support public transportation goals. Affordable housing needs are to be a focus/strategy where an opportunity exists with new builds in the Centre. Density planning and transportation are closely linked, the development at Washmill was discussed as an example where this is not working well. The Integrated Mobility Plan is being presented to Council in December and provides an opportunity to look more closely at these challenges. It was suggested that growth targets may be conservative and undershooting based on what is happening in the current climate. The current goal may need to be changed or modified based on which comes first 18,000 units or 2031. The Committee noted how collaboration with organizations and Federal, Provincial governments were very important in infrastructure planning. Staff shared that the Municipality is partnering with CMHC and Turning Point in a Housing and Homelessness Partnership whose goal is to have 5000 units in 5 years. This initiative is separate from the Centre Plan. Land Use planning looks at density bonusing and market housing factors to impact affordable housing. By-laws can also be used to secure special homes, Adsum House for example.

#### 8.1.2 Staff Presentation of the 2012 Quantification Study: A Case Study in City Making Math

This presentation can be found online and is part of the official file.

Jacob Ritchie reviewed the Quantification study produced by Stantec in 2012. The study looked at four scenarios: growth goals, actual observed growth, hypothetical growth scenarios A and B. They reviewed the modeling approach and identified suitability factors which were weighted. Municipal and other services were reviewed highlighting costs and benefits. They then shared the studies conclusions showing a summary of scenario costs, where scenario A saves 337 million and scenario B saves 715 million. They concluded by sharing a cost of sprawl graphic which does a good job of illustrating the difference between urban and suburban living. This illustrates in a clear straightforward way which is important to consider when communicating and sharing a plan with citizens.

The Committee identified that there is great demand and potential. It is important to have a sense of what is in the pipeline and how quick it comes to fruition noting the timing between public consultation and approved plans. The Centre Plan will expedite the pace of approved projects as new regulations and guidelines will be in place. Jacob Ritchie noted that there will be a lag of development agreements needing small amendments as they are already in the works. The Committee noted that it will be important for the plan to allow developers to get to the 40% growth target. Jacob Ritchie re-iterated that Package A, which is being presented in February, will have all pertinent supporting maps and documents.

#### 8.1.3 Staff Presentation of the Urban Structure of the Regional Centre into the Future

This presentation can be found online and is part of the official file.

Jacob Ritchie reviewed a demand analysis showing present housing decisions which is being used to project future demand. This is based on types of dwellings not a breakdown of persons in dwellings. They reviewed the 40% growth demand breakdown and looked at land availability. Strategic growth of urban structure was broken down for: residential areas, centres, downtowns, corridors and future growth nodes.

The Committee discussed the concept of complete communities and the importance of transit hubs.

The Committee was very interested in receiving a presentation on the Integrated Mobility Plan and suggested potentially holding a special meeting in January for this.

**9. DATE OF NEXT MEETING – Wednesday, December 13, 2017**

**10. ADJOURNMENT**

The meeting adjourned at 1:25 p.m.

**INFORMATION ITEMS- NONE**

Sharon Chase  
Legislative Support