



**COMMUNITY DESIGN ADVISORY COMMITTEE  
MINUTES  
May 1, 2019**

**PRESENT:** Fred Morley, Chair  
Gaynor Watson-Creed, Vice Chair  
Eric Burchill  
Christopher Daly  
Dale Godsoe  
Reg Manzer  
Councillor Sam Austin  
Councillor Lindell Smith  
Councillor Waye Mason

**REGRETS:** William Book  
Jenna Hannah-Kouroy  
Rima Thomeh  
Councillor Cleary  
Councillor Richard Zurawski

**STAFF:** Eric Lucic, Manager of Regional Planning  
Kasia Tota, Principal Planner  
Luc Ouellet, Planner III  
Justin Preece, Planner II  
Sherryl Murphy, Deputy Clerk

*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).*

**These minutes have received Administrative Approval in the interest of transparency**

*The meeting was called to order at 11:30 a.m. and the Committee adjourned at*

**1. CALL TO ORDER**

The Chair called the meeting to order at Halifax Hall, City Hall, Halifax, NS.

**2. APPROVAL OF MINUTES – NONE**

**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 DECLARATION OF CONFLICT OF INTERESTS – NONE**

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

**7. CORRESPONDENCE, PETITIONS & DELEGATIONS**

Correspondence regarding agenda item 8.4 was received and distributed to members of the Committee.

**8. REPORTS/DISCUSSION**

Eric Lucic, Manager of Regional Planning, introduced the staff presentation.

**8.1 Review of Design Requirements**

The following was before the Committee:

- A presentation entitled Centre Plan “Package A”, May 1, 2019

Ross Grant presented regarding the 1 Hectare or Larger sites responding to questions from members of the Committee at a previous meeting and reviewed the number and location of the sites.

During discussion members suggested that for the 1-hectare sites there should be a way in which to develop these lands through Development Agreement. These sites should be considered as Opportunity sites.

Staff responded that the Development Agreement is a mandatory policy under the existing Plan and although staff supports site planning, it is not the ideal tool with which to deal with roads and parks. They pointed out that the Land Use Bylaw is very detailed providing comprehensive rules for built form and other aspects of development. Staff are confident that the detailed rules can address these situations.

Members suggested that a policy allowing for Development Agreement without varying the FAR. A variance in height may be necessary.

The Chair noted that the question of Development Agreement was included in his e-mail distributed earlier today and read the proposal for Development Agreement as contained in the e-mail. The Committee agreed that the intent of the discussion was as set out in the e-mail.

Ouellett went on to introduce the Design Requirements and to compare the provisions of the Design Manual Method (2018), the Design Requirement Part (VI) and the General Land Use By-law Provisions. They indicated they believe that the General Land Use By-law as presented is a much better foundation and provides clear rules as to what will be permitted rather than the Design Guidelines.

Justin Preece, Planner II reviewed Shadow Study requirements and improvements made to HRM's process relative to shadowing. They went on to compare the 2018 Draft Design Manual to the Design Requirements of 2019. Preece reviewed examples of the 2018 Design Objectives and the 2019 Design Objectives.

Preece noted that staff was recommending a companion urban design document to provide broad public education on principles and methods that reflect the Urban Design Goals for the Regional Centre as found in the MPS.

## **8.2 Review of Site Plan Approval Process**

- A presentation entitled Centre Plan "Package A", May 1, 2019
- A document comparing the Design Manual Method (2018), Design Requirement (Part VI) and the General Land Use By-law Provisions

Carl Purvis, Manager, reviewed with the Committee the site plan approval process for the most complex developments utilizing a process chart included in the staff presentation.

Purvis and Luc Ouellett, Planner II, responded to questions from the Committee regarding the appeal process clarifying that the appeal must relate to the design requirements or the proposal. In the case of an appeal of the Development Officer's approval, all residents within the notification area (30 meters) will have an opportunity to appeal. In the case of a refusal, the applicant has a right to appeal.

The Committee discussed the timeline for applications under the site plan approval process with staff indicating that the full process would be approximately six (6) months.

Staff responded to questions regarding communication of staff's review of an application and noted that a formal process and format has been developed.

## **8.3 Staff Response to Keesmaat Report**

The following was before the Committee:

- A presentation entitled Centre Plan "Package A", May 1, 2019.
- Correspondence dated April 25, 2019 with "Attachment A, HRM Planning and Development Staff Response to the May 2018 Regional Center Secondary Municipal Planning Strategy Package A Review, Halifax by Jennifer from Eric Lucic.

Kasia Tota, Principal Planner, presented staff's response to the Keesmaat Report noting that staff believe the revised documents address most of the recommendations, and strike a balance between growth, character, local context and other policy objectives.

## **8.4 Regional Centre Secondary Municipal Planning Strategy and Land Use By-Law (Package A) - Continued from April 24, 2019**

The following was before the Committee:

- A staff report with attachments dated April 3, 2019
- E-mail dated May 1, 2019 from Fred Morley, Chair outlining observations and recommendations of the Committee
- Correspondence dated April 30, 2019 from Greg Zwicker and Joe Zareski, ZZap Consulting Inc.
- E-mail dated April 30, 2019 from Norman Nahas, Vice-President, JONO Developments Ltd.

Fred Morley, Chair, introduced the May 1, 2019 e-mail outlining observations and recommendations of the Committee. The Chair proposed that members briefly review the e-mail and reconvene next week for a one (1) hour meeting to forward a recommendation to Community Planning and Economic Development Standing Committee.

The Committee briefly reviewed the observations and recommendations contained in the e-mail and noted some required changes, discussed bonus density, the dialogue around density bonusing being moved from a benefit to a detriment for developers, and the impact of bonus density on developers and smaller developers.

The committee continued discussion on the need for a directed infrastructure and capital plan for Centre Plan implementation and the use of the Development Agreement process for large lots and heritage properties. The Chair noted that there were gaps relative to the economic plan within the Package A which would have to be considered in Package B.

The Chair indicated that based upon the input from today's session, they would revise the draft recommendation/observations from the Committee for the May 8, 2019 meeting. The intent at this upcoming meeting is to do a final review and provide a recommendation to the Community Planning and Economic Development Standing Committee.

**9. ADDITIONS - NONE**

**10. DATE OF NEXT MEETING – Wednesday, May 8, 2019**

The next meeting of the Community Design Advisory Committee will be held on May 8, 2019 at the Harbour East Community Council meeting room beginning at 11:30 a.m.

**11. ADJOURNMENT**

The meeting adjourned at 3:46 p.m.

Sherryl Murphy  
Deputy Clerk