



**COMMUNITY DESIGN ADVISORY
COMMITTEE SPECIAL MEETING
MINUTES
July 22, 2020**

PRESENT: Fred Morley, Chair
Eric Burchill
Reg Manzer
Dale Godsoe
Meredith Baldwin
Councillor Sam Austin
Councillor Wayne Mason
Councillor Shawn Cleary
Councillor Lindell Smith

REGRETS: Gaynor Watson-Creed, Vice Chair
Christopher Daly
William Book

STAFF: Eric Lucic, Manager of Regional Planning
Kasia Tota, Principal Planner
Ben Sivak, Manager of Community Planning
Dali Salih, Planner III
Phoebe Rai, Deputy Municipal 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.

The meeting was called to order at 11:35 a.m. and the Committee adjourned at 1:22 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 11:30 a.m.

2. APPROVAL OF MINUTES – July 9, 2020

MOVED by Councillor Mason, seconded by Councillor Smith

THAT the minutes of July 9, 2020 be approved as presented.

MOTION PUT AND PASSED.

3. APPROVAL OF THE ORDER OF BUSINESS

The agenda was accepted as distributed.

4. CALL FOR DECLARATION OF CONFLICT OF INTERESTS – NONE

5. CORRESPONDENCE, PETITIONS & DELEGATIONS

The Deputy Clerk noted correspondence was received for Item 6.1. This correspondence was circulated to Committee members.

For a detailed list of correspondence received refer to the specific agenda item.

6. REPORTS/DISCUSSION

6.1 Draft Regional Centre Secondary Municipal Planning Strategy (RCSMPS) and Land Use By-law (RCLUB)

The following was before the Committee:

- Draft Regional Centre Secondary Municipal Planning Strategy and Land Use By-law
- A Staff Presentation dated July 22, 2020
- Correspondence from Greg Johnston dated July 13, 2020 and Richard Doucette dated July 16, 2020

6.1.1 CDAC Meeting Schedule

Ben Sivak, Manager of Community Planning provided an overview of the proposed CDAC Meeting Schedule. During a brief discussion, Committee members suggested holding additional meetings in September if required.

6.1.2 Future Established Residential (ER) Discussion Topics

Ben Sivak, Manager of Community Planning outlined several Established Residential (ER) topics for future discussion with the Committee.

Chair Fred Morley requested that Committee members send questions and topics they would like to see covered to help facilitate the discussion tentatively scheduled for September.

6.1.3 Parks and Community Facilities

Ben Sivak, Manager of Community Planning delivered the staff presentation regarding the proposed Park

& Community Facility designation, noting there is a significant number of these lots within the Regional Centre. The designation establishes two zones: Regional Park (RPK) Zone and Park, which applies to federal and provincial parks, and Community Facility (PCF) Zone, which applies to municipal parks, community facilities and private outdoor recreation clubs.

Responding to questions from the Committee, Sivak noted that Parks and Recreation staff are currently working on a needs assessment of Parks and Community Facilities, and some questions were included in the Centre Plan survey as well. It was noted that Dartmouth has had limited comprehensive park planning in recent years.

The Committee held a conversation regarding the need for parkland in future growth nodes, noting that the Green Network Plan outlined a need for greater legislative abilities regarding parkland dedication.

MOVED by Councillor Smith, seconded by Councillor Cleary

THAT the Community Design Advisory Committee recommend that Regional Council renew requests to the Province for amendments to the Halifax Regional Municipality Charter to enact parkland dedication requirements based on density rather than land area, to address development that does not include the subdivision of land, as outlined in action 61 the Green Network Plan report and approved by Regional Council on August 14, 2018.

MOTION PUT AND PASSED.

6.1.4 Downtown Halifax

Dali Salih, Planner III, spoke to the Downtown Designation – Downtown Halifax, noting that Downtown Dartmouth was contained within Package A. The Downtown Halifax designation includes 8 character precincts / special areas, 1 proposed Heritage Conservation District (Historic Properties), and 9 Pedestrian Oriented Commercial Streets. Salih noted that the 2009 Downtown Halifax Plan and Land Use By-law will continue to apply for the Barrington Street and Old South Suburb Heritage Conservation Districts, and the Design Review Committee would continue to review proposed projects in these areas.

A discussion was held regarding interior lot line setbacks noting that the proposed Package B would not allow for variances from the minimum of 5.5 meter requirement. Committee members suggested there should be an ability to provide allowances for unique property configurations where appropriate.

Regarding the discouragement of pedway systems in the plan to promote pedestrian-friendly design staff noted that this element was being discussed with stakeholders and questions on the subject are included in the Centre Plan survey.

6.1.5 Entertainment District

Ben Sivak, Manager of Community Planning spoke to the proposed Entertainment District, which involves exempting entertainment uses from some or all provisions of noise by-laws. Sivak highlighted Policy 10.25 which supports entertainment districts “to guide municipal investments, to support vibrant cultural and entertainment areas, and to mitigate potential land use conflicts.”

6.1.6 Institutional Employment

Ben Sivak, Manager of Community Planning gave an overview of the Institutional Employment Designation, which establishes four zones: Institutional (INS) Zone, University and College (UC) Zone, Hospital (H) Zone, and Department of National Defense (DND) Zone. The designation provides conditions for “Landmark Buildings” which are visually interesting institutional buildings that contribute to the character of established neighbourhoods.

A brief discussion was held regarding Landmark Buildings being enabled as of right as opposed to

through Development Agreement. Staff indicated they could consider a mix of approaches.

Regarding promoting retention of institutional employment, staff noted that the approach is to be flexible in terms of the size of the building and encourage cooperation with institutions. Feedback from institutions has been positive regarding moving away from more outdated controls in favour of design controls.

With respect to university zones, the Committee expressed interest in tightening up uses to provide clear allowances by charter universities for university uses. Staff responded that they would review definitions to see where improvements could be made. It was noted that the focus on height transitions applies to universities as well.

7. DATE OF NEXT MEETING – Wednesday, August 26, 2020 at 11:30 a.m.

8. ADJOURNMENT

The meeting adjourned at 1:22 p.m.

Phoebe Rai
Deputy Municipal Clerk