



**COMMUNITY DESIGN ADVISORY
COMMITTEE SPECIAL MEETING
June 2, 2021**

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

REGRETS: Councillor Iona Stoddard
Meredith Baldwin
William Book

GUESTS: Councillor Shawn Cleary

STAFF: Eric Lucic, Manager of Regional Planning
Ben Sivak, Community Policy Program Manager
Kasia Tota, Principal Planner
Kelly Denty, Director of Planning and Development
Dalih Salih, Planner III
Phoebe Rai, Deputy Municipal Clerk
Liam Power, Legislative Assistant

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 11:33 a.m. and the Committee adjourned at 1:30 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 11:33 a.m.

2. APPROVAL OF MINUTES – March 2, 2021

MOVED by Chris Daly, seconded by Gaynor Watson-Creed

THAT the minutes of March 2, 2021 be approved as presented.

MOTION PUT AND PASSED.

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

Additions: None

Deletions: None

Moved by Councillor Patty Cuttell, seconded by Chris Daly

THAT the agenda be approved as presented.

MOTION PUT AND PASSED.

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

7.1 Correspondence

Correspondence was received and circulated for item: 9.1.1

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

7.2 Petitions – NONE

8. INFORMATION ITEMS BROUGHT FORWARD – NONE

9. REPORTS/DISCUSSION

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

9.1.1 – Overview of Centre Plan Package B, planning process, and key changes

The following was before committee:

- A staff recommendation report dated May 7, 2021
- A staff presentation dated June 2, 2021
- Correspondence received from Larry Haiven, S. Sunderland, Alan North, Sharon Nicolle, Janet Morris, Beverly Miller, Edward MacLean, K. MacLean, David Garrett, Michael Cowie, Connor Clark, Richmond Campbell, Peggy Walt, David Garrett, Stephen Adams, Sherry Spicer, Joan Fraser, Anne Winters, Jim Kennedy, Stephen Harding, Jenny Lugar, Adam Conter, Rob Leblanc, Connor Wallace, William Breckenridge, Ebby Gholami, Molly DeShong, Nadine Donovan, Tiffany Fields, Bill Hardstaff, and Paul Schwartzentruber

Ben Sivak, Program Manager of Community Policy with Regional Planning, gave a presentation on the Regional Centre Secondary Municipal Planning Strategy and Land Use By-law Review. Sivak gave an overview of Package A and B, including explaining community engagement and themes of the reports. Sivak gave an outline of Package B designations and explained the adoption path.

The Chair and committee agreed that recommendations to the Community Planning and Economic Development Standing Committee would likely be moved at a future meeting with supplemental recommendations from the committee.

9.1.2 – Discussion of Committee review process, additional meeting dates, and next steps

Ben Sivak, Program Manager of Community Policy with Regional Planning, answered questions of clarification from the committee. Sivak noted staff are hoping to preserve Heritage properties proportionally to new developments and that cluster zones are being applied in a limited area with the goal of more affordable housing.

The committee noted it was important not to get into the minor details but to review the policy of the report and agreed it was important for staff to explain the cluster zone in more detail.

Staff agreed to come back at a future meeting to explain in detail cluster zoning.

The committee believed that removing the method of appealing development decisions by members of the public would not remove the disapproval of members of the public on a decision and that it could potentially exacerbate the tension.

Sivak noted the first phase of by-law simplification could theoretically be applied to suburban areas. The objective would be to direct growth to transit corridors. Sivak continued saying further rezoning to suburban areas would of course need to be tailored but similar zoning tools could be revised and used outside of the Regional Centre.

Established residential zoning review and as of right development corridors and townhouse developments and solutions to affordable housing options

Staff outlined the intent of the new established residential zoning is to preserve current established residential zoning, but staff noted that through the Centre Plan Package A document it is important to accommodate more density. Staff recognized changing city demographics and explained that existing housing stock is reducing housing options due to smaller household sizes and that more smaller options would better serve the community than fewer large housing options.

The Chair and committee noted that it would be useful if there was an indicator or marker of baseline population and housing unit growth and if the Advisory Committee and whether Centre Plan is achieving its targets for housing options.

When asked about what pieces in the Centre Plan support renewable energy technologies Sivak detailed environmentally friendly practices include directing growth to areas where people can walk to work or use transit efficiently. Staff continued, saying they cannot force environmental initiatives on developers but

can remove barriers for renewable energy. Staff gave the example that a building at maximum height can still add solar panels. Sivak noted staff are constrained by the Halifax Charter and can't require specific energy hookups for developments.

Sivak explained the Centre Plan reflects changes that allow flexibility on sloping streets. Where the Regional Centre is a sloping area, Package B certain changes were based on feedback from developers and designers. Staff also explained the policy is not intended to push out larger stores from the Regional Centre.

The Chair noted it might be important to consider risk framework for the Centre Plan at a future meeting.

10. DATE OF NEXT MEETING – Wednesday, June 23, 2021

11. ADJOURNMENT

The meeting was adjourned at 1:30p.m.

Liam Power
Legislative Assistant