



**COMMUNITY DESIGN ADVISORY  
COMMITTEE SPECIAL MEETING  
MINUTES  
June 16, 2021**

**PRESENT:** Fred Morley, Chair  
Gaynor Watson-Creed, Vice Chair  
Dale Godsoe  
Eric Burchill  
Councillor Sam Austin  
Councillor Waye Mason  
Councillor Lindell Smith  
Councillor Kathryn Morse  
Councillor Patty Cuttell  
Councillor Iona Stoddard  
Meredith Baldwin

**REGRETS:** Reg Manzer  
William Book  
Christopher Daly

**GUESTS:** Councillor Shawn Cleary

**STAFF:** Eric Lucic, Manager of Regional Planning  
Ben Sivak, Community Policy Program Manager  
Kasia Tota, Principal Planner  
Luc Ouellet, Planner III  
Mark Inness, Planner II  
Haruka Aoyama, Legislative Assistant  
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](http://halifax.ca).*

*The meeting was called to order at 11:33 a.m. and the Committee adjourned at 1:16 p.m.*

**1. CALL TO ORDER**

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

**2. APPROVAL OF MINUTES – NONE**

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

*Additions: None*

*Deletions: None*

The committee approved the agenda 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**

**7.1 Correspondence**

The Clerk noted that no correspondence had been received through the Clerk's Office.

**7.2 Petitions – NONE**

**8. INFORMATION ITEMS BROUGHT FORWARD – NONE**

**9. REPORTS/DISCUSSION**

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

**9.1.1 Modifications to Centre Plan Package A**

The following was before committee:

- A staff presentation dated June 16, 2021

Ben Sivak, Program Manager of Community Policy with Regional Planning, gave a presentation on the Centre Plan Package B modifications from Centre Plan Package A. Sivak gave an overview of Package A Designations, and spoke about the challenges of the Site Approval Tool, namely that it was meant to be used for exceptions and not a standard tool. Sivak explained the differences between Package A and Package B site plan approval variations, slope conditions, building form and designs. Sivak noted other updates to Package B.

Sivak answered questions of clarification from the committee noting that changes from Package A are refinements and staff have benefitted from the multi-step process of rolling out the Centre Plan packages. Sivak noted some geographical boundary changes were made from Package A to Package B and they were highlighted in the presentation. Staff explained that sloped roofs of 4.5m will now be height exempt similarly to how chimneys may exceed zoning height limits, but staff cautioned the space could not be habitable.

Luc Ouellet, Planner III with Regional Planning, added that the 4.5m cap was added because otherwise it would incentivize concrete developments over other materials.

Sivak answered questions from the committee noting that generally the requirement for parking spaces are three units per one parking space in buildings with over 12 units.

Sivak gave an overview of the Robie Street Transportation Reserve and noted that is a common method for municipalities to acquire land for road expansions for transit.

The committee noted it would be helpful to have a briefing note on what designs can have a variance and can appeal a zone or land-use by-law and which structures cannot. Sivak noted the planning team would bring forward a briefing note at a future meeting on the possible variances.

#### 9.1.2 Further discussion on Established Residential zoning

Sivak answered a question on nonconforming uses relaxation in Package B, explaining the intent of the provision is that a structure can be renovated if the section of the building that's nonconforming is not renovated to be made more nonconforming.

The committee voiced concerns around adding density, including if there's enough outdoor space.

Sivak answered questions noting encouraging more density and more parks especially in the wake of Covid-19 was important and factored into planning.

Sivak noted that committee would not be able to see the Open Spaces Plan before Package B is referred to the Community Planning and Economic Development Standing Committee.

#### 9.1.3 Utility of a risk assessment framework for the presentation to Regional Council

The following was before committee:

- A handout dated June 10, 2021

The committee did not discuss the utility of a risk assessment framework.

#### 9.1.4 Key issues for the Community Design Advisory Committee to communicate to CPED and Regional Council

The Chair noted they will be looking for requests from committee and councillors to forward to CPED over the coming days and discuss at the next meeting of the Community Design Advisory Committee.

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

### **11. ADJOURNMENT**

The meeting was adjourned at 1:16 p.m.

Liam Power  
Legislative Assistant