

COMMUNITY DESIGN ADVISORY COMMITTEE  
MINUTES

September 19, 2012

- PRESENT: Ms. Dale Godsoe, Chair  
Mr. Fred Morley, Vice Chair  
Mr. Bill Book  
Ms. Joanne Macrae  
Dr. Gaynor Watson-Creed  
Mr. Peter Moorhouse  
Councillor Sue Uteck  
Councillor Dawn Sloane  
Councillor Lorelei Nicoll  
Councillor Jennifer Watts  
Councillor Peter Lund
- REGRETS: Mr. Geoff LeBoutillier  
Mr. Eric Burchill (absent)  
Councillor Jim Smith (absent)
- STAFF: Ms. Susan Corser, Project Co-ordinator  
Ms. Kasia Tota, Community Developer  
Mr. Austin French, Manager, Planning  
Ms. Sheilagh Edmonds, Legislative Assistant  
Mr. Richard Harvey, Senior Planner

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**1. CALL TO ORDER**

The Vice Chair called the meeting to order at 10:35 a.m. in the Multi-purpose Room, George Dixon Community Recreation Centre, 2502 Brunswick St., Halifax.

He advised that the Chair was running late and asked him to start the meeting.

**2. APPROVAL OF MINUTES:** August 1, 2012; September 5, 2012

The Committee agreed to defer approval of the minutes, as Mr. Geoff LeBoutillier had indicated to the Chair that he had an amendment to the minutes to put forward. Mr. LeBoutillier was unable to attend this meeting, therefore, it was agreed to defer to the minutes to the next meeting when Mr. LeBoutillier could speak to the matter.

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

**MOVED by Councillor Uteck, seconded by Councillor Lund that the agenda be accepted as presented. MOTION PUT AND PASSED.**

**4. BUSINESS ARISING FROM THE MINUTES/DEFERRED BUSINESS:**

Councillor Uteck referred to the September 5, 2012 minutes, page 5, the paragraph in regard to 'concerns noted about a disconnect between the status of HRMbyDesign, current proposed developments, and the work of the Centre Plan and Regional Plan +5' and advised that she was receiving feedback that developers were being told that at this time, nothing was being approved.

In response, Mr. French advised that staff were not saying that, but if someone wanted a plan amendment in the Centre Plan area, and within a Corridor, staff would rather that they make it part of this process rather than have several parallel processes run at the same time.

At 10:39 a.m. Mr. Moorhead entered the meeting.

**5. CORRESPONDENCE, PETITIONS & PRESENTATIONS**

**5.1 Correspondence:** None

**5.2 Petitions:** None

**5.3 Presentations:** None

**6. REPORTS:**

**6.1 Staff:**

### **6.1.1 Centre Plan Phase 1 – Change in Approach and Schedule**

A staff report dated August 9, 2012 was submitted.

Mr. Richard Harvey, Acting Urban Design Project Manager, reviewed the staff report. He explained that the reason for the proposed change in the approach and schedule for the Centre Plan Phase 1 was that the Charter amendments staff was seeking in regard to density bonusing and the site plan approval process did not get introduced to the Provincial Legislature prior to it adjourning the Spring Session in May of this year.

At 10:40 a.m. Councillor Sloane and Ms. Godsoe, Chair entered the meeting. Ms. Godsoe assumed the Chair at this time.

Mr. Harvey added that, although the Municipality did not get the changes to the Charter, staff have provided three options, as outlined in the staff report, on how to continue to move the Centre Plan forward, with the staff recommendation being Option 2 - the Development Agreement approach.

Mr. Harvey noted that staff have had a request from the Province to include three additional sites, in going forward and would be included in the public engagement. He added that he is waiting to hear back from the Province to get more clarity.

Mr. French pointed out that this was preliminary information adding that there have been only general discussions with the Province at this point in time, and staff are awaiting to hear back on final decisions on which sites the Province wants included.

Councillor Watts questioned why the Province would not initiate the public engagement on their own sites. She suggested that in their future conversations with the Province, staff should indicate that this was something the Province should initiate and that staff would work with them. The Chair indicated that this was something for staff to consider and bring back for discussion at the next meeting.

At 10:50 a.m. Mr. Book entered the meeting.

In response to a question, Mr. French advised that the public consultation is scheduled for November with two meetings—one in Halifax and one in Dartmouth.

Councillor Watts noted that at a previous Committee meeting there was discussion on the concept of a comprehensive development process for the Robie Street/Young Street 'superblock' and encouraged staff to keep this in mind, as it was an important for this area for future development.

In regard to a question about the next steps, Mr. French advised that staff will present its report to the Community Planning & Economic Standing Committee, with the understanding that this (CDAC) Committee wants more detail. Staff will come back to the Committee before they go out for public consultations.

Councillor Nicoll entered the meeting at 11:44 a.m.

Following a discussion with staff responding to questions, there was general consensus among the Committee that Option 2 was the best approach to keep the project moving forward, and it will also allow for an easy transition to site plan approval criteria if the Municipality obtains the required changes to its Charter to proceed with site plan approval in the rest of the Regional Centre. The Committee also felt it would be beneficial to have staff prepare a report which outlines the strategy staff will take in going forward in seeking the necessary Charter Amendments, and this should be part of the motion.

**MOVED by Councillor Uteck, seconded by Councillor Sloane, the Community Design Advisory Committee recommend the Community Planning & Economic Development Standing Committee approve:**

- 1. The development agreement process, as an interim approach to deal with development approvals within the Centre Plan Phase 1 corridors; and**
- 2. The amended schedule for Centre Plan Phase 1, as contained in the August 9, 2012 staff report and detailed in Attachment A.**
- 3. Staff provide a report on Legislative Amendments being requested from the Province for this process.**

**MOTION PUT AND PASSED.**

#### **6.1.2 HRM is 'Vibrant' – Response to Community Comments**

A document entitled 'HRM is Vibrant' was submitted.

The Committee reviewed the document with staff noting revisions.

**6.2 Committee Members:** None

**7. ADDED ITEMS:** None

**8. NEXT MEETING DATES:**

- October 3, 2012 - George Dixon Centre, 2502 Brunswick Street, Halifax
- October 10, 2012 – George Dixon Centre, 2502 Brunswick Street, Halifax
- October 17, 2012 – George Dixon Centre, 2502 Brunswick Street, Halifax

In response to a request from the Chair, Ms. Corser advised that she would provide a schedule of meetings and topics for the Committee's information.

**9. ADJOURNMENT**

The meeting adjourned at 12:45 p.m. adjourned.

Sheilagh Edmonds  
Legislative Assistant