

COMMUNITY DESIGN ADVISORY COMMITTEE
MINUTES

July 3, 2013

PRESENT:

Ms. Dale Godsoe, Chair
Mr. Fred Morley, Vice Chair
Mr. Geoff Le Boutillier
Mr. Bill Book
Councillor Lorelei Nicoll
Councillor Gloria McCluskey
Councillor Waye Mason
Councillor Jennifer Watts

REGRETS:

Dr. Gaynor Watson-Creed
Mr. Peter Moorhouse
Mr. Eric Burchill
Ms. Joanne Macrae

STAFF:

Mr. Austin French, Manager, Planning and Infrastructure
Ms. Jane Fraser, Director, Planning and Infrastructure
Ms. Julie Vandervoort, Legislative Support

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1. CALL TO ORDER

The Chair called the meeting to order at 11:42 a.m. in Halifax Hall, City Hall.

2. APPROVAL OF MINUTES – June 19, 2013

MOVED by Mr. Book, seconded by Mr. Morley that the minutes of June 19, 2013 be approved as presented. MOTION PUT AND PASSED.

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

MOVED by Councillor Mason, seconded by Mr. Le Boutillier that the agenda be approved as presented. MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES

4.1 Points raised at June 28, 2013 meeting for further discussion:

- **Should the Regional Centre Chapter be incorporated in the Economic and Finance Chapter (Councillor Mason)**
- **Harbour Priority Plan (Councillor Nicoll)**
- **Business and Industrial Parks zoning – what does the zoning allow (Councillor Nicoll)**
- **Can the definition of Existing Roads be put in or referenced in the Plan (Chair)**

Mr. French and Ms. Fraser facilitated a discussion that clarified the following points:

- The link between the Regional Centre and economic prosperity will be emphasized.
- Several plans have been completed for harbour areas, including dealing with sea level rise, and residential zoning will not be permitted for the area currently held by the Coast Guard. If federal land is sold to private interests then the Harbour Plan and municipal zoning will govern the new owners.
- Current policy outlines the buffer requirements around residential areas from industrial noise and this is further addressed in community planning.
- The Irving Shipyard is zoned for any marine-related business.
- Some residential development in private Business Parks is commonly allowed throughout North America; HRM will deal with this by Development Agreements or through secondary planning and complete community design. The Business Parks Functional Plan sets out the scope and growth of HRM and private Business and Industrial Parks, including where residential use won't be permitted (i.e. the Burnside Expansion).
- Staff will include a definition of existing roads and cross-reference it in the report.

Several CDAC members expressed the concerns that the term “business park” is confusing if the meaning is “commercial/office district”; that no residential development should be allowed in business parks (or it should be capped during this five-year plan); and that those zones that are industrial only should be clearly indicated as such. The Committee added that the total allowable residential units in business parks should be established with the developer and that this cap cannot later be changed.

5. CORRESPONDENCE, PETITIONS & DELEGATIONS

5.1 Correspondence -- None

5.2 Petitions -- None

5.3 Presentations -- None

6. REPORTS

6.1 Continued Review of Community Feedback Tables

The Committee continued its review of the Tables, beginning with Chapter 6: Regional Centre. In addition to the Guiding Principles of this Chapter, the Committee suggested a statement recognizing the contribution and value of preserving existing neighborhoods as new housing can be significantly more expensive. Members also encouraged the message that some downtown development opportunities should not wait for matching funds or partners.

Chapter 7: Cultural and Heritage Resources

The Chair stated that an acknowledgment of the committed and helpful feedback from the arts community would send a positive message as would adding the word “Arts” to the chapter title. Mr. French noted that staff have identified the next step is to create an investment strategy for the arts with a list of priorities.

Chapter 8: Municipal Water Services, Utilities and Solid Waste

Mr. French informed the Committee that staff are now recommending that only the utility wires between street poles and houses be “undergrounded” as this is a more manageable project and will keep housing affordable. He added that an Infrastructure Charge report has been completed and is referenced in Chapter 8 and that such charges are currently used as cost recovery, not as a growth management tool. Ms. Fraser stated, in response to a question, that a report on transit (in terms of infrastructure charges) would be forthcoming in late fall, 2013.

Chapter 9: Governance and Implementation

Mr. French stated that, in response to feedback, staff would create a chart listing each objective and the tool used to measure achievement of that objective. He added that he would bring this chart to the next CDAC meeting and that he would consider the suggestion of an annual report on measuring outcomes. The Chair noted that, as the work of the Centre Plan was beginning, this was the time to examine best practices in public engagement including information on where changes have been made.

Mr. French concluded the discussion by noting that, as “greenbelting” is a community design and growth management strategy, a more useful term or wording might be found that explains this and also includes the goal of protecting culturally significant lands.

7. ADDED ITEMS

- 7.1** Ms. Fraser circulated a draft schedule, dated June 28, 2013, of the Critical Path for RP+5 Report to Council Plan Approval (Reports), from July 3, 2013 to November 12, 2013.

8. NEXT MEETING DATE – July 17, 2013

9. ADJOURNMENT

The meeting was adjourned at 2:10 p.m.

Julie Vandervoort
Legislative Support