

COMMUNITY DESIGN ADVISORY COMMITTEE  
MINUTES

November 8, 2013

- PRESENT: Ms. Dale Godsoe, Chair  
Mr. Fred Morley, Vice Chair  
Mr. Eric Burchill  
Mr. Bill Book  
Ms. Joanne Macrae  
Dr. Gaynor Watson-Creed  
Mr. Geoff Leboutillier  
Councillor Waye Mason  
Councillor Jennifer Watts
- REGRETS: Mr. Peter Moorhouse  
Councillor Lorelei Nicoll  
Councillor Gloria McCluskey
- STAFF: Ms. Jane Fraser, Director, Planning & Infrastructure  
Mr. Austin French, Manager, Planning  
Ms. Susan Corser, Project Coordinator  
Ms. Sheilagh Edmonds, Legislative Assistant  
Ms. Cathy Mellett, Municipal Clerk  
Mr. Bill Moore, Deputy Chief, Halifax Regional Police

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TABLE OF CONTENTS

1.	CALL TO ORDER.....	3
2.	APPROVAL OF MINUTES.....	3
3.	APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS.....	3
4.	BUSINESS ARISING FROM THE MINUTES.....	3
5.	CORRESPONDENCE, PETITIONS & PRESENTATIONS.....	3
6.	REVIEW OF ISSUES OF CONCERN – DRAFT 3 RP+5.....	3
7.	ADDED ITEMS.....	6
8.	NEXT MEETING DATE.....	6
9.	ADJOURNMENT.....	6

**1. CALL TO ORDER**

The Chair called the meeting to order at 9:00 a.m. in Halifax Hall, City Hall.

**2. APPROVAL OF MINUTES**

**MOVED by Mr. Book, seconded by Ms. Macrae that the minutes of October 30, 2013 be approved. MOTION PUT AND PASSED.**

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

There were no additions or deletions to the agenda.

**MOVED by Councillor McCluskey, seconded by Councillor Mason that the agenda be approved as presented. MOTION PUT AND PASSED.**

**4. BUSINESS ARISING FROM THE MINUTES:** None

**5. CORRESPONDENCE, PETITIONS & PRESENTATIONS:** None

**6. REVIEW OF ISSUES OF CONCERN – DRAFT 3 RP+5**

A memorandum dated November 1, 2013 was submitted from Councillor Waye Mason.

An updated Growth Centres Map, as requested from the October 30, 2013 meeting was submitted.

Mr. Bill Moore, Deputy Chief addressed the Committee and advised that he was in attendance as a guest facilitator and would assist the Committee in capturing the information today and moving through the issues the Committee has with Draft 3.

For today's session, Mr. Moore advised that there are three things coming out

1. Issues within the document you may have some questions with
2. Issues not mentioned in RP+5 the members want elaborated on
3. Committee process

At 9:15 a.m. Mr. Leboutillier entered the meeting.

Mr. Austin French referred to the submitted updated growth Centres Map and advised that it adds the elements as requested by CDAC, i.e. land use designations, urban service boundary and the transit boundary, together with adjustments to the dwelling unit allocations to reflect the last census update. Mr. French responded to questions.

Councillor Watts noted that there were three or four areas on the map that concerned her – the area around Porters Lake, Sackville-Beaverbank, Margeson Drive, and the Tantallon area. She added that the committee is being asked to approve all this without understanding how this fits into the Road Network Functional Plan.

Mr. Moore questioned the Councillor on what it is in the Plan that causes her concern i.e, what needs to change in her view, and then if the Committee deems it an issue, then capture the issue

Mr. Book questioned if there was enough within the serviced boundary to meet the growth objective of the Plan, over the course of the Plan. In response, Mr. French advised that there is enough room to cover the growth projections. He added that the problem is that, having counted in the Shearwater lands, and now that this is off the table, it created an imbalance between west and east, and that there is not much room left to grow in Dartmouth.

Mr. Burchill advised that the challenge of committee is in finding the right balance of flexibility but not be so permissive that the boundary would be eroded.

Councillor Watts advised that the report needs to highlight that that are 40,000 serviceable lots. She also noted that the map should be included.

Mr. French emphasized that the numbers are estimates by staff, out to 2031 and are based on approvals and trends. In response to another questions he advised that there is a 30 year supply of land based on the assumption of 75 percent growth within the urban settlement designation.

Mr. Moore advised that the current discussion around the numbers of available serviceable lots and potential housing units indicates that it would be helpful to have clarity around those numbers.

The Committee then proceeded with putting forward and getting consensus on the following recommendations:

Councillor McCluskey noted for the record that she was in attendance today to listen to the discussion and would not be voting because the matter will be coming to Regional Council in a public hearing.

- Table 1.1 – draft 3 – expand the table by three or four columns and with additional information (rows).
- All other HRM departmental strategic plans should be required to align with the Regional Plan.
- There needs to be broader clarity on policy G-15
- Reduce development between rural centres to 30.
- Clear language introduced to define G-15 “limited in scale” such as “means the creation of no more than three units or lots through either plan of subdivision, consent or plan of condominium: or “Minor Lot adjustments or boundary additions, provided they do not create a separate lot for a residential dwelling”
- Riparian buffer should default to a 30 metre buffer.
- EC-3 should be worded in a way that it makes clear no standalone C or any R uses will be allowed in the future. EC-3 should apply to Burnside as soon as RP5 is adopted by Council, overriding current SMPS and LUBS.
- Include a policy statement that specifically states policies related to the Plan objectives of incenting development in the Regional Centre, streamlining development approvals in the Regional Centre, and density bonusing in the

Regional Centre shall be addressed in the policies of the Centre Plan; and that policy work in regard to incenting development in the Regional Centre be initiated immediately and in parallel with the Centre Plan.

- The Plan does not adequately meet the objectives outlined in the theme of land use and Transit/active Transportation are Mutually Supportive. Ties between land use and transit/active transportation are not clear. Priority of road network plans to support modal shift is not clear, and the road network list has been changed since 2006 without adequate public or council consultation.
- The Regional Plan requires public consultation on the priorities of the full road network functional plan and that no projects on that table (Table 4.1) shall be approved for construction until the full road network functional Plan is approved.
- Modal split targets to 2031 should be as follows: Regional Centre-28% Transit, 37% Active Transportation, 35% Car; Inner Suburban – 30% Transit, 8% Active Transportation, 62% Car; Suburban edge/rural - - 10% Transit, 4% Active Transportation, and 86% car.
- In Policy T-10 change the wording from ‘shall consider mixed use residential and commercial areas . . . to “shall require mixed use residential and commercial . . .”
- All development must meet the objective of 3.1.4 regarding community design.
- Language needs to be in the RP5 that clearly states what is allowed while introducing language around not allowing outmoded curvilinear development with cul de sacs and old fashion suburban street plans.
- The length of time a community planning process should take from initiation to completion, under the legislative planning process be set out in policy in the Regional Plan.
- Regional Council establish a target for the completion of community plans it wants to accomplish.
- More development in the urban core, and that it is streamlined to be a smoother process and that it would not create unintended consequences to other areas.
- Annual review of the objectives in the Plan
- An additional reason be added to policy G-14 to say “provided the proposal does not contradict targets for growth as outlined in the Regional Plan”
- Each staff report have a Strategic Implications Section or RP5 could commit HRM to Triple Bottom Line reporting, so each and every staff report shows how it supports RP5 and other strategic documents.

Ms. Mellett advised that the recommendations captured today on the flip charts will be transposed to a document which will be circulated to the Committee in advance of the next meeting.

**7. ADDED ITEMS:** None

**8. NEXT MEETING DATE:** November 15, 2013

**9. ADJOURNMENT**

The meeting adjourned at 2:35 p.m.

Sheilagh Edmonds  
Legislative Assistant