



**COMMUNITY DESIGN ADVISORY COMMITTEE  
MINUTES  
April 27, 2016**

**PRESENT:** Fred Morley, Chair  
Gaynor Watson-Creed, Vice Chair  
Councillor Waye Mason  
Councillor Gloria McCluskey  
Councillor Jennifer Watts  
William Book  
Dale Godsoe  
Peter Moorhouse  
Eric Burchill  
Christopher Daly

**REGRETS:** Joanne Macrae  
Councillor Brad Johns

**STAFF:** Mr. Jacob Ritchie, Manager, Urban Design  
Liam MacSween, Legislative Assistant

*The following does not represent a verbatim record of the proceedings of this meeting.*

*The agenda, supporting documents, and information items circulated to the committee are available online: <http://www.halifax.ca/boardscom/160427cdac-agenda.php>*

*The meeting was called to order at 11:30 a.m. and adjourned at 1:42 p.m.*

**1. CALL TO ORDER**

Fred Morley, Chair called the meeting to order in Halifax Hall, 2<sup>nd</sup> Floor City Hall, 1841 Argyle Street, Halifax.

**2. APPROVAL OF MINUTES – March 23, 2016**

MOVED by Councillor McCluskey, seconded by Gaynor Waston-Creed

**THAT the minutes of March 23, 2016 be approved as presented.**

**MOTION PUT AND PASSED.**

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

Additions:

9.1 Workshop Sessions and Feedback from Centre Plan Launch Open House

MOVED by Mr. Brook, seconded by Councillor McCluskey

**THAT the agenda be approved as amended.**

Two-third majority vote required.

**MOTION PUT AND PASSED.**

**4. BUSINESS ARISING OUT OF THE MINUTES**

**5. CALL FOR DECLARATION OF CONFLICT OF INTERESTS**

**6. CONSIDERATION OF DEFERRED BUSINESS – NONE**

**7. CORRESPONDENCE, PETITIONS & DELEGATION – NONE**

**8. REPORTS/DISCUSSION**

**8.1 STAFF**

**8.1.1 Staff Presentation – Local Wastewater Capacity Study**

The following was before the committee:

- *A staff presentation dated April 27, 2016*

Jacob Ritchie, Manager of Urban Design provided a presentation with respect to the Local Wastewater Capacity Study. Mr. Morley, chair thanked Mr. Ritchie for his presentation and requested questions of clarification from members of the committee.

Eric Burchill joined the meeting at 11:58 p.m.

In response to questions of clarification from members of the committee, Jacob Ritchie provided the following commentary:

- That changes in the volume of development can lead to higher rent prices and therefore costs of construction and land values need to be the focus area of planning policies and regulations.
- The underlying purpose of the local wastewater capacity study is to determine areas where growth will take place. As such a clear and well written plan is required to assist accurately determining costs of construction and facilitate assessment of land values.
- Staff is interested in determining how much water can be drawn out of existing water infrastructure to determine if upgrades are necessary to service new development.
- When staff negotiates a Development Agreement, suggestions can be made for developers to incorporate new technologies and methods to enhance stormwater management.
- Due to climate change, peak flow storm water instances are happening more often. Data collected in studies like the local wastewater capacity study can help to influence the design of new systems to deal with this reality.
- Guidelines and regulations with respect to the impact of overflow stormwater on potable water will be covered in the Regional Plan.

### **8.1.2 Update – Shannon Park Proposal**

Jacob Ritchie provided an overview of the Shannon Park Proposal outlined on <http://www.shannonpark.ca> and responded to questions of clarification from the committee.

In response to a follow up question, Jacob Ritchie advised that the developers of the Shannon Park site will need to construct the water and waste water infrastructure for the site. He further advised that a master plan for the area will be constructed to ensure that water and wastewater infrastructure will be compatible with future development.

Further discussion ensued, with Jacob Ritchie providing commentary in relation to the development partnership between Canada Land Corporation and the Millbrook First Nation.

### **8.1.3 Update – Other Policy Projects – Regional Centre**

The following was before the committee:

- *A memorandum from Mr. Jacob Ritchie, Urban Design Program Manager, dated April 21, 2016.*

Jacob Ritchie provided an overview of the staff memorandum dated April 21, 2016 and responded to questions of clarification from members of the committee pertaining to ongoing policy work.

In response to a follow up question, Jacob Ritchie advised that the District 7 & 8 Planning advisory committee will host a public meeting on May 9, 2016 in relation to a regional Council-initiated amendment to the Halifax Municipal Planning Strategy and the Halifax Peninsula Land Use Bylaw to create a site specific zone for 6067 Quinpool Road, the former St. Patrick's High School property.

Miles Agar, Planner noted that the process for 6067 Quinpool Road is very similar to that of the Southport application in that public information meeting will be held by the Planning Advisory Committee to gain initial feedback. He provided further commentary with respect to the rest of the process noting further review by staff, District 7 & 8 Planning Advisory Committee, Halifax & West Community Council and Regional Council.

Several committee members noted the importance of being apprised of the in-process policy work that is ongoing as work on the Centre Plan continues and whether or not work that has been undertaken with respect to the Centre Plan is being injected in to the in-process policy work.

Jacob Ritchie noted that there is a great deal of integration with respect to the proposed Centre Plan policies respecting in-process policy work. He advised that regular updates can be provided to the committee with respect to in-process policy work.

Peter Moorhouse left the meeting at 1:01 p.m.

**9. ADDED ITEMS**

**9.1 Workshop Sessions and Feedback from Centre Plan Launch Open House**

The following was before the committee:

- *A staff presentation dated April 27, 2016*

Jacob Ritchie provided an update of the Workshop session planned for the Centre Plan Launch and highlighted the following:

- Participants identified walkability and comfortable communities as priority areas
- 76% of participants think HRM is doing poor or fair with respect to mobility
- Most participants state that HRM is doing well with respect to work on parks and public spaces

Jacob Ritchie advised that staff will continue to engage with the public as part of its engagement strategy.

Further discussion ensued with members of the committee discussing reality of bias within the survey's respondents.

**10. DATE OF NEXT MEETING – Wednesday, May 25, 2016**

**11. ADJOURNMENT**

The meeting adjourned at 1:42 p.m.

Liam MacSween  
Legislative Assistant