



**COMMUNITY DESIGN ADVISORY COMMITTEE
MINUTES
JUNE 29, 2016**

PRESENT: Dale Godsoe, Acting Chair
William Book
Eric Burchill
Joanne Macrae
Peter Moorhouse
Councillor Gloria McCluskey
Councillor Jennifer Watts
Councillor Tony Mancini

REGRETS: Fred Morley, Chair
Gaynor Watson-Creed, Vice Chair
Councillor Waye Mason

STAFF: Jacob Ritchie, Manager, Urban Design
Sherryl Murphy, Deputy Clerk

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

The agenda, supporting documents, and information items circulated to Community Design Advisory Committee are available online: <http://www.halifax.ca/boardscom/160629cdac-agenda.php>

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

As neither the Chair or Vice-Chair was present, the Committee agreed that Dale Godsoe Chair the meeting.

1. CALL TO ORDER

The Chair called the meeting to order at 11:30 p.m.

2. APPROVAL OF MINUTES – April 27, 2016 and May 26, 2016

MOVED by Mr. Book, seconded by Councillor Watts:

That the minutes of the April 27, 2016 and the May 26, 2016 meeting be approved as distributed. MOTION PUT AND PASSED.

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

The Committee agreed that item 8.1.3 would be considered prior to 8.1.2

4. BUSINESS ARISING OUT OF THE MINUTES - None

5. CALL FOR DECLARATIONS OF CONFLICT OF INTERESTS - None

6. CONSIDERATION OF DEFERRED BUSINESS – None

7. CORRESPONDENCE, PETITIONS & DELEGATIONS

Correspondence was received from Patrick Sullivan, President and CEO, Halifax Chamber of Commerce dated June 9, 2016.

8. REPORTS

8.1 STAFF

8.1.1 Update – Centre Plan Activities

Mr. Jacob Ritchie provided an up date on the Centre Plan Activities noting that a number of applications have been received for changes to the Municipal Planning Strategy and Land Use Bylaw. He went on to indicate that staff is speaking with the applicants to determine whether there is alignment with the Centre Plan. A process for projects that align with the vision of the Centre Plan must be identified over the next 2-3 months. Mr. Ritchie clarified that there has been a higher volume of complex applications which take time to process.

Mr. Burchill noted that developers are always looking at development and do so based on the existing plans and what has been developed. Questions about whether applications will be advanced based on old rules or new leave the development industry threading water.

Mr. Ritchie noted that the Centre Plan will provide significantly more guidelines around when to open the plan on the site specific basis.

The committee considered 8.1.3 at this time.

8.1.3 Presentation – Neighbourhood Workshops, What we Heard Report

The following was before the Committee:

- What we Heard Report, May 2016 Community Workshops

Ms. Stephanie Mah, Planning Intern, presented the report as distributed reviewing with the Committee the methodology for the workshops and the resulting priority concept clusters. Analysis of comments has identified priority issues for the community:

- Street/trail connectivity
- Affordable housing options
- Identification what areas of community have infill/densification – preserving existing neighbourhoods

Ms. Mah noted that the workshops had provided information regarding what the community is really looking for in the Centre Plan.

Ms. Mah and Mr. Ritchie responded to questions from members of the Committee.

Note was made that communications of this information will be key.

8.1.2 Presentation – Development Scenarios in the Regional Centre

The following was before the Committee:

- Center Plan, Open House: Growth Scenarios, Where and How Should we Grow

Mr. Ritchie introduced Rachel Dillon and Michael Rac of O2.

Mr. Ritchie briefly reviewed the presentation given at the development scenarios workshop held on Monday, June 27, 2016. He went on to review the primary growth areas and the downtowns where tall buildings would be appropriate (tall buildings being 7 stories and above). Referring to Future Growth Areas, Mr. Ritchie noted that these were areas where planned developments would occur (i.e. Shannon Park and Penhorn Mall). He noted that secondary corridors are earmarked for low to moderate development.

Mr. Burchill noted that the plan policy should recognize that corridors are not alike along the full length of corridors and should be zoned appropriately.

Mr. Ritchie indicated that the scenarios illustrated that if development is not going to be built up, it will have to be built out and HRM must recognize what that impact will be (i.e. more development with lower rise).

Mr. Rack reviewed the indicators 1-6 as set out in the report and what they are communicating.

During discussion, members requested/commented as following:

The maps on the web must be as clear as possible and the deadline when comments must be received communicated.

A brief discussion was held regarding R2 zoning security, where residents do not fear that the single family dwelling is not going to become 4 units. Mr. Ritchie indicated that the intent is to clarify R-2 such that there is a right to have a secondary unit.

Mr. Ritchie noted that a meeting has been scheduled relative to the Bloomfield site on July 25, 2016 at the Halifax Forum, Maritime Hall.

8.1.3 Presentation – Neighbourhood Workshops, What we Heard Report

This matter was dealt with earlier in the meeting.

8.2 COMMITTEE MEMBERS

8.2.1 Councillor Watts – Centre Plan Accessibility

Consideration of this matter was deferred to the next meeting of the Committee due to time constraints.

MOTION PUT AND PASSED/DEFEATED.

9. ADDED ITEMS – NONE

10. DATE OF NEXT MEETING – July 27, 2016

11. ADJOURNMENT

The meeting adjourned at 1:30 p.m.

Sherryl Murphy
Deputy Clerk