

URBAN DESIGN TASK FORCE
MINUTES

May 21, 2008

PRESENT:

Ms. Dale Godsoe, Chair
Mr. Paul MacKinnon, Vice-Chair
Mr. Bernie Smith
Mr. Frank Palermo
Mr. David Garrett
Ms. Linda Garber
Ms. Adriane Abbott
Ms. Cathy Carmody
Mr. Stephen Terauds
Mr. Bill Hyde
Ms. Margot Young
Councillor Mary Wile
Councillor Jim Smith
Mr. Kendall Taylor
Councillor Dawn Sloane

REGRETS:

Mr. Paul Shakotko
Mr. Kevin Riles

STAFF:

Mr. Andy Fillmore, Project Manager, Capital District
Ms. Jacqueline Hamilton, Manager of Heritage & Design
Mr. Austin French, Manager, Planning Services
Ms. Tiffany Chase, Communications Specialist, Heritage and
Urban Design, Capital District
Ms. Sandra T. Riley, Legislative Assistant

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1. CALL TO ORDER

Ms. Godsoe called the meeting to order at 11:07 a.m. in 3rd Floor, Duke Tower.

2. APPROVAL OF MINUTES - None

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

MOVED by Mr. MacKinnon, seconded by Ms. Carmody that the Order of Business be approved. MOTION PUT AND PASSED

4. BUSINESS ARISING OUT OF THE MINUTES - NONE

5. CONSIDERATION OF DEFERRED BUSINESS - NONE

6. NEW BUSINESS

6.1 Review of Response to Public Comments Document

Today's meeting is a continuation from May 14, 2008 regarding the review of 'Response to Public Comments Document'. The one hundred and twelve issues raised in the previous meeting had been divided into four categories: Technical, Heritage, Flexibility of Land Use ByLaw, and Waterfront issues. A discussion ensued with Staff clarifying the following issues in the four categories:

Technical Issues:

- Add pre-bonus height map to the Secondary Planning Strategy
- Precinct Approach
- Heights in Precinct 8
- Composition of Design Review Committee
- Conservation By-Law Provision for Notice to Abutting Property Owners
- Sustainability Standards for New Construction
- New Construction materials & Practices
- Remove the Concept Plan
- Encourage Exciting Modern Buildings
- Active Transportation Infrastructure
- Adaptive Re-use

- Streetline Stepbacks
- Opportunity Sites
- List of Public Benefits
- Strategy for Ensuring Public Benefits are Achieved
- Amend Incentive Bonus Structure to Include Cash Payment on Square Foot Basis
- Clarity in Plan Amendment Policy
- Extend the Public Review Period
- Public Consultation Meetings
- Strengthen Policy Structure in the Secondary Planning Strategy
- Relationship to Other Plans
- Citizen Involvement in Plan Monitoring
- Research for Population and Development Capacity Projections
- Document Format
- Land Use Strategy
- Non-conforming Buildings

Heritage Issues:

- Height impact on heritage buildings
- Reduce heights in areas of concentrated heritage
- Separate Design Review Committee for Heritage Applications
- Heritage Resources and Streetwall Heights
- Redevelopment of Heritage Properties

Flexibility of LUB:

- Exceptions to the height and building mass framework
- Setbacks, Stepbacks and Streetwall Heights for Historic Blocks

Waterfront Issues:

- Waterfront Development Corporation Lands
- Setback from Waterfront Boardwalk
- Building Form on the Waterfront

Mr. Smith retired from the meeting at 12:48 pm.

Ms. Young arrived at 12:58 pm.

7. CORRESPONDENCE PETITIONS AND DELEGATIONS

Correspondence from Mr. Philip Pacey, President of Heritage Trust of Nova Scotia, with the title "Comments of Wednesday's documents" and dated May 20, 2008 was circulated to the Task Force members. In the correspondence, Mr. Pacey advises that the number and nature of the public comments suggests that a serious rethinking of the Draft Downtown Plan is needed. Mr. Pacey, as well as Mr. Denault Blouin were present as representatives of Heritage Trust of Nova Scotia.

8. ADDED ITEMS - None

9. NEXT MEETING DATE

There will be an Urban Design Task Force meeting on June 04, 2008 from 11 am to 1 pm at Halifax Hall, City Hall, followed by a Regional Plan Advisory Committee meeting from 1 pm to 2 pm, which will be attended by UDTF representatives.

10. ADJOURNMENT

The meeting was adjourned at 2:09 p.m.

Sandra T. Riley
Legislative Assistant