



**DISTRICT 7 & 8 PLANNING ADVISORY COMMITTEE  
MINUTES  
NOVEMBER 24, 2014**

PRESENT: Mr. Brenden Sommerhalder, Chair  
Ms. Katherine Kitching, Vice Chair  
Mr. John Czenze  
Ms. Sunday Miller  
Mr. Adam Hayter  
Mr. Michael Bradfield  
Mr. Adam Conter  
Councillor Jennifer Watts  
Councillor Wayne Mason

REGRETS: Mr. Michael Haddad

STAFF: Mr. Jacob Ritchie, Urban Design Manager  
Ms. Sherryll 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 the District 7 & 8 Planning Advisory Committee are available online: <http://www.halifax.ca/boardscom/D78PAC/141124d78pac-agenda.php>*

*The meeting was called to order at 4:05 p.m. and was adjourned at 5:59 p.m.*

**1. CALL TO ORDER**

The Chair called the meeting to order at 4:05 p.m.

**Community Announcements**

Councillor Mason announced a public information meeting on November 26<sup>th</sup> regarding amendments to the R-2A zone in the Halifax Peninsula Land Use Bylaw.

**2. APPROVAL OF MINUTES –September 22, 2014**

Mr. Sommerhalder's title was noted missing on pg. 1. An error was also noted in the first paragraph of pg. 4. Ms. Kitching inquired regarding her submission of comments in advance of the September 22<sup>nd</sup> meeting. Ms. Murphy advised regarding the process of taking comments and minute keeping.

**MOVED by Councillor Mason, seconded by Mr. Hayter that the minutes of the meeting of the District 7 & 8 Planning Advisory Committee held on September 22, 2014 be approved as amended. MOTION PUT AND PASSED.**

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

Additions:

The Chair added the following to the agenda:

8.1 Committee Year End Matters

**MOVED by Councillor Mason, seconded by Ms. Kitching that the agenda be approved as amended.**

**4. BUSINESS ARISING OUT OF THE MINUTES – NONE**

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

**6. CORRESPONDENCE, PETITIONS & DELEGATIONS – NONE**

**7. REPORTS**

**7.1 STAFF**

**7.1.1 Presentation – Overview of Centre Plan/Regional Plan**

Mr. Jacob Ritchie, Urban Design Manager, introduced the purpose of the presentation as it would cover the Regional Plan+ 5 implementation and the Centre Plan. Mr. Ritchie described the process of the RP+5 review from its beginning in February 2011 to its approval in July 2014, including the provincial process of approval.

Mr. Ritchie highlighted the Greenbelting and Public Open Spaces Priority Plan as two major projects for 2015. He also described the South Barrington / Schmidville Heritage District and collaboration with Transportation & Public Works. Mr. Ritchie described the urgency for completing plans in many different areas in addition to those of the Centre Plan. Mr. Ritchie described the no new roads policy outside the core and the Road Network Priorities Plan.

Mr. Ritchie described the Centre Plan, as presented at the October 29, 2014 meeting of the Community Design Advisory Committee. Mr. Ritchie stated that the Centre Plan would comprise Districts 7 & 8, portions of District 9 and Dartmouth inside the circumferential highway. Mr. Ritchie described the vision and objectives of the plan and the need for updating and remedying inconsistencies in the various plans. Mr. Ritchie described how the Centre Plan would seek to integrate existing plans and other policy documents and simplify zoning throughout the Regional Centre. Mr. Ritchie stated that the Centre Plan would institute an overall development approval process that is efficient and predictable.

Councillor Watts inquired about the definition of dwelling unit. Mr. Ritchie responded that dwelling units is both apartments and new homes. Mr. Hayter inquired if the Centre Plan would hold to the targets of the Regional Plan. Mr. Ritchie responded that 25% was a modest target and they would achieve that in the core.

Mr. Ritchie outlined the team working on the Centre Plan, the past work and current work being performed. Mr. Ritchie described the timeline for completing the new Municipal Planning Strategy for the Centre Plan and the Centre Plan teams relationship to the Community Design Advisory Committee (CDAC) and the Community Planning and Economic Development (CPED) Standing Committee. Mr. Ritchie also described the internal and external engagement strategies for the project.

The Chair thanked Mr. Ritchie for his presentation.

Regarding community engagement, Mr. Bradfield suggested having all public input displayed on the website and described the benefits of this medium.

Councillor Watts noted that the goal of the project would not be based on throwing out old plans but taking the best from the plans and creating greater consistency.

Ms. Kitching commented on public engagement strategies and suggested that certain practices from the Active Transportation Plan consultation could be incorporated into new engagement practices and public information meetings. Mr. Conter added that engagement would require a great deal of outreach to those not attending the meeting. Mr. Hayter questioned whether the technical reports such as water and waste water would be available for proposals. Mr. Ritchie responded that it would be a question of how to bring forward that information in a way that is useful to people. Mr. Ritchie also described recent work on Downtown Dartmouth and a public presentation on the wind, shadow and massing studies performed in the area.

Ms. Kitching questioned what the Districts 7 & 8 PACs role would be with the Centre Plan. Ms. Murphy stated that the PAC may deliberate on Land Use Bylaw amendments. Ms. Murphy responded that a legal interpretation would be required to outline the role of the PAC.

Councillor Watts inquired if a planning exercise would be undertaken in the Gottingen Street area between Cogswell and North Streets. Mr. Ritchie responded that a separate planning analysis of that area had not been initiated at this time. He also stated that the community engagement process had not yet been initiated for that area.

Councillor Watts also questioned how the community engagement would ensure diversity of voices were heard. Mr. Ritchie outlined issues such as affordable housing and unit type that would need to be discussed.

#### **7.1.2 Proposed Meeting Schedule – 2015**

Ms. Murphy noted that there would be two meetings in January and June to provide for committee orientation.

**MOVED by Councillor Mason, seconded by Mr. Haddad that the schedule be approved as presented. MOTION PUT AND PASSED.**

**8. ADDED ITEMS**

**8.1 Committee Year End Matters**

The Chair discussed the process of drafting an Information Item with the Committee. He described how an information item could be submitted to the Halifax and West Community Council as a year-end practice as a means of providing input outside the cases before the Committee. He illustrated this through the issue of parking in the North End. Mr. Bradfield also commented that the Committee may have a running list of concerns.

Ms. Kitching suggested a running list of concerns/recommendations could be developed and provided in a year end report to the Community Council. Ms. Murphy responded that this was the role of the Legislative Support: to document the proceedings and forward them to the appropriate source. Councillor Watts clarified that the Committee should give signal to the Clerk if a particular item is to be noted in detail.

The Committee discussed themes they wished to take note of over the past year: environmental, sustainability, and design quality. The Chair indicated that it would be a broad list submitted to Council. Councillor Watts stated that the information may be more useful to the urban design team rather than Community Council. Ms. Murphy clarified that Community Council may forward information items provided by the PAC to the appropriate staff.

The Chair also discussed the process and representation of the Planning Advisory Committee to Community Council, in particular regarding Case 19326. The Chair posited that to better communicate their findings, the PAC might present to Community Council from time to time.

Councillor Mason stated concern that the minutes of the PAC-hosted public meeting did not go forward to Community Council. Mr. Conter commented that the PAC and Community Council might co-host a meeting to strengthen the committee process. Mr. Conter also commented that staff could present prior processes and findings from the PAC during their presentation at public hearings. Ms. Murphy suggested that the purpose of the staff presentation is to give professional advice. The Committee held a discussion relating to committee level engagements, public meetings and how they are relayed to Community Council.

Councillor Mason thanked the PAC for their work, and restated the positive feedback he had heard regarding to the work of the PAC in public meetings in the community.

**9. DATE OF NEXT MEETING – January 26, 2014**

**10. ADJOURNMENT**

The Chair adjourned the meeting at 5:59 p.m.

Sherryl Murphy  
Deputy Clerk