



**COMMUNITY DESIGN ADVISORY COMMITTEE
MINUTES
May 25, 2016**

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

REGRETS: Councillor Brad Johns
Joanne Macrae

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/160525cdac-agenda.php>

The meeting was called to order at 11:38 a.m. and the Committee adjourned at 1:20 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 11:38 a.m.

2. APPROVAL OF MINUTES – None

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

Additions:

9.1 Zoning Details and How Fit and not Fit into the Centre Plan

9.2 Bloomfield

MOVED by Mr. Book, seconded by Councillor Watts

That the agenda be approved as amended.

Two-third majority vote required.

MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES - None

5. CALL FOR DECLARATION OF CONFLICT OF INTERESTS - None

6. CONSIDERATION OF DEFERRED BUSINESS – None

7. CORRESPONDENCE, PETITIONS & DELEGATIONS

7.1 E-mail re Centre Plan from Jen Powley, May 8, 2016

An e-mail dated May 8, 2016 from Jen Powley regarding the Centre Plan was received with no comment by the Committee.

8. REPORTS/DISCUSSION

8.1 STAFF

8.1.1 Presentation – Map of Development Applications and Activity

Mr. Jacob Ritchie presented a general update of Centre Plan Activities noting the following:

- Neighbourhood workshops are ongoing
- Top three (3) areas of concerns are affordable housing, design consistent with neighbourhoods and transit and pedestrian corridors
- Landowner/Developer Engagements will be held in June
- Scenario Generation will utilize the consultant and HRM staff
- The Centre Plan must be accepted by both developers and residents

Mr. Ritchie went on to provide a brief update on Bill 177 noting that staff will be discussing the Bill with the BIDS.

A discussion ensued regarding what aspirations landholders have for their properties. Mr. Ritchie noted that staff is capturing this information through one on one meetings with developers. Mr. Ritchie indicated that efforts will be made to show publicly that developer interest is not a bad thing. Responding to concern regarding the small developer (i.e. a home) and how these projects get considered, Mr. Ritchie indicated that an e-mail to staff was appropriate.

Referring to the 26 Municipal Planning Strategy applications currently being reviewed by HRM staff, Mr. Ritchie indicated that it is key that HRM understand the reasoning for these amendments to ensure that HRM does not continue to receive these after the Centre Plan. Mr. Ritchie further advised that there will be some broader sessions with other planners and architects. He went on to point out that only the zones where development will be occurring will be re-written. The conversation will be focused on appropriate development corridors.

Mr. Ritchie provided a map depicting approved development in the Centre Plan area, a copy of which was distributed to each member and included in the official file for this meeting. He went on to note that the map captures building permits, subdivision greater than two lots and development agreements. Mr. Ritchie advised that the development captured on the map represents 500 units, while staff believe that 800 units will be required to accommodate a 1 percent growth in population. An overlay of applications indicates the potential for 1000-2000 units. Mr. Ritchie stressed that no approvals have been given.

During the discussion, note was made that the consultation should include a discussion of what is acceptable to the public. It was suggested that certain areas of the city are arriving at the point where they do not desire further densification and may wish to articulate that staff not consider development in these areas. Being open about what is anticipated will help to relieve the public anxiety regarding densification. The Committee agreed that a discussion on appropriate development/densification is required.

A copy of Mr. Ritchie's presentation is on file.

8.2 Review Draft Policy for Downtown Dartmouth

Mr. Ritchie presented documents entitled *Downtown Dartmouth Plan Summary of Policy Direction* and *Downtown Dartmouth Summary of Community Engagement* to the Committee. These are included in the official file of this meeting.

During a discussion on density bonusing for residential development, concern was expressed about how affordable housing could be included without density bonusing. Note was made that allowing the private developer to bring more product to market would result in a reduction in the cost for older stock.

At 1:10 p.m. Mr. Burchill left the meeting.

Mr. Ritchie responded to questions from members of the Committee.

8.3 CDAC Workshop similar to Neighbourhood Workshops

Consideration of this matter was deferred, due to time constraints.

9. ADDED ITEMS

9.1 Zoning Details - Centre Plan

This matter was dealt with during discussion on previous matters.

9.2 Bloomfield

A specific workshop will be held to discuss the Bloomfield plan within the Centre Plan process.

10. DATE OF NEXT MEETING

The next meeting of the Community Design Advisory Committee is scheduled for Wednesday, June 22, 2016.

11. ADJOURNMENT

The meeting adjourned at 1:20 p.m.

Sherryl Murphy
Deputy Clerk