

URBAN DESIGN TASK FORCE  
MINUTES

March 26, 2008

PRESENT:

Ms. Dale Godsoe, Chair  
Councillor Mary Wile  
Mr. Paul MacKinnon, Vice-Chair  
Mr. Bernie Smith  
Ms. Margot Young  
Ms. Adriane Abbott  
Mr. Frank Palermo  
Mr. David Garrett  
Mr. Paul Shakotko  
Councillor Dawn Sloane  
Mr. Kendall Taylor  
Mr. Kevin Riles  
Ms. Cathy Carmody

REGRETS:

Ms. Linda Garber  
Councillor Jim Smith  
Mr. Stephen Terauds  
Mr. Bill Hyde

STAFF:

Mr. Andy Fillmore, Project Manager, Capital District  
Ms. Jacqueline Hamilton, Manager, Capital District  
Mr. Austin French, Manager, Planning Services  
Ms. Thea Langille, Project Implementation Coordinator  
Mr. Richard Harvey, Senior Planner, Planning Applications  
Ms. Sandra T. Riley, Legislative Assistant

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**1. CALL TO ORDER**

The Chair called the meeting to order at 11:43 a.m. in the Helen Creighton Room, Alderney Gate Library.

**2. APPROVAL OF MINUTES**

**MOVED by Mr. MacKinnon, Seconded by Mr. Smith, that the minutes of February 06, 2008 be approved. MOTION PUT AND PASSED.**

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

**ADDED ITEMS (Correspondence):**

- 8.1 Heritage Trust of Nova Scotia - Phil Pacey
- 8.2 Aubrey Fricker
- 8.3 Ecology Action Centre - Judy Cooney

**The additions of the correspondence, noted above to the agenda items, was approved by all.**

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

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

**6. NEW BUSINESS**

**6.1 Downtown Halifax Secondary Planning Strategy - Table of Contents**

The above mentioned Table of Contents was electronically circulated to the Committee prior to the meeting and contained the following outlined topics:

- 1. Introduction
- 2. Downtown Halifax Urban Design Vision & Principles
- 3. Urban Design & Precinct Framework
- 4. Heritage Conservation
- 5. Economic Development
- 6. Public Realm
- 7. Transportation
- 8. Implementation

### **6.1.1 Map of Height Framework - Halifax Downtown- Revised**

Mr. Garrett discussed Height Framework with a new handout of a map of Downtown Halifax Draft - March 05, 2008. This was a previously circulated map with additional features highlighted and updated, with height being added to some areas.

Following the presentation of the map, Mr. Garrett responded to queries and suggestions on the subjects below:

- Podium height should be consistent throughout the downtown
- There should be bigger setbacks/step backs as buildings get larger
- The amount of space in between towers must be considered
- Development should be spread equally to fill gaps
- Do not create canyons along the streets; buildings must be a continuation of street walls.

The Committee expressed the desire to have the presented map re-done in 3D rather than its present 2D form so that height can be evaluated for a clearer idea.

It was advised that introducing major changes to the process at this late stage would prevent the critical time line from being met.

Mr. Fillmore circulated a package to the Committee containing the following documents:

### **6.1.2 Draft Downtown Halifax Municipal Secondary Planning Strategy (SPS) - March 26, 2008**

The document stated above replaces the current Municipal Planning Strategy for the Downtown Halifax study area and brings it into the language of HRMbyDesign and the Form Based and Design Based approaches. It sets policies for the quantitative (height, massing) and qualitative (design, materials, public space requirements) elements of development.

Mr. Fillmore supplied more detail to the chapters outlined in this document, and responded to questions and concerns from the Committee for clarification. The Committee will review this document in preparation for the joint meeting with the Regional Plan Advisory Committee on April 02, 2008.

### **6.1.3 Downtown Halifax Land Use Bylaw Fact Sheet (LUB)**

The Downtown Halifax Land Use Bylaw Fact Sheet has been created to summarize the highly technical LUB and will be available for the public meetings.

#### **6.1.4 Downtown Halifax Design Manual**

The Downtown Halifax Design Manual brings greater detail and decision making authority to the qualitative elects of the SPS and LUB. These Guidelines will be the rule book for the Design Review Committee for future downtown development.

#### **6.1.5 Barrington Street, Historic District - Revitalization Plan & Bylaw**

The document circulated regarding the above mentioned is the product of the Barrington Street Advisory Committee over the past few years. This work to establish a heritage conservation framework for Barrington is being rolled into HRMbyDesign's downtown strategy so that all new policies come on-line simultaneously.

#### **6.1.6 Summary of Regional Plan Amendments**

The Summary of Regional Plan Amendments is a memorandum prepared for the Regional Plan Advisory Committee. The RPAC's role is to review only those aspects of the project that result in Regional Plan amendments.

Following the presentations, a lengthy discussion ensued with Staff responding to questions and concerns of the Committee. The joint meeting of April 02, 2008 will allow time for the Urban Design Task Force and the Regional Plan Advisory Committee to review all of the above listed documents for further discussion and a decision on whether to sign-off on the Secondary Planning Strategy and the Land Use Bylaw for Halifax Downtown.

Mr. Shakotko retired from the meeting at 1:41 pm.

Regarding the Public Consultations, Mr. Fillmore advised the following:

April 7	Circulate Plan for Bylaw for Public Comment
April 16	UDTF Public Open House at the World Trade & Convention Centre
April 17	Public Meeting for Barrington HCD
April 23	Last day to receive written Public Comments
April 28	Finalize Response to Public Comments Document

He stated that the Regional Plan Advisory Committee will advise to whether the proposed amendments are reasonable enough to show to the public.

## **6.2 Legislative Strategy**

Mr. French advised that the Legislature sits on April 24, 2008. He advised that there is no progress to report towards getting the changes requested.

Ms. Langille advised that the primary goal is in seeking the ability to deal with external appearance for structures through the Site Plan Approval program, as well as the ability to have a Design Review Committee that is part of the Site Plan Approval program.

She stated that they are also looking at the request previously to Council and to the Province, for the change to the Heritage Property Act changing the Demolition control from a one to a two year option.

## **6.3 Critical Path Update**

The following dates were put before the Committee for future Urban Design meetings:

April 2            Joint UDTF/SC/RPAC meeting in Halifax Hall from 11 am to 2 pm.

April 7; April 16; April 17; April 23; [see 6.1.6 for more detail on these dates]

## **6.4 May/June UDTF Meetings**

Meetings for the Committee for the months of May and June of 2008 were given as follows:

May 7            Joint UDTF/SC/RPAC meeting in Halifax Hall from 11 am to 2 pm.

May 27          1<sup>st</sup> Reading Regional Council

June 24          Public Hearing

Mr. Garrett advised that the Task Force should have an additional meeting following the Public Information Meeting in April.

## **7. CORRESPONDENCE, PETITIONS & DELEGATIONS**

### **7.1 Request from District 12 Planning Advisory Committee - Beverly W. Miller**

Mr. Fillmore advised that District 12 Planning Advisory Committee requested they be brought into the official review realm of the project. He stated D12 PAC will be extended all the documents for their information, but that the project involves the Regional Plan, and it is Council that is the body on this, with the Urban Design Task Force as the primary

advisors. He added that the Heritage Advisory Committee will be involved with the Barrington Street aspect. He advised that D12 PAC does not have an official voice.

**8. ADDED ITEMS**

**8.1 Heritage Trust of Nova Scotia - Phil Pacey**

**8.2 Aubrey Fricker**

**8.3 Ecology Action Centre Judith Cooke**

Items 8.1- 8.3 were received and distributed to the Committee at the start of the meeting and will be brought forward in a future meeting after the Committee has reviewed the contents.

**9. NEXT MEETING DATE**

The next regular meeting has not been decided. The Urban Design Task Force and the Steering Committee will have a joint meeting with the Regional Plan Advisory Committee on Wednesday, May 07, 2008.

**10. ADJOURNMENT**

The meeting was adjourned at 2:39 p.m.

Sandra T. Riley  
Legislative Assistant