



**COMMUNITY DESIGN ADVISORY  
COMMITTEE  
SPECIAL MEETING MINUTES  
July 9, 2020**

**PRESENT:** Fred Morley, Chair  
Eric Burchill  
Christopher Daly  
William Book  
Dale Godsoe  
Meredith Baldwin  
Councillor Sam Austin  
Councillor Waye Mason  
Councillor Shawn Cleary

**REGRETS:** Gaynor Watson-Creed, Vice Chair  
Reg Manzer  
Councillor Lindell Smith

**STAFF:** Eric Lucic, Manager of Regional Planning  
Kasia Tota, Principal Planner  
Ben Sivak, Manager of Community Planning  
Grant Ross, Planner II  
Phoebe Rai, Deputy Municipal Clerk

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

*The agenda, reports, supporting documents, and information items circulated are online at [halifax.ca](http://halifax.ca).*

*The meeting was called to order at 1:00 p.m. and the Committee adjourned at 2:38 p.m.*

**1. CALL TO ORDER**

The Chair called the meeting to order at 1:00 p.m.

**2. APPROVAL OF MINUTES – March 4, 2020**

MOVED by William Book, seconded by Christopher Daly

**THAT the minutes of March 4, 2020 be approved as presented.**

**MOTION PUT AND PASSED.**

**3. APPROVAL OF THE ORDER OF BUSINESS**

The agenda was accepted as distributed.

**4. CALL FOR DECLARATION OF CONFLICT OF INTERESTS – NONE**

**5. CORRESPONDENCE, PETITIONS & DELEGATIONS**

The Deputy Clerk noted correspondence was received for Item 6.1. This correspondence was circulated to Committee members.

For a detailed list of correspondence received refer to the specific agenda item.

**6. REPORTS/DISCUSSION**

**6.1 Draft Regional Centre Secondary Municipal Planning Strategy (RCSMPS) and Land Use By-law (RCLUB)**

The following was before the Committee:

- Draft Regional Centre Secondary Municipal Planning Strategy and Land Use By-law
- A Staff Presentation dated July 9, 2020
- Correspondence from Kyle Miller, Kathylyne Smith, and David Wilson

**6.1.1 Package B review process update**

Ben Sivak, Manager of Community Planning provided an update regarding community engagement on Centre Plan Package B, noting that online surveys have elicited a strong response and remain open until August 31, 2020. Responding to a question from the Committee, Sivak indicated that the three themes attracting the most input are Parks and Community Facilities, Established Residential Areas, and Young Avenue Area.

**6.1.2 Proposed Package B CDAC review schedule**

Ben Sivak, Manager of Community Planning advised that delays resulting from the cancellation of planned public meetings due to COVID-19 will result in a corresponding delay to the adoption process with Regional Council. Committee members suggested staff consider a contingency plan should it not be possible to resume in-person meetings within the next six months.

### **6.1.3 Established Residential Designation**

Kasia Tota, Principal Planner provided a presentation on the Established Residential Designation, noting that it is applied over predominantly low-rise residential areas in order to provide opportunities for a variety of housing types and forms, to protect the character of established neighbourhoods, and to support complimentary uses. Tota outlined the four zones set out in the proposed Land Use By-Laws and typical built form regulations.

Responding to questions regarding secondary and backyard suites, Tota advised that the Regional Planning team is preparing for a public hearing at Regional Council regarding amendments to the Regional Municipal Planning Strategy and Land Use By-Laws to allow secondary suites and backyard suites accessory to single-unit, two-unit or townhouse dwellings and staff will be listening to public comments brought forward there in addition to the surveys being conducted.

Committee members expressed concerns with enabling three-unit conversions in Established Residential Special Areas and offered a suggestion to backdate policies to 1982. It was noted that there have been recent changes to planning strategies to address problems with some three-unit conversions on smaller lots. Staff advised that they will consider the impact of this proposal, noting that one control would be through limits on the number of total bedrooms.

The Committee expressed discomfort that the proposed Special Areas may bring about more changes than anticipated by encouraging multi-unit dwellings in stable neighbourhoods currently zoned R1 and R2 that don't require significant changes.

Tota advised that small shared housing containing between four and ten bedrooms would be provided for to control density within Established Residential areas. Responding to questions of clarification, staff noted that for a single-unit dwelling in an Established Residential 1 (ER-1) Zone there would be a maximum of six rented bedrooms, while a four-unit dwelling in an Established Residential 3 (ER-3) Zone could have up to ten rented bedrooms under proposed regulations.

A brief discussion was held regarding the Centre Plan's alignment with the HalifACT 2050: Acting on Climate Together Plan recently adopted by Halifax Regional Council. Staff noted that the biggest impact would be encouraging more density that supports transit and active transportation uses. Other potential integration points would be discussions around coastal elevations and storm surge areas as well as how to encourage energy-efficient buildings.

Committee members expressed concern regarding local commercial uses and their impact on primarily residential areas, in particular within the proposed ER-3 Zone. It was suggested that this issue will warrant further discussion.

### **7. DATE OF NEXT MEETING – Wednesday, July 22, 2020 at 11:30 a.m.**

### **8. ADJOURNMENT**

The meeting adjourned at 2:38 p.m.

Phoebe Rai  
Deputy Municipal Clerk