



**COMMUNITY DESIGN ADVISORY
COMMITTEE SPECIAL MEETING
MINUTES
August 26, 2020**

PRESENT: Fred Morley, Chair
Gaynor Watson-Creed, Vice Chair
Eric Burchill
Christopher Daly
Dale Godsoe
Meredith Baldwin
Councillor Sam Austin
Councillor Waye Mason
Councillor Shawn Cleary
Councillor Lindell Smith

REGRETS: Reg Manzer
William Book

STAFF: Eric Lucic, Manager of Regional Planning
Kasia Tota, Principal Planner
Ben Sivak, Manager of Community Planning
Luc Ouellet, Planner III
Phoebe Rai, Acting 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.

The meeting was called to order at 11:32 a.m. and the Committee adjourned at 1:12 p.m.

1. CALL TO ORDER

The Chair called the virtual meeting to order at 11:32 a.m.

2. APPROVAL OF MINUTES – July 22, 2020

MOVED by Councillor Cleary, seconded by Christopher Daly

THAT the minutes of July 22, 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

Several members of the Committee noted that while they own properties that will likely be affected by the proposed changes to the established residential designation, this does not qualify as a conflict of interest under the *Municipal Conflict of Interest Act* section 5(1)(j).

5. CORRESPONDENCE, PETITIONS & DELEGATIONS

The Acting 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) – Continued from July 9 & 22, 2020

The following was before the Committee:

- Draft Regional Centre Secondary Municipal Planning Strategy and Land Use By-law
- A Staff Presentation dated August 26, 2020
- Correspondence from Kyle Miller, Peter Malloy, Greg Johnston & Paul Skerry, Pauline O'Donnell, Lee and Patty Kirby, Josh Szulewicz, Jennifer Angel on behalf of Develop Nova Scotia, Mike C Merrigan Jr., Eric Blake, Stephanie and Markus Kienast

6.1.1 Established Residential Zoning Questions and Comments

The following was before the Committee:

- A memorandum from Chair Fred Morley

The Chair spoke to the questions and comments collected from Committee members regarding Established Residential Zoning to be addressed by staff at the September meeting.

6.1.2 Industrial Employment

Ben Sivak, Manager of Community Planning presented regarding Industrial and Commercial Employment Designation noting the three zones of Light Industrial (LI), Harbour-Related Industrial (HRI), and

Commercial (COM) as well as the Seaport Special Area which permits both Downtown and HRI uses except residential and gas station uses.

The Committee held a discussion regarding the relationship between these zones and residential areas. Sivak advised that the plan introduces buffering requirements including setback and landscaping for any redevelopments. It was noted that existing developments continue to operate under the non-conforming use policy, but in future they could be redeveloped in a way that is more compatible with the neighbourhood.

6.1.3 Water Access

Ben Sivak, Manager of Community Planning outlined the Water Access designation designed to protect the character and recreation opportunities of the communities around the Northwest Arm, Lake Banook and Lake Mic Mac by limiting development on infilled water lots.

In the ensuing discussion it was noted that there are challenges of multiple jurisdictions as the federal government approves the infilling of land; however, the municipality can reduce incentives to infill by limiting uses of that land.

6.1.4 Implementation

Ben Sivak, Manager of Community Planning spoke to Implementation Policies including transitions for Development Agreement applications.

6.1.5 Changes to Package A

Kasia Tota, Principal Planner provided the staff presentation regarding Package A designation changes, outlining the direction received from Regional Council. Tota noted that proposed changes include extending the CEN-2 Zone, additions to the Corridor Zone, extending the HR-1 designation to a number of existing multi-unit sites, and establishing a new Future Growth Node on the Southdale lands.

The Committee held a conversation regarding the need to include employment and recreation uses within walking distance of residential areas to have complete communities.

Tota confirmed that the proposal includes lands for mixed-use development and that Future Growth Nodes could include employment lands, it simply refer to larger projects needing additional consultation.

7. DATE OF NEXT MEETING – Wednesday, September 23, 2020 at 11:30 a.m.

8. ADJOURNMENT

The meeting adjourned at 1:12 p.m.

Phoebe Rai
Acting Municipal Clerk