



**COMMUNITY DESIGN ADVISORY  
COMMITTEE SPECIAL MEETING  
MINUTES  
November 25, 2020**

PRESENT: Fred Morley, Chair  
William Book  
Eric Burchill  
Christopher Daly  
Dale Godsoe  
Meredith Baldwin  
Reg Manzer  
Councillor Sam Austin  
Councillor Wayne Mason  
Councillor Shawn Cleary  
Councillor Lindell Smith

REGRETS: Gaynor Watson-Creed, Vice Chair

STAFF: Eric Lucic, Manager of Regional Planning  
Ben Sivak, Community Policy Program Manager  
Kasia Tota, Principal Planner  
Grant Ross, Planner III  
Dali Salih, Planner III  
Iain MacLean, Municipal Clerk  
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 11:30 a.m. and the Committee adjourned at 1:32 p.m.*

## **1. CALL TO ORDER**

The Chair called the virtual meeting to order at 11:30 a.m.

## **2. APPROVAL OF MINUTES – September 23, 2020**

MOVED by Bill Book, seconded by Dale Godsoe

**THAT the minutes of September 23, 2020 be approved as presented.**

**MOTION PUT AND PASSED.**

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

The Committee agreed to consider item 6.1.2 prior to item 6.1.1.

The order of business was accepted as amended.

## **4. CALL FOR DECLARATION OF CONFLICT OF INTERESTS**

Dale Godsoe and Eric Burchill declared a conflict with respect to item 6.1.2 and recused themselves from consideration of that item.

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

The Chair 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, August 26, and September 23, 2020**

The following was before the Committee:

- Draft Regional Centre Secondary Municipal Planning Strategy and Land Use By-law
- A Staff Presentation dated November 25, 2020
- Correspondence from Joe Romkey, Roy Argand, Dan Goodspeed, and Matthew Davies

#### **6.1.1 Established Residential Zoning – Continued from September 23, 2020**

The following was before the Committee:

- A memorandum from staff dated September 17, 2020
- A memorandum from Chair Fred Morley dated August 17, 2020

Ben Sivak, Community Policy Program Manager, provided the staff presentation and the Committee continued its consideration of the Established Residential Zoning proposed in the Centre Plan Package B. The Committee expressed the need for further consideration respecting the following topics:

- transparency around special zones enabling three-unit conversions;
- revising the eligibility requirements for three-unit conversions to include dwellings where the building footprint has not been changed since 2020;
- upzoning in Dartmouth to ER-2 around the 5 corners and Summit Street;
- as-of-right ER-3 Zone infill corridors;
- neighbourhood-based planning; and
- daycare uses.

**6.1.2 Downtown Halifax Land Use By-Law Balcony Provisions re Case 22708 - Substantive Site Plan Approval for 1325 Lower Water Street**

The following was before the Committee:

- A memorandum from staff dated November 25, 2020

Ben Sivak, Community Policy Program Manager, provided the staff presentation regarding balcony provisions, noting that balconies are one of several types of permitted encroachments into setback, stepback and separation distance requirements and that these are limited in the existing Downtown Plan to 50% of the horizontal building face unless building envelope requirements are met. For Package B, staff proposes alignment with the existing flexibility in the Downtown Plan, but not to allow variations to building envelope requirements.

The Committee entered into a brief discussion and expressed general agreement with staff's proposal. Responding to a question of clarification, Dali Salih, Planner III noted that the limitation of 50% of the building face only applies to balconies that exceed the building dimensions.

The Committee determined not to pass a motion at this time, but to review the matter as part of the Package B approval process.

**6.1.3 Other Centre Plan Package B Topics to Complete Review – Deferred from September 23, 2020**

No action required.

**6.1.4 Community Engagement – Deferred from September 23, 2020**

The following was before the Committee:

- A memorandum from staff dated September 14, 2020

Kasia Tota, Principal Planner provided an update on community engagement, noting the following consultations that have taken place since the last meeting:

- Site-specific community consultation for the St. Patrick's-Alexandra school site
- Two pop-up meetings at the North End Library
- Ongoing virtual meetings
- Walking tours did take place but have now been suspended due to revised public health directives regarding Covid-19.

**7. DATE OF NEXT MEETING – Wednesday, December 16, 2020 at 11:30 a.m.**

**8. ADJOURNMENT**

The meeting adjourned at 1:32 p.m.

Phoebe Rai  
Deputy Municipal Clerk