

COMMUNITY DESIGN ADVISORY COMMITTEE  
MINUTES

February 25, 2013

- PRESENT: Mr. Fred Morley, Vice Chair  
Mr. Geoff LeBoutillier  
Ms. Joanne Macrae  
Dr. Gaynor Watson-Creed  
Councillor Gloria McCluskey  
Councillor Wayne Mason  
Councillor Lorelei Nicoll  
Councillor Jennifer Watts
- REGRETS: Ms. Dale Godsoe, Chair  
Mr. Eric Burchill  
Mr. Bill Book  
Mr. Peter Moorhouse
- STAFF: Mr. Austin French, Manager, Planning  
Ms. Susan Corser, Project Co-ordinator  
Mr. Richard Harvey, Interim Project Manager  
Ms. Kasia Tota, Community Developer  
Ms. Leticia Smillie, Cultural Planner  
Ms. Sheilagh Edmonds, Legislative Assistant

TABLE OF CONTENTS

1.	CALL TO ORDER.....	3
2.	APPROVAL OF MINUTES.....	3
3.	APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS.....	3
4.	BUSINESS ARISING FROM THE MINUTES/DEFERRED BUSINESS.....	3
5.	CORRESPONDENCE, PETITIONS & PRESENTATIONS	
	5.1 Correspondence.....	3
	5.2 Petitions.....	3
	5.3 Presentations.....	3
6.	REPORTS:	
	6.1 <u>Staff:</u>	
	6.1.1 Policy Workshop – Presentation and Discussion on Major Policy Changes to Regional Plan.....	3
7.	ADDED ITEMS.....	7
8.	NEXT MEETING DATE.....	7
9.	ADJOURNMENT.....	8

**1. CALL TO ORDER**

The Chair called the meeting to order at 9:08 p.m. in Halifax Hall, City Hall.

**2. APPROVAL OF MINUTES: None**

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

The Chair noted that at the last meeting, staff were requested to meet with HRM Alliance on the Greenbelting issue. The Chair advised that this matter would be discussed at the end of the meeting once staff have reviewed all the other Fact Sheet topics.

**4. BUSINESS ARISING FROM THE MINUTES/DEFERRED BUSINESS: None**

**5. CORRESPONDENCE, PETITIONS & PRESENTATIONS**

**5.1 Correspondence: None**

**5.2 Petitions: None**

**5.3 Presentations: None**

**6. REPORTS:**

**6.1 Staff:**

**6.1.1 Policy Workshop – Presentation and Discussion on Major Policy Changes to Regional Plan (cont.'d from February 18, 2013)**

Staff continued with their review of the Fact Sheet topics from February 18, 2013, and responded to questions with Mr. David McCusker, Regional Transportation Manager concluding his presentation on Regional Road Works.

Ms. Joanne Macrae entered the meeting at 9:20 am.

Mr. Geoff LeBoutillier entered the meeting at 9:21 a.m.

In responding to questions, staff clarified the following points:

- Road capacity projects are being advanced by staff because of the need to maintain congestion at current levels; staff have planned projects and Council can decide whether they want to proceed with them or not; also, there are design options within those options.
- Staff are suggesting that the Plan will go forward to the public as presented in the fact sheets for feedback, and any redrafting of policy would happen after this. The underlying assumption is that congestion levels would remain the same.

Transit (Patricia Hughes, Supervisor, Service Design and Projects, Metro Transit)

The delivery of transit services in urbanized areas is central to achieving growth in the Regional Centre, Urban Growth Areas, and Suburban Growth Centres, while reducing the need to add capacity to the road network. The provision of a conventional urban transit system in low density rural areas is both inefficient and expensive. Resources must be focused on the areas with a population density that supports transit investment.

Proposed change to the Plan:

- Investments in public transit will only occur within the transit service boundary, and this will lead to more service improvements and better service within the boundary.
- Requests for public transit outside of the boundary will not be entertained; alternatively HRM will propose a funding program to assist rural areas with

Active Transportation (Maria Jacobs):

Active Transportation has many benefits including reduction of automobile traffic, personal cost savings, as well as the promotion of both mental and physical health. Focus on improving connections between existing Active Transportation routes will improve Active Transportation mobility. A well-connected Active Transportation network in the Regional Centre and leading to major employment centres is essential in meeting the Regional Plan's goals.

Proposed changes to the Plan:

- Maintain goal of doubling users
- Design Active Transportation infrastructure for 8 – 80 years olds
- Prioritize projects for the next 5 years
- Recognize Active Transportation Greenways
- Connect what we already have
- Focus on connecting those routes that lead to and from the Regional Centre
- In other growth centres focus on local destinations.

At 10:32 a.m. the Committee recessed

At 10:44 a.m. the Committee reconvened.

Industrial Lands (Andre MacNeil Sr. Financial Consultant)

Industrial development is a key economic engine for HRM. Burnside Industrial Park can supply development for about 10 years and all other industrial parks in HRM are developed and/or sold.

Proposed changes to the Plan:

- HRM will market itself as a developer of Industrial Business Parks, while the private sector continue to develop office, retail and residential projects, some of which may be in private business parks.
- HRM will focus efforts on maintaining industrial land, or strategic future industrial sites, along the Halifax Harbour or in existing business/industrial parks for industrial use.
- HRM will restrict residential development within Airport Noise Exposure Areas.

Councillor Mason noted that an upcoming phase of Burnside Park will be a Logistics Park. He advised that this industry fits well in an industrial park rather than the downtown and suggested that there needs to be a clear statement in the Plan on this aspect.

At 11:04 a.m. Dr. Watson-Creed retired from the meeting.

#### Regional Centre Plan (David Lane, Sr. Planner)

The Regional Plan needs to be updated to establish a policy context for the Regional Centre Plan. It is also important to note that since the adoption of the 2006 Regional Plan, significant attention has emerged in planning for, developing, and investing in the Regional Centre. Additional policies are needed to represent this situation and to provide a context for future initiatives on this theme.

Proposed changes to the Plan:

- Policies that support the Regional Centre Plan, the Economic Strategy and Capital Ideas, and an emphasis on the capital District

#### Culture and Heritage (Leticia Smillie, Cultural Planner)

Since the adoption of the 2006 Regional Plan, there have been significant changes to the policy and legislative framework for culture and heritage development. While progress has been made in heritage conservation and cultural development, there remains a need for HRM to evaluate existing assets and policies and establish clear priorities and direction for future investment.

Proposed changes to the Plan:

- More robust heritage conservation and preservation of community character
- Developing Priorities “Culture and Heritage Priorities Plan
- Strengthening interim cultural programs
- Project plan for culture and heritage priorities plan, including actions, target dates, budget, staff allocations and department commitments
- Completion, adoption and embracing of Culture and Heritage Priorities Plan.
-

---

Stormwater, Wastewater Services and Infrastructure Charges (Paul Morgan, Sr. Planner):

The responsibility for wastewater and stormwater management has been transferred to Halifax Water subsequent to adoption of the Regional Plan. Halifax Water is a regulated public utility that is supervised and regulated by the Nova Scotia Utility and Review Board

Changes needed to the Plan include:

- The Regional Plan needs to be revised to reflect new relationship and implications for growth management
- Municipal approvals for service boundary extensions or growth areas contingent upon notification that water and wastewater charges have been approved or are not required.
- A stormwater bylaw that applies to private property
- Enabling municipal financial contribution for daylighting watercourses and retrofitting of existing stormwater systems to improve water quality or mitigate flooding
- Cooperating with the Province to establish water quality standards for stormwater entering watercourses
- Supporting efforts by Halifax Water to create a rate structure that creates incentives for the on-site retention of stormwater
- Revised policies reflect additional powers granted through amendment to the HRM Charter and study recommendations undertaken.

Ms. Macrae retired from the meeting at 12:00 p.m.

Undergrounding (Angus Doyle, Utilities Coordination Manager)

Underground installation of overhead utility services to replace above ground installation would improve service reliability, improve streetscape aesthetics by removing overhead wiring, and allow for more urban forest cover to be maintained.

Proposed change to the Plan:

- A previous section of the Plan directing that an underground utilities functional plan be undertaken will be replaced with a new section with policy direction given to where underground utilities are to be considered and required.

Greenbelting:

Mr. French advised that following the last meeting, the Committee had asked staff to meet with the HRM Alliance on the Greenbelting issue. He advised that HRM Alliance has three key issues which are: there is too much development outside the service boundary; there is too much flexibility in designation boundaries; and the

implementation of the Greenbelting Strategy. He reviewed each of these concerns and outlined how they are addressed in the Draft Plan.

Mr. French responded to questions, and following this the Chair questioned if the Committee was comfortable in going forward with the staff recommendation in regard to Greenbelting and incorporate it in the Plan for public discussion and feedback.

Mr. LeBoutillier indicated that he was prepared for it to go forward to the public with the proviso that there is room for negotiation around the three options in regard to rural subdivision standards.

The Chair questioned staff on the next steps in the process.

Mr. French advised that staff will create a Plan based on the fact sheets, and on March 6, 2013 staff will present the draft document to the Committee and provide a review. At the March 20, 2013 meeting staff will deal with outstanding 'parking lot' issues and will be looking for the Committee's endorsement of the Plan.

The Chair asked Mr. French to circulate a list of the 'parking lot' issues to the Committee.

The Chair concluded the discussion by emphasizing to the Committee that staff will review the draft Plan at the March 6 meeting, and the objective for the March 20 meeting will be to have a thorough review of the parking lot issues and the draft plan with Committee approval of the draft Plan at the end of the meeting.

7. **ADDED ITEMS:** None
8. **NEXT MEETING DATE:** March 6, 2013
9. **ADJOURNMENT**

The meeting adjourned at 1:14 p.m.

Sheilagh Edmonds  
Legislative Assistant