

**REGIONAL PLAN ADVISORY COMMITTEE
MINUTES
Wednesday, July 16, 2008**

PRESENT: Mr. Fred Morley, Chair
Councillor David Hendsbee, Vice-Chair
Councillor Krista Snow
Ms. Cheryl Newcombe
Mr. Paul Pettipas
Ms. Margo Grant
Ms. Maya Warnock
Mr. Robert Batherson

REGRETS: Mr. Dan English, Chief Administrative Officer, HRM
Councillor Gloria McCluskey
Ms. Bonnie Ryan

STAFF: Mr. Roger Wells, Supervisor, Regional & Community Planning
Ms. Chris Newson, Legislative Assistant

TABLE OF CONTENTS

1.	CALL TO ORDER	3
2.	APPROVAL OF THE MINUTES	3
3.	APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS	3
4.	BUSINESS ARISING OUT OF THE MINUTES	3
4.1	HRMbyDesign - Update	3
4.2	Amendment to the RPAC Terms of Reference - Quorum	3
5.	CONSIDERATION OF DEFERRED BUSINESS:	6
5.1	Climate Change (Sea Level Rise) - Staff Presentation	6
6.	CORRESPONDENCE, PETITIONS & DELEGATIONS	7
7.	REPORTS	3 & 7
7.1	Business Parks Development Functional Plan: Part I	4 & 7
8.	NEW BUSINESS	7
9.	ADDED ITEMS:	7
9.1	HRMbyDesign Stakeholders Workshop - Invitation	7
10.	DATE OF NEXT MEETING - August 20, 2008 (Tentative)	8
11.	ADJOURNMENT	8

1. CALL TO ORDER

The Chair called the meeting to order at 3:06 pm in the Helen Creighton Room, Alderney Gate Library, 40 Alderney Drive, Dartmouth.

2. APPROVAL OF THE MINUTES - June 17, 2008

Correction: Mr. Batherson noted that on page 5, the reference to Cecil Clarke should indicate that the correspondence would be sent to Mr. Clarke as the Chair of the Law Amendments Committee and not as Speaker of the House of Assembly.

MOVED BY Councillor Snow, seconded by Mr. Pettipas, that the minutes of June 17, 2008, as amended, be approved. MOTION PUT AND PASSED.

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

Additions: 9.1 HRMbyDesign - Invitation to Stakeholder Workshop on August 6, 2008.

Move: 7.1 Business Parks Development Functional Plan: Part I. To be dealt with immediately following Item 4.

The Committee agreed to the revised agenda.

4. BUSINESS ARISING OUT OF THE MINUTES

4.1 HRMbyDesign - Update

Mr. Morley commented, in reference to Item 8.1 HRMbyDesign - Update on page 4 of the June 17th minutes, that the follow-up requested by the Committee in regard to the communication strategy between HRM and the provincial legislature has not been completed. A further update will be provided at the next meeting.

4.2 Amendment to the RPAC Terms of Reference - Quorum

Mr. Morley advised that the Committee's request for Council to amend the Terms of Reference in regard to quorum requirements was approved at the June 24, 2008 Regional Council session. He referred the members to the e-mail notification that had been circulated to Committee members by the Legislative Assistant.

The Committee agreed, during the approval of the agenda (see Item 3 above), to deal with Item 7.1 at this time.

7. REPORTS

7.1 Business Parks Development Functional Plan: Part I - Approval in Principle

- A Memorandum dated July 14, 2008 had been previously circulated (electronically) to the Committee.
- A copy of the Regional Plan Policy/Regulation/Strategic Initiative Amendment Criteria Checklist had been previously circulated (electronically) to the Committee.
- A copy of the Attachments to the Memorandum dated July 14, 2008 were circulated at this time. (Executive Summary and Generalized Future Land Use Map).

Mr. Roger Wells, Supervisor, Regional & Community Planning, Regional Plan, introduced Mr. Ross Cantwell, Consultant, Colliers International. Mr. Cantwell presented the major conclusions of the Business Parks Development Functional Plan.

Councillor Snow requested that staff, Council and the Committee be cognizant of the impact the proposed expansion would have on the residential areas of Lakeview, Waverley and Rocky Lake Drive indicating that the residents would have concerns due to the majority of land for the expansion being zoned industrial. She expressed concern that there did not appear to be a development plan for the Aerotech Industrial Park (AIP) nor did there appear to be any action taken to address existing issues limiting growth opportunities. She noted that AIP would be a good area for expansion as it was: located off a major highway; connects to the Burnside Business Park; was part of the proposed Halifax Gateway and was not in close proximity to a residential area.

In regard to the Aerotech Industrial Park, Mr. Cantwell explained that there was not as much land available as some perceive due to large portions of the landmass being reserved for a third runway or set aside as wetlands. The issue of pyritic slate running through the area has also limited development. The distance from the core has been regarded as a hindrance for some businesses. Engineers have advised that the receiving water system would be too small to handle effluent (sewage treatment) resulting from further development. He advised that a water supply and sewer review was nearing completion.

Mr. Cantwell advised that public consultation would be held prior to the commencement of rejuvenation of the land north of Burnside. He noted that the extension would be a logical solution for longterm industrial development. The issue would be presented to Regional Council for discussion as an amendment to the Regional Plan would be required.

The following comments/concerns were raised by members of the Committee during the ensuing discussion.

- underground parking or parking garages could be encouraged due to the amount of real estate being consumed for parking lots.
- the potential for condos in the business campus area, with access to trails and lakes, would be a good mix of residential / light industrial.
- hotel/motel construction could be encouraged as there are only three located at the periphery. Mr. Cantwell referred to the Generalized Future Land Use Map and

- explained that the orange areas (Sheppards Island) would be the area for residential development and the light yellow areas would be for light industrial.
- perhaps an area rate to support accelerated sidewalk and road improvements could be presented to the Business Park Associations.
 - concern was expressed that more emphasis on the Aerotech Business Park area was required otherwise it may be overlooked. The recently closed tender for the Multi-use Cargo Facility and work by Halifax Water in regard to sewer and water has heightened interest in this area.
 - good transportation is needed to, from, and around Burnside.

Mr. Pettipas referred to page 5 of the Checklist, previously circulated to the Committee, and commented that Regional Council should be made aware of the fact that the site plan approval process *will* increase the regulatory burden. Mr. Wells clarified that commencing a new development approval process for Burnside was not the objective: encouragement of the right kind of development by remaining as-of-right would be the preferred method.

MOVED BY Councillor Snow, seconded by Mr. Paul Pettipas that the checklist be clarified to indicate how/why the Committee reached their decisions. MOTION PUT AND PASSED.

Mr. Roger Wells responded to Councillor Snow that an update would be provided to the Committee in regard to the Aerotech Industrial Park.

Councillor Hendsbee suggested the area of industrial real estate be streamlined so that a business could be referred to another area of HRM if it would not function well in the Burnside or Aerotech areas.

Councillor Snow suggested that the Committee request HRM consider alternatives to Metro Transit in order to provide the required transportation corridors to the Business Parks; specifically to and from Districts 2 and 3.

Mr. Morley advised that in respect to transit, there was nothing the Regional Plan Advisory Committee could do to fill Burnside with buses.

Mr. Robert Batherson suggested that impacts on other strategies be part of the Checklist. Mr. Wells agreed to add a section to the Checklist.

MOVED BY Mr. Robert Batherson, seconded by Ms. Margo Grant that the Regional Plan Advisory Committee recommend that Regional Council:

- 1. Approve-in-principle Part I of the Business Parks Development Functional Plan, dated July 2008, as a foundation and management plan to guide and enable HRM's leadership in development of its industrial/business park program to support the objectives of the Municipal Economic Strategy and Regional Plan; and**

2. **Request staff to initiate the process to amend Regional Municipal Planning Strategy and Secondary Planning Strategy(s) Policies, Land Use By-Law Regulations and Site Development Standards using the land use related recommendations of the Business Parks Development Functional Plan, Part I, as the framework for such amendments, and to follow the public participation program as approved by Council in February 1997.**
3. **Be mindful of the public transit implications of this plan consistent with the five-year transportation strategy.**

MOTION PUT AND PASSED.

The Committee requested that the Checklist be forwarded to Council and suggested that a section be added that would identify compatibility/interaction with other HRM plans. Mr. Morley requested that Mr. Wells circulate the revised checklist to the Committee for final review.

5. CONSIDERATION OF DEFERRED BUSINESS

5.1 Climate Change (Sea Level Rise) - Staff Presentation

Mr. Wells presented the information. He explained the following acronyms:

- LiDar = Light Detection and Ranging
- DEM = Digital Elevation Module
- IPPC = International Panel on Climate Change (IPCC)

Mr. Wells advised that the impact of climate change on coastal areas was intensified by human development and erosion. Considering that the landmass of Nova Scotia was sinking, the issue of sea level rise (3/4 meter over the next century) should be addressed now as the cost to fix a disaster would be astronomically great. The IPCC's annual report indicates that the ice cap melt is occurring at a faster rate than predicted. Council should be aware of the sea level rise issue when planning for harbour projects in order to consider longterm initiatives.

The new LiDar technology, with climate change model provided by the Department of Natural Resources Canada, would enable HRM to determine the vulnerability of all land at sea level around the harbour. The data obtained from the research would be pertinent to Council and staff when making decisions in regard to infrastructure, land use (human habitation or industrial); and, for developing tools for avoidance, elevation (set minimum elevations), ground floor uses (whether or not to have human habitation on ground floors), flood proofing measures (site/building).

Mr. Wells responded to questions/comments of the Committee as follows:

- the King's Wharf development, the majority of which would be built on a podium, has considered the issue of sea level rise and modified their plans so that the human habitation portion would be above the concern point. Staff are researching

- the science piece such as flood proofing measures and building up the sea walls. the sea level rise issue remains at the advisory rather than regulatory level. Staff are confident that public land owners (Department of National Defense, Halifax Port Authority etc.) will act without land use regulations. A phase-in period may be an option.
- HRM could address sea level rise concerns during reconstructs/retrofits of boardwalks, the rebuilding of new marine industrial jetties etc.
- a meter was added to the elevation of the Dartmouth wastewater treatment facility.
- HRM staff will share the information/data with the Halifax Dartmouth Bridge Commission.
- the digital elevation model would be extremely valuable for floodplains, the urban forestry master plan, 3-D Modeling, watershed planning and floodplain analysis. HRM does not have the staff expertise to process and manipulate the data.
- the data could also be valuable as real time application for the Emergency Measures Operations Group (EMO). The harbour plan would provide information to EMO on the most vulnerable areas.
- the LiDar model could also be used by the weather forecast centre. Data on wind speed and direction could be input to determine in advance which areas would be most impacted by a storm.

Mr. Wells further explained that the proposed policies/procedures in regard to sea level rise and climate change issues would impact the Regional Plan as follows:

- there would be a long term impact on the water supply (ground water supplies) due to longer periods of dryness.
- more intense storms resulting in an impact on HRM's Red Book and how infrastructure would be designed.
- agriculture would be affected.
- possibility of increased disease(s) due to insect infestation.
- the increased threat to coastal communities would have an impact on the population of HRM and where people would live.

Mr. Wells advised that a more detailed analysis of the Alderney Landing area would be available by the fall.

6. CORRESPONDENCE, PETITIONS & DELEGATIONS - NONE

7. REPORTS

7.1 Business Parks Development Functional Plan: Part I - Approval in Principle

This item was dealt with earlier in the meeting. See page 4.

8. NEW BUSINESS - NONE

9. ADDED ITEMS

9.1 HRMbyDesign - Invitation to Stakeholder Workshop on August 6, 2008

- An Invitation to the Stakeholder Workshop – HRMbyDesign Downtown Plan Implementation and Process, dated July 11, 2008 from Mr. Andy Fillmore, had been circulated to the Committee via e-mail.

**MOVED BY Mr. Paul Pettipas, seconded by Councillor Snow that the Regional Plan Advisory Committee nominate Mr. Robert Batherson and Ms. Margo Grant as the representatives to attend the August 6, 2008 HRMbyDesign Workshop.
MOTION PUT AND PASSED.**

10. DATE OF NEXT MEETING

The next regularly scheduled meeting is tentatively scheduled for August 20, 2008.

Councillor Snow requested that Alternative Service Delivery (Business Parks - Transit Services) be added to the next agenda.

11. ADJOURNMENT

There being no further business, the meeting adjourned at 5:36 p.m.

Chris Newson
Legislative Assistant