

HALIFAX REGIONAL MUNICIPALITY

HALIFAX REGIONAL COUNCIL COMMITTEE OF THE WHOLE MINUTES

September 9, 2008

PRESENT: Mayor Peter Kelly
Deputy Mayor Stephen D. Adams
Councillors: Krista Snow
David Hendsbee
Gloria McCluskey
Andrew Younger
Bill Karsten
Jackie Barkhouse
Jim Smith
Mary Wile
Patrick Murphy
Dawn Sloane
Sue Uteck
Sheila Fougere
Russell Walker
Debbie Hum
Linda Mosher
Brad Johns
Robert Harvey
Tim Outhit
Reg Rankin
Gary Meade

REGRETS: Councillors: Steve Streach
Harry McInroy

STAFF: Mr. Dan English, Chief Administrative Officer
Ms. Mary Ellen Donovan, Municipal Solicitor
Ms. Julia Horncastle, Acting Municipal Clerk
Ms. Melody Campbell, Legislative Assistant

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1. CALL TO ORDER

The meeting was called to order at 2:03 p.m.

2. APPROVAL OF THE MINUTES - August 5, 2008

MOVED BY Councillor Younger, seconded by Councillor Outhit, that the minutes of August 5, 2008 be approved. MOTION PUT AND PASSED.

3. BUSINESS PARKS DEVELOPMENT FUNCTIONAL PLAN: Part 1

C A report dated July 14, 2008 was before Council.

C A presentation, HRM Business Parks Functional Plan was before Council.

This item was deferred from the August 12, 2008 Committee of the Whole agenda.

Mr. Peter Stickings, Manager of Real Property, introduced the Business Parks Development Functional Plan: Part 1 presentation to Council.

MOVED BY Councillor Hendsbee, seconded by Councillor McCluskey, that Halifax 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.**

Mr. Ross Cantwell, Consultant, Colliers International, provided the presentation to Regional Council with an overview of the following:

- C Background
- C Business Parks Issues
- C Functional Plan Goals
- C Public Consultation
- C Business Parkland Supply
- C Employment and Office Space
- C Economic Link Business Parks
- C Conclusions
- C Recommendations
- C Industrial Reserve
- C Burnside Recommendations
- C Bayers Lake Business Park
- C Ragged Lake Business Park
- C Eastern Shore Parks
- C Aerotech
- C Public Comment and Feedback

After the presentation, the following discussion was initiated by Council.

Councillor Younger advised that there has not been sufficient public feedback. He noted that the report does not contain a lot of the feedback that had been received, and added that parts of the report are contradictory. He advised that residents adjacent to Shubie Park are dealing with noise issues. He stated that before a decision is made, more public consultation had to be done. The Councillor noted that in areas such as Highfield Park and Waverley there had not been any public consultation. He requested that no work be done until the consultation process is complete.

Councillor Younger raised concerns that the report notes zoning as I-2. Mr. Peter Stickings, Manager of Real Property advised that in respect to areas, I-2 zoning is introduced to enable transition properties to provide a suitable mix. Plan amendments will be introduced to support industrial needs and support by-laws of buffering and noise issues. Councillor Younger advised that the map indicates light industrial, not commercial or retail and it raises concerns. Mr. Wells, Supervisor, Regional & Community Planning, advised that the map is not to be taken verbatim, there is latitude. Councillor Younger requested that construction not begin until a public hearing is held. Mr. Stickings advised that each phase of the capital program will be approved by Council. There will be no construction without discussion by Council.

Councillor Smith advised that he agrees that there needs to be more public consultations.

He added that there have been many challenges in Burnside and changes have to be made. In response to a query by Councillor Smith, Mr. Stickings advised that the City of Lakes Business Park name will remain the same. The term Business Campus is a business term referring to business office park.

Councillor Snow requested information relating to water service issues and site sewers on business park sites. Mr. Stickings advised that the Halifax Regional Water Commission has a study on the issue and advised that staff could provide a report on the study. HRM staff will work with HRWC staff to prepare information to bring back to Council.

Councillor Uteck stated she agrees that additional public consultation must be done. She requested that information come back to Council indicating the questions and feedback received from the public consultations. She stated there is a requirement for improved transportation services. She advised that HRM is promoting live, work and play in a community, and now it seems the City is going in a different direction with the Business Park Plan. Staff advised that residential in the area was considered but was not conducive due to some types of facilities in the area that could conflict with homes, such as compost facilities and correctional facilities as examples. Mr. Cantwell replied that there is a need to get employees to and from the park and their residence through improved bus services.

Councillor Hum raised concerns over transit, transportation issues, infrastructure and public consultation. She stated that traffic congestion is an issue in Bayers Lake and added that the Bayers Lake Park has many challenges. She stated that there is a need for additional public input. There is a need for infrastructure improvements and a better access in and out of the park. Councillor Hum also expressed concerns over the impact on the environment as it relates to Birch Cove Lake.

Councillor Fougere raised the question of land banking, asking if there is a shortage of light industrial land or is there a lack of market driven initiatives. She advised that this is an issue HRM must be careful about, as it affects policy and land use. Mr. Cantwell advised that this practice promotes potential for retail. HRM needs to ensure an adequate supply of land and land to be rezoned. Councillor Fougere asked if this was a significant viable economic use for HRM. Mr. Stickings advised that land banking is beneficial for multi-million dollar facilities that need a parcel of land to set up a business that enables its employees to work in one location. HRM needs accessible land, and cannot wholly depend on the private sector. He added that HRM continues to review its practices.

Councillor Rankin stated that there are issues in the Bayers Lake Business Park and Ragged Lake. He noted that improvements must be made to the entrance and exits to and from Bayers Lake Industrial Park. He added that both parks need improved transportation. This proposal is an opportunity for HRM to get the infrastructure right, and

to be proactive in that approach.

Councillor Outhit advised that Burnside continues to grow but added that it is essential for all three levels of government work toward the connector from Burnside to Highway 102. He added that HRM must support all types of industry and promote business in all areas of HRM.

Councillor Hendsbee stated that HRM needs to work with partners to promote a one-stop shopping capacity. He stated that there is a need for road, water and sewer and transportation improvements. He advised that HRM needs to have land available for business. Mr. Eddie Robar, Manager, Planning and Product Development, Metro Transit, advised that the 5 year Metro Transit plan is looking at the business park component. The five year plan will come back to Regional Council. He advised that Metro Transit is constantly looking at how to improve service. The new schedule in November will show improvement to the business park areas.

Councillor Wile advised that there are issues in the Bayers Lake Business Park such as transit, the need for pedestrian friendly parking lots, security and park entrances and exits. She questioned the protection of the Archaeological site, and how this would be accomplished. Mr. Wells, advised that HRM staff will continue to work with the Bayers Lake Business Park Association on issues. He advised that Real Property Planning is working on the Archaeological site and an update will be provided to Council.

Councillor McCluskey advised that Burnside should be a commercial industrial area only, and added that it is not conducive to residential.

Councillor Hum stated that staff need to continue to get public consultation. Mr. Stickings advised that the functional plan recommends that staff explore the possibility of a task force where options will be determined and brought back to Council. He stated that staff will continue to receive public feedback.

Councillor Smith advised that transit issues need to be looked at. He advised that residential would support business in Burnside. He noted that the signage for the City of Lakes Business Park has not been completed.

Councillor Sloane stated that there is a need for improved infrastructure and questioned the possibility of on-site sewage treatment. Mr. Stickings advised at this point there is no on-site treatment. Mr. Wells added that as business parks continue to grow this option may be considered.

MOVED BY Councillor Smith, seconded by Councillor Younger that this item be deferred pending a Supplementary Staff Report. MOTION PUT AND PASSED.

4. LEGISLATIVE REQUEST STRATEGY (Staff Presentation)

This item was deferred to the next Committee of the Whole.

5. ADJOURNMENT

The meeting was adjourned at 3:56 p.m.

Julia Horncastle
Acting Municipal Clerk