

HALIFAX REGIONAL MUNICIPALITY

HALIFAX REGIONAL COUNCIL COMMITTEE OF THE WHOLE MINUTES

September 23, 2008

PRESENT: Mayor Peter Kelly
Deputy Mayor Stephen D. Adams
Councillors: Steve Streach
Krista Snow
David Hendsbee
Gloria McCluskey
Andrew Younger
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: Harry McInroy
Bill Karsten

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

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1. CALL TO ORDER

The meeting was called to order at 9:45 a.m.

2. APPROVAL OF THE MINUTES - August 5, 2008

MOVED BY Councillor Meade, seconded by Councillor Sloane, that the minutes of September 9, 2008 be approved. MOTION PUT AND PASSED.

Councillor Hum noted that on Page 2 - 2nd paragraph of the above-mentioned minutes, she had also raised concerns about the impact on the environment and would like that to be reflected in the minutes.

Councillor Sloane entered the meeting at 10:03 a.m.

3. BUSINESS PARKS DEVELOPMENT FUNCTIONAL PLAN: Part 1

- C An extract of Draft Committee of the Whole Minutes - September 9, 2008 was before Council.
- C A Presentation, HRM Business Parks Functional Plan was before Council.
- C A Supplementary Report dated September 17, 2008 was before Council.
- C A Report dated July 16, 2008 from Regional Plan Advisory Committee was before Council.

This item was deferred from the September 9, 2008 Committee of the Whole agenda pending a Supplementary Report from Staff.

Councillor Uteck entered the meeting at 10:09 a.m.

Mr. Roger Wells, Supervisor, Regional & Community Planning, introduced the Business Parks Development Functional Plan: Part 1 Supplementary Report to Council. Mr. Ross Cantwell, Consultant with Colliers International was also on hand to answer questions of Council.

Mr. Wells explained to Council that under the direction of the Mayor and the CAO this report contains responses to the questions of Council and providing that Council approves Part I of the Business Parks Development Functional Plan in principle; the proposed next steps. The responses to the questions are divided into four sections:

1. Stakeholder/Public Consultation conducted as part of the study process,
2. Further Stakeholder/Public Consultation as outlined in Attachment B

3. Proposed next Steps/Action Items
4. Servicing Issues for Aerotech Business Park

Mr. Wells noted that there is considerable work left to do as referenced in the report, both on the governance aspects and on the land use parts of the recommendations stemming from the Functional plan including more public and stakeholder consultations. Both the governance aspects that staff will be looking at and the land use related matters that staff will be processing out in the public realm will be brought back to Council for decisions.

As per the report, any planning amendment or any rezoning applications that may arise in advance to Council adopting the changes to plan policy will be processed under the rules of the day of Council.

The Mayor advised Council that there was a motion already on the floor; however staff had altered the recommendation; therefore, asked Councillor Younger, as he was next to speak, to put the amended motion on the Floor and add the third caveat.

MOVED By Councillor Younger, seconded by Councillor Uteck, 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 consider amending the 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 undertake public participation as indicated in the September 17, 2008 Supplementary Report.**
- 3. Be mindful of the public transit implications of this plan consistent with the five-year transportation strategy.**

In response to Councillor Younger's question as to the difference between the motion currently on the floor and the motion in the above-mentioned supplementary report, Mr. Wells answered that the only difference is in Recommendation 2 of the Supplementary report which indicates that HRM carries out public participation as per the report before Council today, whereas the previous recommendation that was before Council on September 9th was to carry out public

participation as per the Resolution of Council of 1997.

Councillor Younger responded that he would like to see the motion carried a step further and make the public consultation specific to the lands below the power line corridor to Highway 118 and that all land uses specific to that area be considered for public consultation.

Without a vote being taken on the motion on the floor, the following motion was placed.

MOVED BY Councillor Younger, seconded by Councillor Uteck that the motion be amended to include all land uses are to be considered as part of the public consultation.

Discussion ensued on the motion with staff addressing the concerns and questions of the Council.

Councillor Younger noted that what the public had seen in 1997 is not what is taking place today. If there are going to be such fundamental changes then there needs to be more public consultation.

Councillor Hendsbee inquired what consultation would there be with the residents of the near by areas of Dartmouth North and along the Waverley Rd. Staff advised they would sit down with the two Councillors involved and see what would be the best method to notify the residents.

Mr. Wells gave some context of what led up to the Regional Plan which Council approved at the time, and where HRM is today. Council approved the rezoning of the remaining lands in Burnside from Holding to I2. Council also created an enabling policy which indicated that if residential development may be appropriate in certain locations in the Burnside area, then it could be done.

Another policy led to the preparation of the Functional plan. One of the questions that was asked of the consultants was, is residential development appropriate in the area designated under the Regional Plan and if so, where and why? The recommendations coming back from the consultants may be appropriate in the southern sections Dartmouth Crossing areas but not to the northern sections of the park.

Mr. Wells noted that in response to Councillor Smith's concerns that a steering committee was struck with the members of the various stakeholders sitting on this committee and assured Council that this plan had the full endorsement of this steering committee.

Staff noted Terms of Reference for the study were very deliberate when this study was looked at. The Steering committee was well structured with all interested stakeholders. The Bayers

Lake component is not complete yet and will be subject to further public participation as was the case in the Burnside and the City of Lakes. In regards to a restaurant being located in the City of Lakes, services such as restaurants must be located in business parks to accommodate the people that work there.

Councillor Younger inquired if the results of the public meetings were ever reviewed as part of this process. Mr. Cantwell advised Council that the results were looked at; however, as part of a consultants job is to give recommendations that they as consultants can stand by, even if it is not the answers the contractor is looking for. Mr. Cantwell also offered that running out of area where businesses can be located is a serious problem.

Mr. Cantwell advised Council that the administration of a policy should be carried out with a policy that reflects today's trends not a policy of twenty years ago .

MOTION PUT AND PASSED

The Amended Motion now reads:

MOVED By Councillor Younger, seconded by Councillor Uteck, 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 consider amending the 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 undertake public participation as indicated in the September 17, 2008 Supplementary Report.**
- 3. Be mindful of the public transit implications of this plan consistent with the five-year transportation strategy.**
- 4. All land uses are considered as part of the public consultation.**

MOTION PUT AND PASSED

4. MAINLAND COMMON MASTER PLAN - REVIEW AND UPDATE

- C A Report dated July 22, 2008 was before Council.
- C A Revised Presentation was before Council.

Mr. Peter Bigelow, Manager, Real Property Planning, Infrastructure and Asset Management, submitted a brief presentation and noted the following:

- C The Plan reflects both the Master Plan and the Council report that is before Council today.
- C In 1992, Halifax City Council approved the Mainland Common Master Plan after acquiring about 150 acres known as Clayton Park. At that time, there was no development north of Dunbrack.
- C A number of decisions made by various Councils have made changes that have affected that Master plan; therefore, staff determined that it was time to do a review of the plan that had been approved in 1992. The decision was to revised the plan to reflect the various changes since 1992, the current needs of HRM as noted by various sources, the revised changes to recreation trends, as well as the rapid growth in the area.
- C Staff wanted to maintain the principles of the 1992 plan as these principles are still valid.
- C The Mainland Common is located west of Dunbrack and east of the Bicentennial Highway.
- C Currently it is approximately 130 acres as HRM has divested some surplus properties.
- C It is meant to service not only the community with which it is within, but because of the highway network it services a much larger community.
- C It was going to accommodate a Commonwealth Games Stadium.
- C Lacewood Drive is now much straighter than was planned in the 1992 Plan and this has added more land.
- C There also were plans for a hotel, but since those plans were made, those lands have been sold to private developers of condominiums.
- C The library and schools of 1992 were seen to be sufficient but due to unforeseen circumstances needed to be replaced.
- C The phenomenal growth in the area has caused new needs to arise.
- C The Council of today approved a new Mainland Common Recreation Centre to be put on the Mainland Common area.
- C The new Mainland Common Master Plan was completed prior to the siting of the Mainland Common Recreation Centre.
- C Rather than being restrictive of what can be put on the Mainland Commons, HRM plans to identify *Opportunity Sites* that when an opportunity does arise it can be serviced with sewer and water, proper access in terms of roadway and bus routes and is accessible by residents not living in the immediate area.

- C The building site will also determine what this can accommodate.
- C The Mainland Common should be laid out in a campus style and staff have identified where those sites would need to be.
- C HRM needs to ensure that the increased traffic on the roadways do not burden neighbourhoods.
- C Preserved tracts of contiguous natural areas.
- C This plan provides opportunities for the expansion of Keshan Goodman Library, expansion of the Halifax West High School and the Mainland Common Centre Complex, if needed.
- C Defined but unclaimed opportunity sites could also accommodate future ice rinks, a 50 metre pool, a larger soccer facility and improved vehicular and public transit circulation through the site.
- C Passive Recreation reserves were also very well received by the public at the open house held in August. This is land on which there would only be trail development.
- C Staff is not asking Council to dismiss the 1992 Plan; it is still relevant but to append this new plan to the 1992 plan.

Councillor Rankin entered the meeting at 10:50 a.m.

Councillor McCluskey inquired if staff are looking at other opportunity sites in HRM. Staff advised that this is one of many. The Indoor Facilities Master Plan directs HRM to look at other development in other areas over the long term.

Councillor McCluskey also noted that HRM needs to consider Burnside Park and other areas for recreation areas.

Councillor Wile asked staff to ensure the easibility of moving traffic in and out of the area and prevent any parking issues with the school.

MOVED by Councillor Wile, seconded by Councillor Walker, that Regional Council approve the 2008 update as an addition to the 1992 Mainland Common Master Plan as attached to the report dated July 22, 2008.

Councillor Sloane asked staff when they would be looking at any upgrades for the Commons in her area. Mr. Bigelow responded that the RFP's have been written for the next two projects, which is the review of the Dartmouth Common and the Halifax Common. Staff have talked to the Councillors that have the Dartmouth Commons in their districts and have received very good feedback from them. The Halifax Commons review will take place this year.

Councillor Wile noted that full signalization is needed at Thomas Raddall Drive and Lacewood Drive. She further noted that this is an extremely busy intersection. Mr. Bigelow responded that this and other road constructions that are needed such as the bridge will be completed

as more work is completed on the Mainland Common area.

MOTION PUT AND PASSED

5. GREATER HALIFAX PARTNERSHIP (GHP) ANNUAL REVIEW - SERVICE AGREEMENT

Council agreed to move this item on the agenda to the afternoon session of Committee of the Whole.

6. HRM PUBLIC ART POLICY

C A Staff Report dated September 16, 2008, was before Council.

MOVED By Councillor Uteck, seconded by Councillor Sloane that the appointments of the Cultural Advisory Committee be extended to December 1, 2008. MOTION PUT AND PASSED

Councillor Uteck introduced the HRM Public Art policy. She explained that it was tabled and ratified at the policy at the Cultural Advisory Committee in March 2008. Staff have been working on the finer points and there has been great community consultation. Interesting to note that HRM has only had one piece of public art since Amalgamation.

Councillor Uteck advised Council that this policy seeks the focus and direction of Public Art and she asked that Council accept this policy in the spirit of moving ahead with HRM's Cultural plan.

Mr. Andrew Whittemore, Manager Community Relations and Cultural Affairs, along with Mr. Jamie McCullen, Public Art Facilitator, submitted the presentation and report to Council noting the following:

- C The HRM Public Art Policy outlines three recommendations to Council.
- C Provides Council an understanding of what Public Art is, what it means to HRM and why is it important to HRM.
- C How the policy was developed.
- C How art will be acquired, the process through which HRM will evaluate new works.
- C How existing and new works will be managed.
- C How the new policy will be operationalized; and,
- C What the next steps will be.

MOVED by Councillor Younger, seconded by Councillor Uteck, that Regional Council:

- 1. Approve the proposed Public Art Policy**
- 2. Approve the amended heritage reserve business case to advance the Policy,**

outlined in the report dated September 16, 2008 before Council

3. Rescind the existing Murals, Monuments and Markers Program.

Discussion ensued on the motion with Mr. Whittemore and Mr. Mc Cullen answering any concerns and questions of Council.

Councillor Younger requested that if Council rescinds the Existing Murals, Monuments and Markers Plan that any existing monies that were already approved through the Murals, Monuments and Markers Program for existing projects be protected and not disappear.

Mr. Whittemore advised that any monies that had been highlighted or committed under the Heritage Reserve Fund would be carried over.

Councillor Hendsbee asked that there be clarification as to why Council would want the Murals, Monuments and Markers Program dissolved in the manner proposed by the policy.

Mr. Whittemore advised Council that the Murals, Monuments and Markers Program will become redundant. The policy will address and include the Murals, Monuments and Markers Program. This program was intended to be an interim project until a Public Art Policy could be created.

Councillor Mosher entered the meeting at 11:17 a.m.

Councillor Murphy entered the meeting at 11:18 a.m.

Councillor Uteck noted that one area that HRM does not address is Canada Post. HRM should look at not allowing them any more boxes until they can commit to a public art policy such as Aliant has done.

MOVED By Councillor Uteck, seconded by Councilor Sloane that no one can put a public box in HRM until they commit to HRM's Public Art policy.

Staff advised that Canada Post has the jurisdiction to put the boxes up as they see fit.

Councillor Fougere noted that Maple Leafs are the only decals that can be put on the Canada post boxes besides their corporate logo. This is their policy. No other paintings or drawings can be legally put on the boxes. She advised Council that Canada Post does have a plan but just haven't rolled it out in HRM yet and HRM should follow up.

Council recessed at 11:27 a.m.

Council reconvened at 2:05 p.m. with following Councillors in attendance: Mayor Kelly, Deputy

Mayor Adams and Councillors: Streach, Snow, Hendsbee, McCluskey, Younger, Barkhouse, Wile, Murphy, Sloane, Uteck, Fougere, Walker, Hum, Mosher, Johns, Harvey, Outhit, Rankin, and Meade.

5. GREATER HALIFAX PARTNERSHIP (GHP) ANNUAL REVIEW - SERVICE AGREEMENT

- C A Presentation from the Greater Halifax Partnership was before Council.
- C A Report dated September 16, 2008 was before Council.

Dr. J. Collins Dobbs, Vice President of GHP reviewed the presentation noting the key issues that he will be dealing with today are accountability, value for money, and leverage. He advised Council that Mr. Stephen Dempsey, President and CEO of the Partnership will be covering the Services Agreement, which is the contract that GHP has with HRM as well as providing an economic snapshot. Dr. Dobbs reiterated that GHP is not asking for money but asking for help with leverage and support.

Mr. Stephen Dempsey, President and CEO reviewed the Services Agreements with the Municipality. He also noted that the implementation of the Economic Strategy is led by Mr. Dick Miller.

Mr. Dempsey reviewed their method of leveraging the money.

MOVED By Councillor Hendsbee, seconded by Councillor Snow that Halifax Regional Council request that a letter from the Mayor be sent to Federal/Provincial governments to request fair/equitable funding for the GHP.

Discussion ensued on the motion

Councillor Uteck asked that the above motion be amended to request the Halifax Chamber of Commerce separate HRM out from the scorecard.

The Motion with its amendment now reads:

MOVED By Councillor Hendsbee, seconded by Councillor Snow that Halifax Regional Council:

- 1. Request that a letter from the Mayor be sent to Federal/Provincial governments to request fair/equitable funding for the GHP.**
- 2. Request the Halifax Chamber of Commerce separate HRM out from the scorecard.**

Discussion ensued with the following points noted:

- C GHP is going out to the schools and speaking with the children at the Junior high level

- about what they are doing;
- C HRM needs to place immigrants in their fields of expertise, dialogues continue with the professionals organizations to make this happen;
- C HRM has such a diversified economy that although HRM's economy grows at a slower rate, it will also decline at a slower rate protecting us from what is going on in the financial world around us.

MOTION PUT AND PASSED

6. HRM PUBLIC ART POLICY - Cont'd

This item continued from the morning's session. (See page 10)

Councillor Wile asked what the process was for disposing of public arts. Mr. Whittemore advised that they would try to locate the original artist or their family.

Councillor Hendsbee asked for clarification as to why there is not Council participation on the Committee. Mr. Whittemore responded that in terms of accountability the jury only makes recommendations to Council, Council would ultimately make the decision and therefore would be accountable for the decision.

Council voted on the following motion:

MOVED by Councillor Younger, seconded by Councillor Uteck, that Regional Council:

- 1. Approve the proposed Public Art Policy**
- 2. Approve the amended Heritage Reserve Business Case to advance the Policy, outlined in the report dated September 16, 2008 before Council**
- 3. Rescind the existing Murals, Monuments and Markers Program.**

MOTION PUT AND PASSED

7. ADJOURNMENT

The meeting was adjourned at 4:10 p.m.

September 23, 2008

Acting Municipal Clerk