

COMMUNITY DESIGN ADVISORY COMMITTEE  
(Special Meeting)  
MINUTES  
October 10, 2012

PRESENT: Ms. Dale Godsoe, Chair  
Mr. Geoff Leboutillier  
Mr. Eric Burchill  
Mr. Peter Moorhouse  
Councillor Jennifer Watts  
Councillor Dawn Sloane  
Councillor Lorelei Nicoll  
Councillor Peter Lund

REGRETS: Mr. Fred Morley, Vice Chair  
Ms. Joanne Macrae  
Councillor Jim Smith (absent)

STAFF: Mr. Peter Duncan, Manager of Infrastructure  
Mr. Austin French, Manager of Planning  
Ms. Leticia Smillie, Cultural Planner  
Mr. Richard Harvey, Acting Urban Design Project Manager  
Ms. Susan Corser, Project Coordinator  
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	
	5.3.1 Infrastructure Charges Study (SGE Acres Consulting, Enid Slack Consulting and Harry Kitchen) – Study Overview.....	3
	5.3.2 Quantifying the Costs and Benefits of Alternate Growth Scenarios (Stantec Consulting) – Study Overview.....	4
	5.3.3 Commercial Tax and Location Study (Altus Group) – Study Overview.....	5
6.	REPORTS:	
	6.1 Staff:	
	6.1.1 Centre Plan Community Engagement Document and Direction On Future Engagement.....	6
	6.2 Committee Members	
	6.2.1 Discussion on Presentations and the Starting Time of Committee Meetings.....	6
7.	ADDED ITEMS.....	6
8.	NEXT MEETING DATE.....	6
9.	ADJOURNMENT.....	6

**1. CALL TO ORDER**

The Chair called the meeting to order at 10:40 a.m. in the Multi-purpose Room, George Dixon Community Recreation Centre 2502 Brunswick Street, Halifax.

**2. APPROVAL OF MINUTES:** None

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

Additions:

6.2.1 Discussion – Presentations; Starting Time of Committee Meetings

**MOVED by Councillor Sloane, seconded by Councillor Nicoll that the agenda, as amended, be approved. MOTION PUT AND PASSED.**

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

**5. CORRESPONDENCE, PETITIONS & PRESENTATIONS**

**5.1 Correspondence:**

- Correspondence dated October 2, 2012 was submitted from Andrea Arbic.
- The Chair submitted correspondence dated October 9, 2012 from Doug Gordon, Chair of Communications, Wyse Community Working Group for Sensible Development.

**5.2 Petitions:** None

**5.3 Presentations:**

**5.3.1 Infrastructure Charges Study (SGE Acres Consulting, Enid Slack Consulting and Harry Kitchen) – Study Overview**

Mr. Peter Duncan, HRM Manager of Infrastructure provided a presentation on the Infrastructure Charges Study carried out by SGE Acres Consulting, Enid Slack Consulting and Harry Kitchen. Prior to the start of his presentation, Mr. Duncan noted that, previously, staff used the term 'Capital Cost Charges'; however staff now refer to these charges as Development Charges. He indicated that the study findings provide policy guidance on possible changes to municipal policy and regulations concerning infrastructure charges.

Mr. Duncan began his presentation by explaining the purpose of development charges, how development charges work, and the advantages of having development charges.

He advised that in 2006 Regional Council adopted the SGE Group Infrastructure Charge Study as basis for policy and by-laws, adding that it ensures that development pays its share of infrastructure and it assigns charges to all development that will use infrastructure. The study recommended the following five categories of services to be reviewed for Region Wide Development Charges: Wastewater Treatment and Solid Waste; Transit and Transportation; Police and Fire; Recreation Libraries and Parks; and Administration Buildings, Convention/Meeting Venues, Tourism/Cultural Facilities. In regard to the status of development charges of these services, Mr. Duncan pointed out that development charges have been adopted for Wastewater Treatment and Solid Waste; that legislation exists and a report has been drafted in regard to Transit and Transportation; and with regard to Police and Fire, and Parks and Recreation and Libraries, Regional Council made a request to the Province in 2010 for an amendment to the HRM Charter to allow development charges but, to date, there has been no response from the Province. In concluding his remarks he advised that an issue for consideration is whether development charges should be collected in the Regional Centre.

At 11:00 a.m. Mr. Morley entered the meeting.

Mr. Duncan responded to questions.

In response to a question, Mr. Duncan advised that a staff report has been drafted and will be submitted to the Audit and Finance Standing Committee before it goes to Regional Council.

The Chair suggested that Mr. Duncan be invited to present the staff report to the Committee after it is presented to the Audit and Finance Standing Committee.

Mr. Morley advised that he did not support the idea of Development Charges in the Regional Centre, as it would run counter to the objective of the Regional Plan in regard to the Regional Centre.

**MOVED by Mr. Morley, seconded by Councillor Sloane that the Community Design Advisory Committee recommends against the implementation of development charges that would further erode the density objective of the Regional Plan. MOTION PUT AND PASSED.**

### **5.3.2 Quantifying the Costs and Benefits of Alternate Growth Scenarios (Stantec Consulting) – Study Overview**

Mr. John Heseltine addressed the Committee and advised that he was the Project Manager for the study commissioned by HRM on quantifying the costs and benefits of

Alternate Growth Scenarios. He noted that the study was not complete and today's presentation would be an overview of the purpose of the study and how it will be used. He explained that the project objective is for HRM to have empirical data relating to the cost of Municipal Servicing, and of building and maintaining households, commuting times, as well as greenhouse gas emissions and public health cost and benefits. Further, an assessment is sought of the impact on overall quality of life for HRM residents under several alternate growth scenarios.

Mr. Heseltine advised that the project goals will be to provide HRM with invaluable empirical data to provide the solid support required for making decisions on the policy direction of the Municipality's future growth as guided by the Regional Plan. This growth will complement the fiscal and environmental sustainability of the Municipality, while continuing to support the economic prosperity of the overall region.

Mr. Heseltine responded to questions.

At 12:00 p.m. Dr. Watson-Creed entered the meeting.

In response to a question by Councillor Watts with regard to whether, once completed, the study will come back to the Committee, Mr. French advised that staff will use this information in drafting the revised Regional Plan, and that the Committee will see those polices before they go out again for public consultation.

The Chair thanked Mr. Heseltine for the presentation and advised that it was a large amount of data for the Committee to absorb. She pointed out that the Committee was receiving a lot of good information but there hasn't been enough time to thoroughly discuss it. She suggested that at some point she would like to meet with staff and establish a plan on when these matters can come back to the Committee.

### **5.3.3 Commercial Tax and Location Study (Altus Group) – Study Overview**

Mr. Andre MacNeil, Senior Financial Consultant provided an overview of the study by the Altus Group on Commercial Tax and Location and highlighted some of the preliminary findings. He indicated that the study seeks to understand which factors, including commercial property tax, influence business location decisions in HRM, and it aims to answer the questions of why do businesses locate in the downtown or Regional Centre; why do businesses locate in the suburbs; and what could be done to influence those decisions.

In his remarks, Mr. MacNeil advised that, once completed, the study will be used to identify ways to improve the business climate in HRM; to improve development policies for the Regional Centre, including potential incentives; to identify service/planning improvements to attract development to the Regional Centre; and identify other

potential incentives to increase development activity in the Regional Centre. He indicated that the study is expected to be completed in November.

Mr. MacNeil responded to questions.

The Chair thanked Mr. MacNeil for his presentation and indicated that she hoped once the study was completed that it would be brought back to the Committee.

**6. REPORTS:**

**6.1 Staff:**

**6.1.1 Centre Plan Community Engagement Document and Direction on Future Engagement**

Due to time constraints, the Chair advised that this item would be deferred to the next meeting. She requested that staff prepare a brief memorandum outlining their objective of this item.

**6.2 Committee Members:**

**6.2.1 Discussion on Presentations and the Starting Time of Committee Meetings**

This item was added to the agenda by the Chair.

The Chair advised that due to time constraints she would defer discussion on presentations. With regard to the starting time of the meetings, she noted that Committee members seem to be having difficulty in meeting the start time of 10:30 a.m. and she questioned if the Committee wanted to change it back to 11:00 a.m. The general consensus was to continue meeting at 10:30 a.m.

**7. ADDED ITEMS:** None

**8. NEXT MEETING DATE:**

- October 17, 2012 - George Dixon Centre, 2502 Brunswick Street, Halifax

**9. ADJOURNMENT**

The meeting adjourned at 1:00 p.m.

Sheilagh Edmonds  
Legislative Assistant