

HALIFAX REGIONAL MUNICIPALITY

**REGIONAL PLAN ADVISORY COMMITTEE
May 16, 2007
MINUTES**

- PRESENT:** Councillor Brad Johns
Councillor David Hendsbee
Mr. Paul Pettipas
Ms. Heather Bown
Mr. Fred Morley
Ms. Margo Grant
Mr. Robert Batherson
- REGRETS:** Councillor Gloria McCluskey
Mr. Dan English, Chief Administrative Officer
- STAFF:** Mr. Wayne Anstey, Deputy CAO, Operations
Mr. Roger Wells, A/Manager, Planning Services
Ms. Maria Jacobs, Planner, Regional Planning
Ms. Jennifer Weagle, Legislative Assistant

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1. **CALL TO ORDER**

Mr. Roger Wells called the meeting to order at 3:04 p.m. in the Maxine Tynes Room, Alderney Gate Public Library, 60 Alderney Drive, Dartmouth.

2. **ELECTION OF CHAIR AND VICE-CHAIR**

The Committee agreed to deal with this item later in the meeting.

3. **APPROVAL OF MINUTES** - April 18, 2007

A correction was noted in the first bullet on page 8, to change '2007' to '2006'.

**MOVED by Councillor Johns, seconded by Ms. Margo Grant, that the minutes of the April 18, 2007 Regional Plan Advisory Committee meeting be approved as amended.
MOTION PUT AND PASSED.**

4. **APPROVAL OF THE ORDER OF BUSINESS, ADDITIONS AND DELETIONS**

The agenda was agreed upon as presented.

5. **BUSINESS ARISING FROM THE MINUTES** - None

6. **CONSIDERATION OF DEFERRED BUSINESS** - None

7. **CORRESPONDENCE, PETITIONS & DELEGATIONS**

7.1 **Correspondence** - None

7.2 **Petitions** - None

7.3 **Presentations** - None

8. **REPORTS** - None

9. **NEW BUSINESS**

9.1 **Regional Plan Advisory Committee Terms of Reference**

C A draft report to Regional Council was distributed to the Committee for their review.

Ms. Margo Grant indicated that it is important to the implementation of the Plan to have representation from the environmental sector.

Councillor Johns indicated that Mr. Paul Pettipas and Mr. Fred Morley were appointed as citizen members, not appointed specifically as development and economic industry representatives; however, they do have the knowledge to provide feedback from those perspectives. He indicated that the Committee needs a wide regional representation.

Councillor Hendsbee encouraged members to keep the Committee small and workable.

Members discussed the composition of the Committee, noting the following:

- C The Committee is lacking citizen representation from a rural area;
- C A rural representative with environmental expertise could be sought;
- C The member need not be a representative of the environmental sector, but could have an interest and knowledge in environmental issues;
- C A representative from an environmental group such as the Ecology Action Centre or Clean Nova Scotia could be requested;
- C A rural representative and an environmental representative should be appointed separately;
- C The perspective of a representative from the Capital District Health Authority or the Heart and Stroke Association could also be helpful to the Committee.

At the request of the Committee, the Legislative Assistant explained the appointment process.

MOVED by Mr. Paul Pettipas, seconded by Ms. Margo Grant, that the Regional Plan Advisory Committee requests that Regional Council amend the number of citizen appointments from five (5) to seven (7), and approve the appointment of one rural representative, and one environmental sector representative. MOTION PUT AND PASSED.

9.2 Recruitment of New RPAC Members

This Item was addressed under Item 9.1.

9.3 PowerPoint Presentation - Regional Plan Overview

- C Copies of this presentation were distributed to members and is on file.

Ms. Jacobs provided an overview of the Regional Plan to the Committee reviewing the following:

- C Anticipated growth in HRM over the next 25 years;

- C Goals for the healthy growth of HRM through of the Regional Plan:
 - C Reduce environmental degradation
 - C Respond to citizens' priorities
 - C Invest for a strong economy
 - C Position HRM for Federal funding
 - C \$250 million savings in Municipal costs
- C Review of generalized future land use;
- C Overall intent of the Regional Plan based around four pillars of growth:
 - C Pillar One: Natural environment & Heritage
 - C Natural Environment:
 - C Watershed analysis and watercourse buffers
 - C Regulations to reduce coastal flood risk
 - C 10% parkland dedication (under review)
 - C Six regional parks
 - C 14 natural corridors
 - C Culture & Built Heritage:
 - C Strengthen protection for heritage buildings across the Region
 - C Consider cultural landscapes holistically
 - C Pillar Two: Growth Centres
 - C Review of types of Growth Centres:
 - C Regional Centre
 - C District Centres
 - C Local Centres
 - C Rural Commuter Centres
 - C Rural Settlement Designation:
 - C Lower density rural centres
 - C Some transit service
 - C Strategic pedestrian improvements
 - C Provisions for rural subdivision
 - C Review of Traditional Subdivision Layout, Open Space Design Layout, and Hybrid Design Layout
 - C Goals for Regional Centre:
 - C Walking and transit emphasis
 - C Heritage protection
 - C Neighbourhood stability
 - C Design tools
 - C Clarity
 - C Pillar Three: Transit Linked Communities
 - C Emphasis on transit
 - C New Roads
 - C Pillar Four: Fiscally Sustainable & Strong Economy
 - C Avoid \$250 million in costs
 - C Reduce land consumption & street costs

- C More homes on piped services
- C On-going monitoring & regular review
- C Economic strategy implementation
- C Planning for Capital District, Halifax Harbour & Business Parks

Ms. Jacobs went on to outline plans for the implementation of the Regional Plan, reviewing the following:

- C Immediate Regulatory Changes:
- C Current Completed Functional Planning:
- C HRM by Design Study Phases
- C Community Visioning Pilot Project Communities:
 - C Musquodoboit Harbour
 - C Fall River
 - C Bedford - Mill Cove / Waterfront
- C Urban Design Plan
- C Form Based Codes and Zoning
- C Community Visioning and Community Plan Reviews

The Committee discussed the definitions of rural, suburban and urban, indicating that the definitions used by the Regional Plan are in line with the industry and with other committees; however, out of line with definitions used in association with the tax structure. It was agreed that the Regional Plan should set out these definitions for all of HRM to use in a consistent manner. Staff clarified a map is included in the back of the Regional Plan which outlines the different growth centres.

The Committee discussed ownership and maintenance issues associated with open common land and shared septic systems within communities and subdivisions.

The Committee discussed the pros and cons of Traditional Subdivision Layout, Open Space Design Layout, and Hybrid Design Layout, noting the following:

- C Developers are gravitating toward the Hybrid Design Layout;
- C The Open Space Design Layout is less practical and less economic;
- C It is best to build everything at once, so purchasers are aware of the full plan for the development;
- C The Hybrid Design Layout would not promote walking;
- C The Open Space Design Layout would involve a complicated pumping system with a large central septic field and pumping stations.

Staff clarified that copies of development agreements are required to be provided by developers to all purchasers within that development.

The Committee discussed the future redevelopment of Shannon Park, noting the following:

- C Shannon Park is contaminated as a “brownfield” site;
- C Before the site is developed, a cap on legislation is required to limit the liability of developers for brownfield sites;
- C The clean up of the site is a Federal responsibility;
- C Standards for cleanup of contaminated commercial and industrial sites are different than residential;
- C A suggestion was provided that there may be marine interest in the site.

With regard to the Community Visioning Pilot Project, staff clarified that communities not selected for the pilot project are welcome to start up their own visioning process, which was undertaken by a group in Spryfield with great success.

Staff reviewed the Form Based Codes and Zoning with the Committee, noting the following:

- C This new approach to development is easier for everyone to interpret;
- C It is a visual form of education;
- C It would allow more flexibility and creativity for developers;
- C Form Based Codes and Zoning would set out design guidelines for an entire block at a time, as opposed to one property at a time;
- C Staff are investigating this tool, which is in the preliminary stages;
- C More information about Form Based Codes and Zoning is available at www.formbasedcodes.org.

9.4 Overview of Regional Plan Initiatives/Status

- C A memo from Susan Corser dated May 9, 2007 was before the Committee.
- C Summaries of the HRM Strategic Initiatives were before the Committee.

Mr. Wells indicated that there are many business units involved in the implementation of, and many projects stemming from, the Regional Plan. He indicated that this will be discussed further at the next meeting.

2. ELECTION OF CHAIR AND VICE-CHAIR

MOVED by Councillor Johns, seconded by Mr. Paul Pettipas, that Mr. Fred Morley be nominated for the position of Chair of the Regional Plan Advisory Committee. MOTION PUT AND PASSED UNANIMOUSLY.

Since Mr. Morley was not in attendance, it was noted that his nomination as Chair is subject to him accepting the nomination.

MOVED by Mr. Paul Pettipas, seconded by Councillor Johns, that Councillor David Hendsbee be nominated for the position of Vice-Chair of the Regional Plan Advisory Committee. MOTION PUT AND PASSED UNANIMOUSLY.

Councillor Hendsbee accepted the nomination as Vice Chair.

10. ADDED ITEMS - None

11. DATE OF NEXT MEETING

The next meeting of the Regional Plan Advisory Committee is scheduled for Wednesday, June 20, 2007 from 3-5:00 p.m. in the Maxine Tynes Room, Alderney Gate Public Library, 60 Alderney Drive, Dartmouth.

11.1 Approval of 2007 Meeting Schedule

C A memo from the Legislative Assistant dated May 9, 2007 with the proposed 2007 meeting schedule was before the Committee.

MOVED by Mr. Robert Batherson, seconded by Mr. Paul Pettipas, that the Regional Plan Advisory Committee approve the 2007 meeting schedule as follows:

**June 20
July 18
August 15
September 19
October 17
November 21
December 19**

Staff clarified that all meetings are scheduled for the third Wednesday of each month, from 3-5:00 p.m. in the Maxine Tynes Room, Alderney Gate Public Library, 60 Alderney Drive, Dartmouth.

MOTION PUT AND PASSED.

12. ADJOURNMENT

There being no further business, the meeting adjourned at 5:06 p.m.

Jennifer Weagle
Legislative Assistant