

**REGIONAL PLAN ADVISORY COMMITTEE  
MINUTES  
Wednesday, March 19, 2008**

**PRESENT:** Councillor David Hendsbee, Vice-Chair  
Councillor Gloria McCluskey  
Ms. Cheryl Newcombe  
Ms. Bonnie Ryan  
Ms. Margo Grant  
Mr. Robert Batherson  
Ms. Heather Bown

**REGRETS:** Mr. Paul Pettipas  
Mr. Fred Morley, Chair

**STAFF:** Mr. Roger Wells, Supervisor, Regional & Community Planning  
Ms. Sandra T. Riley, Legislative Assistant

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**1. CALL TO ORDER**

Councillor Hendsbee, acting as Chair, called the meeting to order at 3:17 pm in the Helen Creighton Room, Alderney Gate Library.

**2. APPROVAL OF THE MINUTES**

**MOVED by Councillor McCluskey, seconded by Ms. Ryan, that the minutes of February 20, 2008 be approved. MOTION PUT AND PASSED.**

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

The order of business was amended and **approved by all** to have Item 7.2 - HRM Climate SMART Climate Change Risk Management Strategy presented first.

**4. BUSINESS ARISING OUT OF THE MINUTES - None**

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

**6. CORRESPONDENCE, PETITIONS & DELEGATIONS - None**

**6.1 Correspondence**

A request for presentation to the Regional Plan Advisory Committee was made by Mr. Shalom M. Mandaville on March 17, 2008. A discussion ensued and it was decided that the Committee would contact Mr. Mandaville for clarification on the requested presentation and a decision would then be made to whether a presentation to this Committee would be advisable.

**6.2 Petitions - None**

**6.3 Delegations - None**

**7. REPORTS/PRESENTATIONS**

**7.2 HRM Climate SMART Climate Change Risk Management Strategy - Staff Presentation**

For clarification: SMART (**S**ustainable **M**itigation and **A**daptation **R**isk management **T**ool).

Mr. Stephen King, Manager, Environmental Performance - Air & Land, advised that his goal was to acquire a recommendation from the Regional Plan Advisory Committee to Regional Council to endorse the Climate Change Risk Management Strategy as a climate change reference and resource document towards the development of the Potential Hazards to

Development Functional Plan.

Mr. King presented, through slides, the report submitted by Cathie O'Toole, Director, Infrastructure and Asset Management, dated March 04, 2008. He gave the background, leading with: "Sustainability is one of the greatest challenges facing every Canadian municipality. Climate change represents the biggest sustainability challenge." The Report states that "Climate SMART is an HRM led collaborative partnership involving all three levels of government and the private sector that takes an integrated approach to climate change mitigation and adaptation". He went on to explain the tools that have been put in place over the past two to three years including the components of mitigation and adaptation.

He advised that the HRM Climate Change Risk Management Strategy has been completed but not yet endorsed by Regional Council, and this is why the Regional Plan advisory Committee's recommendation would assist in moving it forward, as time is of the essence. He elaborated on the Climate Change Risk Management Strategy as well as the recommended actions.

Mr. King clarified questions and comments from the Committee and circulated a CD for the Committee's review. Councillor Hendsbee advised that the Committee would review the CD, and there would be further discussion in the meeting of March 26, 2008 or April 02, 2008.

At 3:36 pm Mr. Batherson arrived.

#### **7.1 Nova Scotia Homebuilders Association presentation to Regional Council (circulated last meeting)**

Councillor Hendsbee requested that this item be deferred to the next meeting when Mr. Pettipas would be in attendance for open dialogue purposes. A discussion ensued with the Committee coming to the decision that it would be carried over until such time.

Councillor Hendsbee added that there was a March 13, 2008 press release from NSHBA and it would be brought forward for an agenda item for the next Regional Plan Advisory Committee's regular scheduled meeting of April 16, 2008.

#### **7.2.1 LiDAR Mapping Project - Update**

For clarification: LiDAR (Light range and detecting)

Mr. Wells advised that a full presentation to this Committee would be in April or May of this year. He advised that this project stems from the Harbour planning exercise out of the environmental component of that exercise. He stated that LiDAR looks at what the impact of sea level rise and storm surge produces on the shores of Halifax Harbour. He advised that a Consultant out of Montreal was retained to do LiDAR. He further explained that LiDAR is an airborne technology that works on the same principle as sonar, but instead of using sound waves, laser beams are employed to produce an accurate digital evaluation to show the ground elevation, the tree canopy, where all the buildings are, and such

information. He advised that NRCAN (National Resources of Canada), NSCC in Lawrencetown, and the Department of Energy assisted with the evaluation.

He advised that the digital elevation log has been received by the consultants and NRCAN is now applying the best scientific knowledge available on predictive climate change, and will be able to predict the sea level rise in Atlantic Canada. He stated this information can be super imposed over the LiDAR mapping, and any scenario, in terms of sea level rising and storm surge events, can be modeled.

He advised that the land mass in Canada has been sinking by 19 centimeters per century, while sea level has been rising. He stated that one hundred years from now, the sea level will be approximately 70 centimeters higher than it is now. He advised that the presentation to Council will show on a property by property basis the areas that are most vulnerable to sea level rise and predict when it is going to happen. He remarked that Council will be alerted to the consequences for the next 100 years and LiDAR is a decision making tool that will model how to adapt to the inevitable sea level rise. He advised that there will be three possibilities:

1. Relocate; get away from the water
2. Build up the present site; developers have a higher minimum ground elevation
3. Sea wall build up; add more breakwater so the land behind is protected more.

#### **7.1.1 Affordable Housing in HRM - Staff Presentation**

The Committee made the decision that Staff could give the presentation today for the members present, but it would still be discussed further upon Mr. Pettipas' return.

Mr. Fred Wendt gave a staff presentation on the above noted, that was contained in an Information Report to Regional Council, dated February 26, 2008. He pointed out that there is deterioration in affordability in the new housing market, and that there needs to be more emphasis on energy efficiency. He suggested that there are specific measures that HRM can undertake to make housing more affordable. He presented and reviewed slides for the Committee with the following points outlined and explained:

- Price Trends in HRM
- New Single Housing in HRM '05-'07
- New Single Housing in HRM '02-'06
- Existing Home Sales 2007 (Average Price by Sub-market)
- New House Price Index
- Land Price vs Total Selling Price
- RBC Affordability Index
- Rents - 2 B/R
- Energy Efficiency
- Affordable Housing Functional Plan,

The Summary for Mr. Wendt's presentation included:

- Affordable new and resale homes are available in HRM
- HRM compares favourably with other Canadian cities
- The Community Energy Strategy will explore energy efficiency initiatives
- The Affordable Housing Functional Plan will address affordable housing initiatives.

A discussion ensued and Mr. Wendt and Mr. Wells clarified concerns expressed by the Committee.

**8. NEW BUSINESS**

Councillor Hendsbee congratulated the Committee on the presentation to Council given on March 18, 2008.

Councillor McCluskey retired from this meeting at 4:30 pm

Mr. Wells advised he submitted an electronic request for an update/presentation for April 16, 2008 meeting from Staff members of the Tax Reform Committee.

**9. ADDED ITEMS - None**

**10. DATE OF NEXT MEETING**

The next regular meeting of the Regional Plan Advisory Committee is scheduled for Wednesday, April 16, 2008.

**11. ADJOURNMENT**

With no further business, the meeting adjourned at 4:49 pm.

Sandra T. Riley  
Legislative Assistant