

# HALIFAX REGIONAL MUNICIPALITY

---

## HALIFAX REGIONAL COUNCIL COMMITTEE OF THE WHOLE MINUTES

April 18, 2006

PRESENT: Mayor Peter Kelly  
Deputy Mayor Russell Walker  
Councillors: Steve Streach  
Krista Snow  
Gloria McCluskey  
Andrew Younger  
Bill Karsten  
Becky Kent  
Jim Smith  
Mary Wile  
Patrick Murphy  
Dawn M. Sloane  
Sue Uteck  
Sheila Fougere  
Linda Mosher  
Stephen D. Adams  
Brad Johns  
Robert P. Harvey  
Len Goucher  
Reg Rankin  
Gary G. Meade

REGRETS: Councillor David Hendsbee  
Councillor Debbie Hum  
Councillor Harry McInroy

STAFF: Mr. Dan English, Chief Administrative Officer  
Ms. Mary Ellen Donovan, Municipal Solicitor  
Ms. Jan Gibson, Municipal Clerk  
Ms. Sheilagh Edmonds, Legislative Assistant

TABLE OF CONTENTS

1.	CALL TO ORDER .....	3
2.	APPROVAL OF THE MINUTES .....	3
3.	COUNCIL FOCUS AREA: INFRASTRUCTURE - STORMWATER AND WASTEWATER .....	3
4.	WRIGHTS COVE LAND USE & TRANSPORTATION PLAN (PRESENTATION) .....	6
5.	2007 COUNCIL MEETING SCHEDULE ALTERNATIVES .....	8
6.	ADJOURNMENT .....	9

**1. CALL TO ORDER**

The Mayor called the meeting to order at 1:08 p.m.

**2. APPROVAL OF THE MINUTES - None**

Deputy Mayor Walker questioned why the item Paving of Streets was not on today's agenda. He noted that at the last Regional Council meeting, the item was referred to Committee of the Whole for discussion.

Mr. English, CAO, concurred with Deputy Mayor Walker and pointed out that due to the amount of items already planned for this agenda, it was felt there would not be enough time to deal with that item. He added that it will be on the next Committee of the Whole agenda.

**3. COUNCIL FOCUS AREA: INFRASTRUCTURE - STORMWATER AND WASTEWATER**

This matter had been deferred from the Committee of the Whole meeting held on April 11, 2006 and, prior to deferral, the following motion had been put:

**MOVED by Councillor McInroy, seconded by Councillor Sloane that Regional Council endorse the following directions as outlined by staff, with number 8 reading that the water bill will show two separate charges, distinguishing the water charge from the wastewater charges:**

- 1. Continue to adopt 'utility-like' practices, research merger with HRWC, and pursue alternative (to Council) rate setting strategies.**
- 2. Pursue review of alternative stormwater revenue methods but maintain current water rate approach in the interim.**
- 3. Investigate Impacts of a fully burdened Wastewater Rate (Water Bill) to support full cost recovery and a true User Pay system.**
- 4. Commence negotiation with HIAA to raise rates and raise Aerotech and Area wastewater rates in the interim.**
- 5. Help offset current capital funding pressure by:**

1. **Recommending increase to interim wastewater rate/sewer redevelopment/trunk sewer charges.**
  2. **Closing out old projects and directly reinvesting in new projects (bypass CRESPOOL)**
  3. **Phase in HRWC dividend over 3 years to directly invest in wastewater/stormwater projects.**
6. **Investigate a rate escalation policy.**
7. **Simplify and improve financial accountability & expenditure flexibility by collapsing current reserve structures (and associated bylaws) to maximum extent possible.**
8. **Simplify the water bill to show two charges; one for the water charge and the other for wastewater charges.**

Mr. Brad Anguish, Director, Environmental Management Services, addressed Council and provided an update on the discussion at the last meeting. He reviewed the staff direction as contained in the motion and advised that staff is seeking direction from Council on what areas Council would not consider for funding sources.

Mr. Anguish and Mr. Paul Dunphy, Director, Planning and Development responded to questions from Council.

The following comments/questions were put forward:

- C In response to a question on allocating gas tax funds, Mayor Kelly pointed out that Regional Council has only allocated last year's monies, and that this year's funds have to yet been allocated.

At 1:22 p.m. Councillors Sloane and Murphy entered the meeting.

- C Councillor Johns asked staff to provide him with a copy of the original signed agreement between the Municipality and Province regarding the Gas Tax funding. The CAO advised that he would provide a copy.
- C More options are needed other than raising taxes.
- C Concern was expressed about the increasing number of requests from staff to make exceptions to the set financial policies and that this could lead to the deterioration of Council's long term fiscal plan. In response, Mr. Anguish advised that all items outlined in the staff directions will come back to Council for approval.
- C Council expressed concern with staff's comment last week that the situation is in crisis, and it was pointed out that staff are on top of any issues that arise.
- C Concern expressed with the proposal to increase wastewater/stormwater charges and to have escalating rate policy.

At 1:50 p.m. Councillors Mosher and Rankin entered the meeting.

C A suggestion was put forward that, rather than simplify the rates on the bills, it should be broken down so residents have a good idea of where their money is going.

C Regional Council may wish to look at charging capital costs from developers for new developments.

Mr. English, CAO, advised that he would arrange for a presentation on Capital Costs Contributions at a future Committee of the Whole, noting that there is a need for a better understanding of how CCC's were developed and their use.

C In regard to the presentation on CCC's, it was requested that staff provide examples of those cities who use CCC's.

C In response to a question as to whether he felt Council provided some direction on this matter, Mr. Anguish outlined the overall comments he has heard as follows:

1. Council has responded negatively on any movement toward public utility-like practices; therefore, staff would move with caution on this aspect.
2. With regard to item 5, raising water rates would be a last resort, and that Council would prefer, first, to explore what could be done with the gas tax.
3. Council is not supportive of the rate escalating policy; this is a longer term issue that staff will work on.

**MOVED by Deputy Mayor Walker, seconded by Councillor Fougere that the motion be amended to have item 5 include the words “*exploring the following options*” after “*Help offset current capital funding pressure by*”. MOTION PUT AND PASSED.**

**MOVED by Deputy Mayor Walker, seconded by Councillor Fougere that the motion be amended to include in item 7 the words, “*and setting up one or two reserves*” at the end of the sentence. MOTION PUT AND PASSED.**

**MOVED by Deputy Mayor Walker, seconded by Councillor Fougere that the motion be amended to include the following as item 9, “*each of these items for direction, to come back to Council as it relates to any change in current policies.*” MOTION PUT AND PASSED.**

**THE MOTION AS AMENDED WAS PUT AND PASSED.**

The motion now reads as follows:

**That Regional Council endorse the following directions:**

1. **Continue to adopt 'utility-like' practices, research merger with HRWC, and pursue alternative (to Council) rate setting strategies.**
2. **Pursue review of alternative stormwater revenue methods but maintain current water rate approach in the interim.**
3. **Investigate Impacts of a fully burdened Wastewater Rate (Water Bill) to support full cost recovery and a true User Pay system.**
4. **Commence negotiation with HIAA to raise rates and raise Aerotech and Area wastewater rates in the interim.**
5. **Help offset current capital funding pressure by exploring the following options:**
  1. **Recommending increase to interim wastewater rate/sewer redevelopment/trunk sewer charges.**
  2. **Closing out old projects and directly reinvesting in new projects (bypass CRESPOOL)**
  3. **Phase in HRWC dividend over 3 years to directly invest in wastewater/stormwater projects.**
6. **Investigate a rate escalation policy.**
7. **Simplify and improve financial accountability & expenditure flexibility by collapsing current reserve structures (and associated bylaws) to maximum extent possible and setting up one or two reserves.**
8. **Simplify the water bill to show two charges; one for the water charge and the other for wastewater charges.**
9. **Each of these items for direction, to come back to Council as it relates to any change in current policies.**

The meeting recessed at 2:38 p.m.

The meeting reconvened at 2:50 p.m.

#### **4. WRIGHTS COVE LAND USE & TRANSPORTATION PLAN (PRESENTATION)**

C A staff report dated April 6, 2006 was submitted.

C A letter, received in the Municipal Clerk's Office April 18, 2006 from Guy Eastabrook, 15 Cove Lane, Dartmouth was submitted.

Mr. Roger Wells, Manager, Halifax Harbour Planning Initiative addressed Council and provided background information with regard to the development of the consultant's report on Wrights Cove Land Use and Transportation plan. Mr. Wells advised that the study was requested to address best future land uses for the area together with an accompanying transportation infrastructure plan and servicing plan that would coordinate and optimize potential development and redevelopment opportunities. Mr. Wells then introduced Mr. Ross Cantwell, the Consultant, who elaborated in detail on the findings of the study.

At 3:03 p.m. Councillor Streach entered the meeting.

In concluding the presentation, Mr. Wells advised that staff is requesting Council approve the findings and recommendations of the report in principle and direct staff to use those recommendations as guidelines to develop MPS Policy and Land Use regulations under the Harbour Plan document. He noted that there will be additional public and stakeholder consultation as part of that process and, then, this will come back to Council for a public hearing after having been presented at Harbour East Planning Advisory Committee and Harbour East Community Council for recommendation. Mr. Wells added that on the matter of traffic improvement measures along Windmill Road, as suggested in the consultant's report, this will be the subject of further consultation with the property owners. Mr. Wells advised that staff will continue to expedite the application regarding the Shepard's Island Proposal and in conjunction with the Councillor for the district, staff will be scheduling a public information meeting in early May, and are targeting September or early October for a joint public hearing at Regional Council to consider this development.

**MOVED by Councillor Smith, seconded by Councillor Kent that Regional Council**

- 1. Approve-in-principle the findings and recommendations of the "Wrights Cove Land Use and Transportation Plan" dated January 2006, and request staff to commence the process to incorporate the land use provisions of the report recommendations into the draft Halifax Harbour Plan, MPS Policy and Land Use By-Law regulations.**
- 2. Request that staff consider providing residential zoning to existing homes on Cove Lane, Greenbank Crescent and Basinview Drive.**
- 3. Request that staff consider in the process having the Secunda Marine wharf placed under nonconforming use zoning.**
- 4. Request HRM Transportation and Public Works staff to conduct further analysis and property owner consultation regarding recommended traffic improvement measures along the Windmill Road Corridor.**

Mr. Wells and Mr. Cantwell responded to questions from Council.

Mayor Kelly noted that from Akerley Blvd. to Wright Ave. there is an opportunity to put a whole

bus lane along the entire western side and he questioned if this will be considered.

In response, Mr. David McCusker, Manager, Regional Transportation Planning, advised that staff feel the cue jumping lanes in this area were satisfactory, however this was something staff can explore.

Councillor McCluskey advised that prior to last Christmas, staff was going to determine if the yacht club held a long term lease. She questioned if staff has received a response.

Mr. Wells advised that he has not received any confirmation but will follow up on this matter.

At 3:35 p.m. Councillor Adams entered the meeting.

At the request of Council, the Chair advised that the motion would be divided and that each section would be voted upon separately.

**MOVED by Councillor Smith, seconded by Councillor Kent that Regional Council approve-in-principle the findings and recommendations of the “Wrights Cove Land Use and Transportation Plan” dated January 2006, and request staff to commence the process to incorporate the land use provisions of the report recommendations into the draft Halifax Harbour Plan, MPS Policy and Land Use By-Law regulations. THE MOTION WAS PUT AND PASSED.**

**MOVED by Councillor Smith, seconded by Councillor Kent that Regional Council request staff consider providing residential zoning to existing homes on Cove Lane, Greenbank Crescent and Basinview Drive. THE MOTION WAS PUT AND PASSED.**

**MOVED by Councillor Smith, seconded by Councillor Kent that Regional Council request staff consider in the process having the Secunda Marine wharf placed under nonconforming use zoning. THE MOTION WAS PUT AND DEFEATED.**

**MOVED by Councillor Smith, seconded by Councillor Kent that Regional Council request HRM Transportation and Public Works staff to conduct further analysis and property owner consultation regarding recommended traffic improvement measures along the Windmill Road Corridor. THE MOTION WAS PUT AND DEFEATED.**

The approved motion now reads as follows:

**That Regional Council:**

- 1. Approve-in-principle the findings and recommendations of the “Wrights Cove Land Use and Transportation Plan” dated January 2006, and request staff to commence the process to incorporate the land use provisions of the report recommendations into the draft Halifax Harbour**

**Plan, MPS Policy and Land Use By-Law regulations: and**

- 2. Request staff consider providing residential zoning to existing homes on Cove Lane, Greenbank Crescent and Basinview Drive.**
- 3. Request HRM Transportation and Public Works staff to conduct further analysis and property owner consultation regarding recommended traffic improvement measures along the Windmill Road Corridor.**

**5. 2007 COUNCIL MEETING SCHEDULE ALTERNATIVES**

This item was deferred to a future Committee of the Whole.

**6. ADJOURNMENT**

The meeting adjourned at 3:39 p.m.

Jan Gibson  
Municipal Clerk