

HALIFAX REGIONAL MUNICIPALITY

HALIFAX REGIONAL COUNCIL MINUTES February 28, 2006

PRESENT:

Mayor Peter Kelly (6:00 p.m.)
Deputy Mayor Russell Walker
Councillors: Steve Streach (6:00 p.m.)
Krista Snow
David Hendsbee
Harry McInroy
Gloria McCluskey
Andrew Younger
Bill Karsten
Becky Kent
Jim Smith
Mary Wile
Patrick Murphy
Dawn Sloane
Sue Uteck
Sheila Fougere
Debbie Hum
Linda Mosher
Stephen Adams
Brad Johns
Robert P. Harvey
Len Goucher (6:00 p.m.)
Reg Rankin (6:00 p.m.)
Gary Meade

STAFF:

Mr. Wayne Anstey, Deputy Chief Administrative Officer
Ms. Mary Ellen Donovan, Municipal Solicitor
Ms. Jan Gibson, Municipal Clerk
Ms. Sherryll Murphy, Legislative Assistant
Ms. Julia Horncastle, Legislative Assistant

TABLE OF CONTENTS

1.	INVOCATION	04
2.	APPROVAL OF MINUTES - NONE	04
3.	APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS	04
4.	BUSINESS ARISING OUT OF THE MINUTES	04
5.	MOTIONS OF RECONSIDERATION - NONE	04
6.	MOTIONS OF RESCISSION - NONE	04
7.	CONSIDERATION OF DEFERRED BUSINESS - NONE	04
8.	PUBLIC HEARINGS	
8.1	Case 00709- Development Agreement - Former Texpark Site	09
9.	CORRESPONDENCE, PETITIONS AND DELEGATIONS	
9.1	Correspondence - None	05
9.2	Petitions	05
9.2.1	Petition Councillor Snow - Closure of McPherson Road at the Intersection with Lockview Road	05
9.2.2	Petition Councillor Fougere - Regional Plan (Draft 2) Proposal to Road-Widening Project for Chebucto Road	05
10.	REPORTS	
10.1	CHIEF ADMINISTRATIVE OFFICER	
10.1.1	Appointment of Parking Infraction Ticket Administrator	05
10.1.2	Inland Terminal & Trucking Options Study	05
10.2	MEMBERS OF COUNCIL	
10.2.1	Councillor Snow	
	(i) Request to Exempt Seniors from Area Rates	06
	(ii) Funding to Support Community Initiatives	07
10.2.2	Councillor Kent - Impact on HRM of Revitalization Plans for Shearwater	07
10.2.3	Councillor Younger - Acadian School Board Representation on Supplementary Funding Committee	08

- 11. MOTIONS 08
- 12. ADDED ITEMS
 - 12.1 Proclamation - V-Day - March 6, 2006 08
 - 12.2 Early Opening of Capital District Sidewalk Cafes 08
 - 12.3 Legal Matter - Settlement of Claim 09
- 13. NOTICES OF MOTION 08
- 14. RECESS 18

1. INVOCATION

The meeting was called to order at 4:10 p.m. with the Invocation being led by Councillor Hendsbee,

2. APPROVAL OF MINUTES - None

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

Additions:

- 12.1 Proclamation - V-Day - March 6, 2006
- 12.2 Early Opening of Capital District Sidewalk Cafes
- 12.3 Legal Matter - Settlement of Claim

Councillor Hum requested that Information Item 4, Memorandum from Director, Transportation and Public Works Services dated February 15, 2006 re: Petition for New Sidewalk, Julies Walk - Central Region, be added to the agenda for the March 7, 2006 meeting of Regional Council.

Deletions:

Item 10.2.3 - Councillor Younger - Acadian School Board Representation on Supplementary Funding Committee

MOVED by Councillor Hum, seconded by Councillor Snow that the Order of Business, as amended, be approved. MOTION PUT AND PASSED UNANIMOUSLY.

4. BUSINESS ARISING OUT OF THE MINUTES - None

5. MOTIONS OF RECONSIDERATION - None

6. MOTIONS OF RESCISSION - None

7. CONSIDERATION OF DEFERRED BUSINESS - None

8. PUBLIC HEARINGS

8.1 Case 00709 - Development Agreement - Former Texpark Site, Halifax

This matter was dealt with during the evening session. (See page 8)

9. CORRESPONDENCE, PETITIONS AND DELEGATIONS

9.1 Correspondence - None

9.2 Petitions

9.2.1 Petition Councillor Snow - Closure of McPherson Road at the Intersection with Lockview Road

Councillor Snow submitted a petition on behalf of residents of McPherson Road requesting the closure of McPherson Road at the Lockview Road intersection. This matter will be forwarded to staff for a report.

9.2.2 Petition Councillor Fougere - Regional Plan (Draft 2) Proposal to Road-Widening Project for Chebucto Road

Councillor Fougere submitted a petition on behalf of residents of Halifax Regional Municipality against the proposal to widen Chebucto Road to accommodate a third lane of traffic. This matter will be forwarded to staff for a report.

10. REPORTS

10.1 CHIEF ADMINISTRATIVE OFFICER

10.1.1 Appointment of Parking Infraction Ticket Administrator

- A staff report dated February 16, 2006 was before Council.

MOVED by Councillor Murphy, seconded by Councillor Wile that Council appoint Charlane Watts to the position of Parking - Infraction Ticket Administrator, as required under the Province of Nova Scotia Summary Proceedings Act Regulations, Part II, Section 10 (b). MOTION PUT AND PASSED UNANIMOUSLY.

Councillor Harvey took his seat in Council at 4:20 p.m.

10.1.2 Inland Terminal & Trucking Options Study

- A staff report dated February 21, 2006 was before Council.

MOVED by Councillor Smith, seconded by Councillor Karsten, that Regional Council adopt, in principle, the findings of the Halifax Inland Terminal and Trucking Options Study.

Mr. Mike Labrecque, Director, Transportation and Public Works and Mr. David McCusker, Manager, Regional Transportation Planning, responded to questions from members of Council and provided the following information:

- Halterm was not part of the team involved in the study, but the Port did advise its stakeholders of the process,
- Hybrid locomotive technology refers to environmentally friendly type vehicles which it is envisioned will be purchased to run the short line,
- More grading will be carried out on the site and the quarrying operation referred to in the report is only to prepare the site,
- There will be no increase in the number of tracks,
- There will be no more traffic, shunting or trains at Windsor Junction.

MOTION PUT AND PASSED UNANIMOUSLY.

Councillor Sloane took her seat in Council at 4:30 p.m.

10.2 MEMBERS OF COUNCIL

10.2.1 Councillor Snow

(i) Request to Exempt Seniors from Area Rates

MOVED by Councillor Snow, seconded by Councillor McCluskey, that staff provide a report on the feasibility of allowing seniors to be exempt from area rates and further that the report be brought forward with the proposed 2006-07 budget.

Councillor Snow noted that she understood this proposal may not work for every Councillor, however, in her District it might be feasible. She went on to indicate that old population statistics indicate that there are fewer than 1200 seniors living in her District. Councillor Snow suggested that the exemption might be carried out on a District by District basis.

In response to a question from Councillor Younger, the Municipal Solicitor noted that any constitutional issues such as reverse age discrimination would be addressed in the staff report.

Councillor Smith clarified that the exemption would apply to seniors who own property and

further suggested that the criteria for qualification should be the same as for those seniors who qualify for a tax exemption.

Councillor Wile noted that income should be included in the qualification criteria.

MOTION PUT AND PASSED.

10.2.1 (ii) Funding to Support Community Initiatives

Councillor Snow briefly introduced the matter and **MOVED, seconded by Councillor Sloane that staff provide a report outlining specific options for funding support to community initiatives such as neighbourhood patrol efforts and cultural events which Council could consider in this year's budget process and further that if dedicated funding cannot be provided in the budget to support community efforts, as a last resort alternative, staff consider reducing the number of restrictions currently in place on the Council Discretionary Fund.**

Ms. Dale MacLennan, Director, Finance indicated that staff would bring a report back to Council during the budget process relative to this and the preceding matter.

MOTION PUT AND PASSED UNANIMOUSLY.

10.2.2 Councillor Kent - Impact on HRM of Revitalization Plans for Shearwater

MOVED by Councillor Kent, seconded by Councillor McCluskey that staff provide a report regarding the intended strategy to proactively address the proposed plans for the revitalization of Shearwater, and in particular the anticipated connector road from Baker Drive to Caldwell Road.

Councillor Kent noted that as a result of the Morris Russell Lake master planning residents are anticipating development of the Caldwell Road connector. She noted that residents are very much in favour of the proposed connector as it will alleviate the traffic problems presently being experienced. The Councillor indicated that HRM should be proactive with regard to both the revitalization of Shearwater and the lands which are required for the proposed connector road.

Councillor Kent suggested that the Mayor write a letter to the appropriate body expressing support for the revitalization of Shearwater and continued interest in the lands required for the completion of the connector road.

The Acting Chair suggested that it would be premature for the Mayor to write such a letter and that Council should wait for the staff report in this regard, **to which Councillor Kent agreed.**

Mr. Anstey noted that staff would provide an update to Council regarding what is known about the Shearwater revitalization and the connector road.

MOTION PUT AND PASSED.

10.2.3 Councillor Younger - Acadian School Board Representation on Supplementary Funding Committee

This item was deleted during the approval of the Order of Business.

11. MOTIONS - NONE

12. ADDED ITEMS

12.1 Proclamation - V-Day - March 6, 2006

This matter was added to the agenda for the information of Council.

12.2 Early Opening of Capital District Sidewalk Cafes

- A staff report dated February 23, 2006 was circulated to members of Council

MOVED by Councillor Sloane, seconded by Councillor Murphy that Halifax Regional Council permit the sidewalk cafés, as approved by Transportation and Public Works, to open as early as March 27, 2006 with the closing date of October 15, as stipulated in the Sidewalk Café Policy, remaining in effect. MOTION PUT AND PASSED UNANIMOUSLY.

12.3 Legal Matter - Settlement of Claim

This matter was dealt with during the evening session. (See page 9)

13. NOTICES OF MOTION - NONE

RECESS

The meeting recessed at 4:30 p.m.

The meeting reconvened at 6:00 p.m. with all members of Council present.

Addition

MOVED by Councillor Goucher, seconded by Councillor Adams, that Legal Matter - Settlement of Claim be added to the agenda. MOTION PUT AND PASSED UNANIMOUSLY.

Councillor Wile presented Mayor Kelly with a Four Stetson lapel pin in memory of the four young RCMP officers who were killed near Mayerthorpe, Alberta on March 5, 2005.

12.3 Legal Matter - Settlement of Claim

MOVED by Councillor Karsten, seconded by Councillor Wile, that Halifax Regional Council:

- 2. Settle this claim as set out in the Private and Confidential staff report dated February 21, 2006, brought by the Plaintiff in the amount of \$30,000 to achieve a full settlement of the Plaintiff's action upon obtaining a full release from the Plaintiff from any further claims arising out of the accident on January 9, 2003.**
- 3. Not release the February 21, 2006 Private and Confidential staff report.**

MOTION PUT AND PASSED UNANIMOUSLY.

Councillor Meade left the meeting at 6:15 p.m.

1. PUBLIC HEARINGS

8.1 Case 00709 - Development Agreement - Former Texpark Site, Halifax

- An extract from the February 7, 2006 Regional Council minutes was before Council.
- A Supplementary Report, dated February 24, 2006, was before Council.
- Correspondence received either in favour of or in opposition to the proposal will be on file in the Clerk's office.

Mr. Paul Dunphy, Director, Planning and Development Services, advised the land which is subject to this development was sold by the municipality to the developer and it is an arms length transaction. The transaction is closed and the outcome of that transaction is not dependent upon Council's decision at the public hearing. There is no buy back clause, it is entirely at the developers risk. The only buy back option is a discretionary one by the municipality, noting there is no trigger that the developer can cause if they are unhappy with the decision. He noted there are three recommendations before Council. He advised the test, if there is an appeal before the NSURB, is that Councils decision was deemed to be reasonably consistent with the Municipal Planning Strategy.

Mr. Paul Sampson, Planner, presented the staff report to Council noting:

- The proposal is for a mixed use two tower development consisting of a hotel tower at the

northern end bordering Sackville Street and a residential tower comprising the southern half of the site,

- The proposed building does not protrude through or violate the view plane,
- The proposed building will not be visible over the top of the fortifications from within the parade square of the Citadel,
- The proposed building is not within the vicinity of the Citadel as intended by the Municipal Planning Strategy,
- The proposed encroachments into the street right of way are minor and do not impact the overall views of the harbour or from the harbour along Sackville Street,
- The proposal meets the intent of the Municipal Planning Strategy,
- Wind and Shadow studies were conducted and the wind study concluded that the proposed development with mitigation measures in place will not significantly increase wind speeds in the area and pedestrian comfort levels will generally be acceptable at grade. The Shadow study concluded that there will be minimal amount of shadows cast on public open spaces especially during summer months and other times of year in which the public spaces are used,
- Both the scale and design are appropriate for this particular site and the surrounding area and meet the intent of the Municipal Planning Strategy,
- The proposal does not undermine the integrity of the heritage buildings in the area,
- The Municipal Planning Strategy supports the proposal on this site.

In response to questions from Council, the following clarifications were provided:

- There are two encroachments, the street level canopy is approximately five feet into the Sackville Street right of way and the upper levels of the hotel encroach approximately eight feet into the right of way,
- The proposal is in keeping with the block pattern of the surrounding area and the CDD zone,
- The building will not be able to be viewed from the ramparts of Citadel Hill,
- This building complies with the Capital District Streetscape Guidelines,
- There is a mix of both modern and heritage buildings in the area,
- It was determined by the HRM development engineering and traffic staff that the layby was warranted but only on Hollis Street,
- The actual number of levels of the podium above grade are four,
- There is no aspect of this proposal that violates the view plane zone,
- The length away from the Citadel is measured by the short width of the blocks,

Council recessed at 7:00 p.m. and reconvened at 7:12 p.m.

MOVED by Councillor Mosher, seconded by Councillor Goucher, that Council adjourn at 10:00 p.m. MOTION DEFEATED.

MOVED by Councillor Hendsbee, seconded by Councillor McCluskey, that Council adjourn at 11:00 p.m. MOTION DEFEATED

MOVED by Councillor Adams, seconded by Councilor Streach, that Council convene at 1:00 p.m. on Tuesday, March 7th to address any agenda items and reconvene at 6:00 p.m. for the continuation of the public hearing. MOTION PUT AND PASSED UNANIMOUSLY.

Mr. Siamak Hariri, Hariri Pontarini Architects, stated:

- HRM is facing an historic moment and an extraordinary moment for an architect to produce something the world might notice.
- The developer is proposing a design that would maintain quality.
- The development would be using materials such as copper, curtain wall with stone and masonry at the base.
- The development will withstand the test of time.
- As part of the proposal a number of studies were undertaken to address traffic and wind concerns.

Mr. Louis deMontbrun, United Gulf Development Ltd, advised:

- The site was purchased with the intention of creating a landmark building for Halifax.
- The goal with this particular project is to create an innovative and artistic focal point for downtown and help revitalize the city core.
- The building must work for the people in the city and therefore the business owners in the area were consulted as well as HRM planners and heritage groups.
- they recognized the need to respect the view planes and be complementary to the areas heritage.
- The need to design a streetscape that is attractive is recognized and to do this they will widen the sidewalks and provide canopies around the building, bury the overhead wires and move the utility poles. Trees, benches and bicycle racks will be placed around the building.
- Studies on traffic, shadows and wind have been conducted to determine the impact the proposed building will have on people and the area, noting the conclusion in all cases is that the impact is minimal.
- Staff have confirmed that the proposal has followed the required policies.
- Their surveyors confirmed they are outside all view planes and below the maximum height set by HRM's policies.
- HRM staff have concluded that the building meets the intent of policies in the MPS.
- This building will add to the downtown and support the businesses in the area and meet the intent of the policies of the MPS.

Mr. Howard Epstein , MLA, Halifax-Chebucto, representing the Federation of Nova Scotia

Heritage, advised:

- He and the concerned heritage community oppose this proposal.
- He and the Federation endorse the critiques put forward.
- Staff describe this building as having a unique design, dramatic design, a large highly visible building.
- It will block some panoramic views of the harbour.
- The developer said this is a historic moment and will be a landmark building.
- Council has to reject this proposal.
- Halifax already has landmarks and icons that make Halifax recognizable in such things as the drumlin which is Citadel Hill and the fort built on it.
- HRM does not need something that will remove the Citadel as an icon for Halifax.
- Council is not authorized in the MPS to impose a new signature skyline structure in downtown Halifax.
- Council should wait for the decision from the court of appeal in the Midtown Tavern case.

- The Utility and Review Board has told HRM that the most relevant policies mean something quite different than what staff is suggesting.
- The provincial level of government is watching this decision.

Mr. Patrick LeRoy, Halifax stated:

- The development will be in keeping with local heritage and this development will have negligible impact on the proposed Barrington Street Heritage District.
- The views from the Citadel ramparts will be unimpeded and height restrictions have been met.
- This development is in scale with others offered in downtown Halifax.
- It is time to move on and this development offers a unique artistic statement and will reinvigorate downtown
- He recommended Council endorse the proposal.

Mr. Daniel Rossignol, Halifax, stated:

- He understands the importance of development.
- This project is an icon for international students by showing them there is development and improvements being made and a capacity for them here.
- There is great education here but development and business life has not yet progressed.

- Students would stay if there were more projects.

Ms. Judith Fingard, Halifax, noted:

- She had sent a letter in opposition to the project as, in her opinion, it is ineligible because of the MPS, defiant because it is incompatible, inappropriate because it is so out of character and perverse because of the decision of the Utility and Review Board in the

Midtown appeal.

- She has noting against this type of building in appropriate locations noting, East of the Citadel and South of Cogswell is not an appropriate location.
- A six storey maximum height restriction should be enacted to prevent repeated inappropriate proposals once and for all.
- HRM fathers and mothers should want to protect the natural heritage, the harbour and Citadel Hill and they should want to protect the historical heritage which centres on a connection between the harbour and the Citadel.
- If the harbour cannot be seen from the Hill nor the Hill from the harbour two of HRM's unique characteristics will be sacrificed.

Mr. David Sutherland, Halifax, stated his concerns had been addressed by previous speakers and withdrew.

Mr. Eddie Lemoine, Bedford, stated:

- There are both heritage and tall buildings that co-exist side by side in other cities.
- It is necessary for cities to grow by investing in the downtown core so that there is infrastructure to support where HRM wants to go.
- A project like this would allow people to move into the downtown core
- If we built the right infrastructure initially all the big costs would not be there in future.
- Residents owe it to their children to build the right infrastructure.
- HRM has to be able to attract head offices and large regional offices into this region.
- Should have a vibrant city to attract things to our area.
- Believe we have to have a city that respects heritage but a city that looks old and acts old is not what we need as we grow.

Mr. Hugh Pullen, Halifax, stated:

- Development is taking place outside the Peninsula to allow the whole community to grow.
- This is the third attempt to revitalize downtown Halifax.
- He questioned if another anomaly was needed and whether this would be a precedent.
- In his opinion, a fatal flaw in this proposal is that the city block that is proposed is too narrow to support the scale of height that is proposed.
- He questioned whether there is going to be enough space for what is being proposed.
- A twenty seven storey tower will be cramped or narrow when seen from a south or north viewpoint.
- Council should think long and hard before attempting to change the concept of the current MPS.
- He strongly opposed the proposal in its present form.

Mr. Angus McDonald, Halifax, stated:

- He is concerned with view planes from the waterfront and that these towers may conceal the view of the Citadel Hill over certain vectors.
- He is not against modern buildings but, in his opinion, this proposal is not for this city.
- A new building should be in keeping with the character of the city.
- He can foresee traffic congestion in the area.
- He requested Council consider the historic and natural heritage and not to act contrary to intent and spirit of law when considering the proposal.

Council recessed at 8:05 p.m. and reconvened at 8:17 p.m.

Ms. Alison Tofflemire, Halifax, stated:

- The view plane is not blocked and there is a need to build more development on this scale.
- Nothing is being torn down to make way for this development.
- There are no heritage buildings being torn down to make room for this development.

Mr. Clary Kempton, Dartmouth, stated:

- The proposed development represents a new vision for Halifax.
- There are both industrial and office uses in the downtown area.
- Halifax city centre is becoming a vibrant urban core.
- Downtown reflects the history not only through the heritage buildings and districts but also through a combination of uses.
- The MPS has identified the area known as Section Ten of the Granville Street area as a catalyst for commercial activity.
- This site has high density potential.
- This development will result in a rejuvenation of an area of downtown that is currently devoid of a sense of place.
- The proposed Heritage District along Barrington Street and surrounding area in general benefit from the increased presence of residents and visitors.
- The streetscape on Granville Street is in need of restoration.

Mr. Scott Marquardt, Halifax, stated:

- This development is not a threat to the city heritage.
- There is a need for a growth strategy for this millennium.
- It is a thoughtfully designed landmark that Halifax will be proud of for the future.
- It will bring a much needed residential density to the nearby Barrington Street.
- The development will not hurt tourism and it will not destroy the view from the Citadel, in fact it will preserve it by preserving the view of Georges Island.
- The city has one of the most renowned architectural schools in the world but the graduates leave to practice in other cities.
- The MPS needs to be revised and there needs to be less emphasis on mimicking the

heritage of the past.

- This development will be a positive addition to this city and will bring over one thousand people to the downtown area who will shop in the area and who will walk to work instead of drive.

Mr. Stephen Terauds, Halifax, spoke in support of the project stating:

- Heritage is important but new development does not mean that the heritage aspects of an area are diminished in any way.
- The view planes are being respected as you can still see the Citadel from the harbour.
- The proposed building is tall but where it is proposed it is in the realm of towers and not out of scale.
- In his opinion, creating a carbon copy of existing buildings is the way to a boring city.
- This would be a striking feature and would be a good thing for heritage.

Mr. Terry Wooden, Dartmouth, stated modern innovative buildings can exist with heritage buildings. Historic Halifax and this project can live and thrive together. The view planes will still be in place.

Ms. Judith Mary Giles, Halifax, stated:

- She does not see a problem with blending old and new development in Halifax.
- She does not feel that building a new, innovative and creative downtown building is going to diminish historical properties.
- This development may lead to a revitalization of other areas of the city.
- She urged Council to allow the proposal to go forward.
- The development will make a dramatic statement of this city to grow and prosper in the coming years.

Ms. Mary Spurr, Halifax, stated HRM is spilling into an urban sprawl. This design is controversial. She requested Council consider acceptance of this project.

Mr. Peter Connor, Connor Architects, advised his firm conducted the Shadow Study for United Gulf. He advised his firm has also conducted computer modelling of downtown Halifax and analysis of the site. He noted the building is not as dominant or horrifying as it appears in a pamphlet that was circulated.

Mr. Paul MacKinnon, Halifax, Executive Director Downtown Business Commission advised:

- The Board of Directors of the Commission encourage Council support the proposal.
- There is a need to have retail on ground floor and to make Sackville Street more enticing.
- This development will enhance pedestrian use of the area.
- The Business Commission does not see this development contrary to that goal.

- Barrington must be preserved as a streetscape however a vibrant downtown also means residents and there is a need for high density development in order to support a retail corridor like Barrington Street.
- There is a need for more people living downtown.
- This project will generate \$3.5 million in property taxes.
- This development does set a precedent cautioning this may drive up the cost of properties downtown and may encourage owners of heritage properties to sell to developers. This can be curtailed by stronger demolition controls.
- There is a need to protect the past as well embracing the future and requested Council support the project.

Mr. Aubrey Fricker, Halifax, stated:

- People want a Halifax where people want to live and to go.
- This development only makes sense as a progression towards a downtown dominated by tall buildings and as there are more of these they will discourage building of smaller human scale buildings.
- This is the wrong place for this development and it does not fit the downtown, it will crowd the existing downtown.
- There needs to be a consultation process on where residents want the old downtown Halifax to go.
- Does not feel the MPS is working in the best interest of the old Halifax area and requested Council not approve this proposal.

Ms. Marsha Parker, Halifax, expressed concern stating:

- The height and mass of the two towers will change the wind situation and cast shadows over the downtown area.
- If things are fine why is there talk of taking mitigating measures in response to wind program.
- The dwelling units proposed for this building could be built somewhere else.
- If the shadow of these towers shadows the waterfront it will be a disincentive to go there.
- The current MPS plan is designed to provide reasonable expectations regarding development and provide a guarantee that what is already there is allowed to thrive and survive.
- Buildings have to be in scale and feels this one is not.

Mr. David Bortoluse, Halifax, spoke in support of this development noting:

- The proposal is replacing an unattractive parking garage and not any heritage buildings.
- It is in the immediate vicinity of other office buildings.
- The stores on Barrington Street would benefit from the hotel guests and residents of this development.

- If the proposal ends up being rejected, ten years from now the city lot remains as empty as it is today then developers will bring their proposals to other cities and, if they do stay in Halifax, they go to outlying areas such as the business parks.
- He encouraged the Mayor and Council to approve this proposal.

Council recessed at 9:07 p.m. and reconvened at 9:18 p.m.

Ms. Beverley Miller, Halifax, advised she had forwarded a written submission to the Clerk's office and at this time read a commentary on the proposal and possible impacts on the city.

Mr. Bernard Smith, Spring Garden Area Business Association, advised:

- The association sees the greatest concern for Halifax is one of lack of population.
- The population has been decreasing and this reduction in population has a huge impact on the restoration of Barrington Street and will continue to be a restoration challenge if the population is not restored.
- The reduction in population also has a negative impact on the success and vitality of the arts, entertainment and the general vibrancy of the city core.
- The strategy of encouraging population growth on the peninsula is necessary and essential in the long term success of the region.
- Concern that there is a need for a big hotel that would support an increase in convention business and tourist economy.

Mr. Glen Earle, Dartmouth, stated he sees this project as a good addition to the city and requested Council vote in favour. He stated there is a need to create a higher density of accommodations and this development will propel Halifax into the 21st century. He also noted the city does not offer the young the future they hope for.

Mr. Peter Delefes, Heritage Canada Foundation, stated:

- The policies have substance when it comes to regulating new development in the downtown area of the city and asked Council to reject the proposed development.
- The proposal violates many policies in the MPS such as scale, proportion and views from Citadel Hill.
- The scale and proportion of new development will not be consistent with the architectural and heritage characteristics of the area.
- The proposed development, in his opinion, disregards any consideration of appropriate scale, proportion and massing in relation to surrounding buildings.
- The proposed towers will overpower the Barrington Street Conservation District.
- If this development is approved it will be precedent setting for future development in downtown.
- If this building goes forward there is a concern that the spaces between the view planes will start to fill up with high rise buildings.

Ms. Janet Morris, Halifax, stated:

- Living in a low scale developed area is a much kinder place to live in long term.
- She is In favour of people living within the city.
- There is undeveloped land on Gottingen Street and this is where it is needed not a high rise development that will make the street less friendly.
- She is opposed to the development as it does not conform with the principles laid out in the MPS.
- The proposed development is not sympathetic to the history of the city and architectural expressions.

Mr. Fred Morley, Halifax, stated:

- People are our community and there is a need for change and growth.
- The economic strategy says that In the future we will welcome diversity, encourage business, embrace new approaches to economic growth.
- The project is growth and an example of change and will be the first development in the Capital District in a generation.
- The project would generate jobs and household income.
- There is a need to grow and change.

Ms. Alia Bigio, Halifax, stated:

- Citadel Hill is one of the most recognizable sites in Canada and the view must be preserved.
- She wants to see the downtown core revitalized but does not feel there is any place for a twenty seven storey building.
- This building does not fit into this part of the city as it does not match the buildings in the area.
- The approval of these towers would obey the letter but not the spirit of the law and requested Council reject the project.

Ms. Judy Haiven, Halifax, stated HRM can build medium height buildings downtown. If tall buildings are allowed a message is being sent that we don't care for heritage. Halifax cannot compete with tall buildings like big cities can. She stated she is against the proposal.

Ms. Malone Sinclair, Halifax, stated:

- Downtown Halifax is not vibrant and it needs to grow and develop.
- She is in favour of this development.
- Many young people are leaving and questioned how Halifax can attract new businesses and keep youth if businesses are not allowed to develop and to grow
- Council should approve this project stating it will be good for Halifax and the economy.

RECESS

As it was now 10:00 p.m. Council recessed to Tuesday, March 7th at 6 p.m.

Jan Gibson
Municipal Clerk

The following information items were circulated to Council:

1. Proclamation - Epilepsy Month - March 2006
2. Proclamation - Kidney Health Month - March 2006
3. Proclamation - Colorectal Cancer Awareness Month - March 2006
4. Memorandum from Director, Transportation and Public Works Services dated February 15, 2006 re: Petition for New Sidewalk, Julies Walk - Central Region
5. Memorandum from Director, Financial Services dated February 23, 2006 re: Third Quarter 2005/2006 Financial Report
6. Memorandum from Director, Planning & Development Services dated February 16, 2006 re: Petition - Proposed Development for the areas north and east of McCabe and Webber Lakes to Highway 101
7. Memorandum from Director, Planning & Development Services dated February 15, 2006 re: Waterstone Village Petition
8. Memorandum from the Municipal Clerk, dated February 24, 2006 re: Requests for Presentation to Council - None