

HALIFAX REGIONAL MUNICIPALITY

HALIFAX REGIONAL COUNCIL
COMMITTEE OF THE WHOLE
MINUTES

May 12, 2009

PRESENT: Mayor Peter Kelly
Deputy Mayor David Hendsbee
Councillors: Barry Dalrymple
Lorelei Nicoll
Gloria McCluskey
Andrew Younger
Bill Karsten
Jackie Barkhouse
Jim Smith
Mary Wile
Jerry Blumenthal
Dawn Sloane
Sue Uteck
Jennifer Watts
Russell Walker
Debbie Hum
Linda Mosher
Stephen D. Adams
Robert Harvey
Tim Outhit
Reg Rankin
Peter Lund

REGRETS: Councillors: Steve Streach
Brad Johns

STAFF: Mr. Dan English, Chief Administrative Officer
Ms. Mary Ellen Donovan, Municipal Solicitor
Ms. Julia Horncastle, Acting Municipal Clerk
Ms. Melody Campbell, Legislative Assistant

TABLE OF CONTENTS

1. CALL TO ORDER. 3

2. APPROVAL OF THE MINUTES. 3

3. BEDFORD WEST CAPITAL COST CONTRIBUTIONS. 3

6. ADJOURNMENT. 6

1. CALL TO ORDER

The meeting was called to order at 1:02 p.m. by Deputy Mayor Hendsbee.

2. APPROVAL OF THE MINUTES - April 21, 2009

MOVED by Councillor Younger seconded by Councillor McCluskey, that the minutes of April 21, 2009, be approved. MOTION PUT AND PASSED.

Mayor Kelly assumed the Chair at 1:04 p.m.

3. BEDFORD WEST CAPITAL COST CONTRIBUTIONS

- A letter from J.T. MacQuarrie, Q.C, Stewart McKelvey, was before Council.
- A staff report dated April 20, 2009 was before Council.

Mr. Paul Morgan, Senior Planner, & Mr. Peter Duncan, Manager, Infrastructure Planning Office, provided a presentation to Council.

Following the presentation, the following discussion ensued:

Councillor Younger raised concern that moving ahead on this plan may prevent other plans in other areas from moving forward. He stated that HRM needs to ensure there is the fiscal capacity in place to move forward with other projects. Mr. Dan English, Chief Administrative Officer, advised that these decisions are a decision of Council. Ms. Cathie O'Toole, Director of Finance, advised Council that HRM is financially solid with its cash flow and liquidity is strong. She noted that ability for future capital cost contributions will be safeguarded and added that the tax base will grow due to development.

Councillor Sloane raised concern that the sewage treatment plant is not working and the plan is to bring more sewage to Halifax. Staff advised that sewage treatment is a regional network with flexibility.

Councillor Uteck advised that the interchange is not the Larry Uteck Interchange, and should not be called so. She requested that staff provide a current list of capital cost contributions that have been approved, the risk to the taxpayers and whether this will mitigate projects for the next ten to fifteen years. Mr. Paul Dunphy, Director of Community Development, advised Council that staff are working on a report to the Audit Committee on the state of capital cost contributions.

Councillor Rankin reiterated that fiscal capacity has to be taken into consideration and risk assessments must be done.

In response to a query by Councillor McCluskey, Mr. Dunphy advised that the interchange will be used by residents of Bedford South, Bedford West, and background traffic from Sackville and other areas. The Councillor raised concern regarding providing financing up front. Mr. Dunphy advised that this practice is done in other municipalities throughout Canada.

Councillor Hum advised that HRM is not assuming all liability, the developer is assuming much of the responsibility. She advised that much of the Bedford West area does not have services, and according to the reciprocal agreement there is a 5.56% financing cost.

In response to a question by Councillor Lund, Mr. Duncan advised that based on phasing plans, it is reasonable to recoup funding on Bedford West in five years and on Bedford South in three years. Mr. Duncan noted that if no houses are built, the developer will not pay. He advised that the Province is cost sharing on the interchange.

Councillor Rankin stated that he has concerns regarding risk and questioned who will absorb risks if project goes wrong. Ms. O'Toole advised that if the capital cost contributions do not come in, they will be amortized over ten years and there would be no immediate negative impact. She stated that capital cost contributions would not be written off.

MOVED BY Councillor Mosher, seconded by Councillor Karsten, that Regional Council:

- 1. Give First Reading to the amendments to the Regional Subdivision By-law and the Municipal Planning Strategies for Bedford; Halifax; and Beaver Bank, Hammonds Plains and Upper Sackville as presented in Attachment A of the staff report dated April 20, 2009.**
- 2. A Supplementary Report be provided to Council prior to the public hearing.**
- 3. Approve the amendments presented in Attachment A of the staff report dated April 20, 2009.**

Councillor Mosher stated that staff did use best practices when preparing the capital cost contribution process. She noted that many residents moved to the area anticipating the interchange. The Councillor added that public consultation was done throughout the planning process and will continue.

Council recessed 2:47 p.m.

Council reconvened at 3:00 p.m.

Councillor Watts requested that staff provide information on the Regional Plan in terms of sustainable development, including where, why, the phasing in of development, capacity and the end goals.

In response to a question by Councillor Lund, Mr. Dunphy advised that there will only be a revenue shortfall if Halifax Water does not approve the capital cost contribution. Mr. Dunphy advised that the interchange lands are primarily owned by the Province with some privately owned land.

Councillor Walker advised that many residents will be using the interchange and he noted that additional future developments will benefit from the interchange.

Councillor Sloane requested staff provide an update to Council on the Mill Cove expansion. She advised that all residents, in all areas, should be involved in public consultations.

Councillor Dalrymple raised concern that if funds are not collected, it may cause shortfalls when addressing current issues in HRM, for example roads and water. Mr. Dunphy advised that, in general, most deficiencies are addressed by the local improvement charge.

Councillor Rankin requested an amendment to the motion requesting staff provide a supplementary report to Council before the public hearing. Council agreed and the motion was amended to read:

MOVED BY Councillor Mosher, seconded by Councillor Karsten, that Regional Council:

- 1. Give First Reading to the amendments to the Regional Subdivision By-law and the Municipal Planning Strategies for Bedford; Halifax; and Beaver Bank, Hammonds Plains and Upper Sackville as presented in Attachment A of the staff report dated April 20, 2009.**
- 2. Schedule a public hearing;**
- 3. A Supplementary Report be provided to Council prior to the public hearing.**
- 4. Approve the amendments presented in Attachment A of the staff report dated April 20, 2009.**

MOTION PUT AND PASSED.

4. ADJOURNMENT

The meeting was adjourned at 3:20 p.m.

Ms. Julia Horncastle
Acting Municipal Clerk