

COMMUNITY PLANNING AND ECONOMIC DEVELOPMENT
STANDING COMMITTEE

MINUTES

February 9, 2012

PRESENT: Councillor Lorelei Nicoll, Chair
Councillor Sue Uteck, Vice Chair
Councillor Steve Streach
Councillor Darren Fisher
Councillor Mary Wile
Councillor Jerry Blumenthal
Councillor Tim Outhit
Councillor Peter Lund

STAFF: Ms. Sheilagh Edmonds, Legislative Assistant

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1. CALL TO ORDER

The Chair called the meeting to order at 2:40 p.m. in the Council Chamber, City Hall.

2. APPROVAL OF MINUTES

MOVED by Councillor Fisher, seconded by Councillor Blumenthal that the minutes of January 12, 2012 be approved.

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

Additions:

8.1 Information Reports - Chair

MOVED by Councillor Lund, seconded by Councillor Wile that the agenda as amended be approved. MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES

4.1 Wastewater Oversizing for Future Development of Sandy Lake Lands

A staff report dated December 2, 2011 was submitted.

Mr. Paul Morgan, Planner, provided the presentation outlining the recommendation by staff to approve the funding of the oversizing of wastewater infrastructure through Bedford West to service the future development of Sandy Lake. In his remarks Mr. Morgan advised that Halifax Water had advised that it is not prepared to finance the oversizing costs for the Sandy Lake lands as these land are outside the approved service area boundary and does not have an approved secondary plan, and that financing oversizing costs would therefore be contrary to its Capital Cost Contribution policies pertaining to financial risk management. Mr. Morgan added that, therefore, staff are also recommending that Regional Council direct staff to accommodate the oversizing of wastewater infrastructure in future draft budgets for Council's consideration.

Mr. Morgan, Mr. Austin French, Manager, Planning Services, and Mr. Jamie Hannam, Halifax Water responded to questions.

Councillor Outhit expressed concern that the Municipality is asking taxpayers to put in \$2.6 million dollars, over a number of years for something that may or may not be developed and may or may not be reimbursed. Noting the risk for the taxpayer, Councillor Outhit questioned if there was a way to share the risk.

In response, Mr. French explained that even though it would be deferred for some time under the recommended approach, in terms of recapturing the investment, interest charges would apply, so that when development actually occurs in the future the Municipality's money would be recovered in full with interest that would have accrued in the intervening years. In response to a further question, Mr. French concurred that it is possible the lands would never develop, and in this scenario the funds would have been invested and there would be no recouping of the cost from the Capital Cost Contribution program. He pointed out that the area in question is inside the urban settlement designation of the Regional Plan, and in the current review of the Plan the servicing boundary is not being reviewed. Mr. French also noted that, over a year ago, during the time Council dealt with the Cost of Servicing Strategy, staff were directed to undertake a watershed study, and funds have been placed in the upcoming capital budget for that watershed study, so it is assumed that background work on the eventual work for this property will be taking place in the new fiscal year.

Councillor Uteck indicated that she did not support funding the oversizing and was not prepared to risk taxpayer's money over this item.

MOVED by Councillor Uteck, seconded by Councillor Blumenthal that Regional Council not to finance the oversizing costs and direct staff to amend the Regional Plan to remove the Sandy Lake lands as a future suburban growth centre.

A discussion ensued with staff responding to questions.

Councillor Outhit advised that he supports the wastewater oversizing and he believes developers would not build homes if they did not expect them to sell. He noted that Committee members have expressed concern with the risk, but yet to go with Alternative 3, as put forward in the motion, is unfair to the landowners in his view. Councillor Outhit advised that he would like to defer this matter and have staff find a way that Alternative 2 – some sort of a CCC, an area rate, or a portion of this cost would be paid by the developer, similar to the manner in which the Municipality dealt with the Larry Uteck Interchange. He added that he didn't want to rush into anything that would be unfair to the taxpayer or the landowner, and he would like staff to report back with a 'hybrid' Alternative 2.

MOVED by Councillor Outhit, seconded by Councillor Fisher that this matter be deferred and staff come back with a report in regard to Alternative # 2 (in the December 2, 2011 staff report), i.e. an area rate, or a CCC, or a portion of this cost would be paid by the developer.

Councillor Streach suggested that it was prudent to defer the matter and staff go back to the landowners and find something that is workable for them and HRM. He suggested that Halifax Water should also be included the discussion.

Councillor Lund advised that he supported the deferral, and was not comfortable at refusing the wastewater oversizing without having an understanding how it fits in the

overall plan. He added that he would like more information such as projected population growth areas because he was reluctant to spend funds without knowing the risk with respect to any future development.

Councillor Uteck indicated she would not support the deferral because she felt there was an inherent risk in what Councillor Outhit was proposing. She explained that a developer could decide to build only 200 lots for the first two years and then phase-out over the next 10 to 15 years, advising that it would be land speculation that the Municipality would be paying for. Councillor Uteck added that she was not prepared to support the deferral in light of what is happening in the urban core.

Councillor Wile advised that she would support the deferral. She suggested that past mistakes were made in planning for the future, citing the development of the Beechville Lakeside area and that once it was developed, the sewage treatment plant was at overcapacity. Councillor Wile added that she strongly supported planning for the larger developments and it should be done now rather than later and get into a similar situation, and the result would be in pipes being torn up and replaced.

Councillor Blumenthal indicated he supported the main motion, and questioned the timeline if the deferral passed.

In response, Mr. French advised that staff would come back with a report within two months, adding that this is a matter that should be resolved as part of this spring's capital budget process.

Councillor Blumenthal noted that with this information, he would support the deferral.

The Chair called for the vote on the deferral; the **MOTION WAS PUT AND PASSED.**

4.2 Memorandum from Marine Drive, Valley and Canal Community Council Re: Proposed Eastern Shore Coastal Heritage Centre

A Memorandum dated January 4, 2012 from the Marine Drive Valley and Canal Community Council was before the Committee for consideration.

Councillor Streach advised that the Marine Drive Valley and Canal Community Council is on record as supporting the initiative for an Eastern Shore Coastal Heritage Centre, and Community Council asked that it come before this committee for consideration. Councillor Streach added that it has been identified, at this time, there is no funding to deal with it; so rather than risk losing sight of this initiative, Councillor Streach indicated that this matter be deferred until the Social Heritage Policy is in place.

MOVED by Councillor Streach, seconded by Councillor Fisher that the proposed Eastern Shore Coastal Heritage centre be deferred until the implementation of HRM's Social Heritage Policy is in place.

Mr. French advised that the Social Heritage Policy will be developed as part of the Regional Plan process and on an upcoming Council agenda, staff will be presenting to Council on how it anticipates the Regional Plan review will unfold. Mr. French added that the timeline would be approximately one year.

A brief discussion ensued with regard to whether the program would be eligible for funding under the municipal grants program, with Councillor Streach suggesting that the proponent and staff get together to discuss eligibility.

Councillor Uteck also suggested that staff investigate whether it would be eligible for the Building Communities Fund, if that exists in the upcoming 2012 budget

MOTION PUT AND PASSED.

5. CORRESPONDENCE, PETITIONS & DELEGATIONS

5.1 Correspondence: None

5.2 Petitions: None

5.3 Presentations: None

6. MATTERS REFERRED FROM REGIONAL COUNCIL/OTHER STANDING COMMITTEES:

6.1 Affordable Housing Functional Plan – Referred back to CP & ED from Regional Council

The Committee dealt with this matter at its November 10, 2011 meeting and forwarded a report and recommendation to Regional Council

Regional Council referred the matter back to the Committee on December 6, 2011.

MOVED by Councillor Blumenthal, seconded by Councillor Wile that the Affordable Housing Functional Plan be embedded into the RP+5 and incorporated with the review process. MOTION PUT AND PASSED.

7. REPORTS:

7.1 RP+5 and Centre Plan Phase 1 – Timeline, and Communications and Engagement Strategy

A staff report dated January 20, 2012 was submitted.

Mr. Andy Fillmore, Urban Design Project Manager; Mr. Austin French, Manager, Planning Services; and Susan Corser, Regional Planning Project Coordinator provided

a presentation to the Committee on the Regional Plan 5 Year Review (RP+5) and Centre Plan.

At 3:50 p.m. Councillor Blumenthal retired from the meeting.

MOVED by Councillor Uteck, seconded by Councillor Wile that the Community Planning and Economic Development Standing Committee (CPED) approve:

1. **The amended schedule for RP+5 and Centre Plan Phase 1, as contained in this report and detailed in Attachment 1;**
2. **The approach to Centre Plan Phase 1, as detailed in this report;**
3. **The Communication and Public Engagement Strategy for RP+5 and Centre Plan Phase 1, as detailed in Attachments 2 and 3;**
4. **Establishing the Community Design Advisory Committee (CDAC), the Heritage Advisory Committee (HAC) and CPED as the sole deliberative bodies providing recommendations to Regional Council on approval of RP+5 and the Centre Plan;**
5. **Joint CPED and CDAC meetings for the presentation of the Public Engagement Summary Report, and for deliberation on the final Recommendation Report, as shown in Attachment 1; and**
6. **The addition of regular RP+5 and Centre Plan status updates to CPED agendas.**

And, that the Community Planning and Economic Development Standing Committee (CPED) recommend that Regional Council approve the initiation of the process to consider amendments to the Halifax, Dartmouth, and Downtown Dartmouth Municipal Planning Strategies and Land Use By-Laws.

A discussion ensued with staff responding to questions.

The Chair noted that Councillors Hendsbee, Watts, and Hum were in attendance and with the concurrence of the Committee she invited them to come forward to ask any questions they may have or provide their comments if they wished.

MOTION PUT AND PASSED.

The meeting recessed at 4:46 p.m.

The meeting reconvened at 4:53 p.m.

7.2 Mainland Halifax North Bedford Corridor Transportation and Wastewater Servicing Strategy

A staff report dated January 12, 2012 was submitted.

Mr. Paul Morgan, Planner, provided an overview of the staff report which recommended that Regional Council initiate a servicing strategy for the Bedford-Mainland Halifax North Corridor to estimate transportation and wastewater services upgrades needed to service future growth.

Mr. Morgan responded to questions.

MOVED by Councillor Outhit, seconded by Councillor Lund that the Community Planning and Economic Development Standing Committee recommend to Regional Council:

- 1. That a servicing strategy be initiated for the Bedford - Mainland Halifax North Corridor to estimate transportation and wastewater services upgrades needed to service future growth with associated costs and suggested means of finance; and**
- 2. Further public consultation on all development proposals referenced in this report, which require plan amendments, be deferred until the servicing study has been completed.**

Mr. Morgan, Mr. Luc Ouelett, Planner, and Mr. Jamie Hannam, Halifax Water responded to questions.

MOTION PUT AND PASSED.

8. ADDED ITEMS

8.1 Information Reports

MOVED by Councillor Wile, seconded by Councillor Uteck that the submitted information reports be forwarded to Regional Council for information only.

MOTION PUT AND PASSED.

9. IN CAMERA:

The Standing Committee may rise and go into a private In Camera session, in accordance with Section 19 of the Halifax Regional Municipality Charter, for the purpose of dealing with the following;

MOVED by Councillor Lund, seconded by Councillor Outhit that the Committee convene to an In Camera session to deal with approval of in camera minutes and appointments to the Community Design Advisory Committee. MOTION PUT AND PASSED.

10. NEXT MEETING DATE – March 8, 2012

11. ADJOURNMENT

The meeting adjourned at 5:41 p.m.

Sheilagh Edmonds
Legislative Assistant

The following information reports were submitted:

1. Information Report dated January 25, 2012 – Review of Economic Economic Development Governance Structure
2. Information Report dated January 30, 2012 – HRM Legislative Requests Strategy
3. Information Report dated January 27, 2012 - Year One Implementation of 2011-16 Economic Strategy 3rd Quarter Update from October to December 2011