

**REGIONAL PLAN ADVISORY COMMITTEE
June 20, 2007
MINUTES**

PRESENT:

Mr. Fred Morley, Chair
Councillor David Hendsbee, Vice Chair
Mr. Paul Pettipas
Ms. Heather Bown
Ms. Margo Grant
Mr. Robert Batherson

REGRETS:

Mr. Dan English, Chief Administrative Officer
Councillor Brad Johns
Councillor Gloria McCluskey

STAFF:

Mr. Wayne Anstey, Deputy CAO, Operations
Mr. Roger Wells, Supervisor, Regional & Community Planning
Ms. Susan Corser, Senior Planner, Regional Planning
Mr. Austin French, Manager, Planning Services
Mr. Andy Fillmore, Project Manager, Urban Design
Ms. Maureen Ryan, Senior Planner, Regional Planning
Ms. Jennifer Weagle, Legislative Assistant

Table of Contents

1.	CALL TO ORDER	3
2.	APPROVAL OF MINUTES - May 16, 2007	3
3.	APPROVAL OF THE ORDER OF BUSINESS, ADDITIONS AND DELETIONS .	3
4.	BUSINESS ARISING FROM THE MINUTES	3
5.	CONSIDERATION OF DEFERRED BUSINESS	3
6.	CORRESPONDENCE, PETITIONS & DELEGATIONS	3
6.1	Correspondence	3
6.2	Petitions - None	3
6.3	Presentations	3
6.3.1	HRM By Design Presentation - <i>Andy Fillmore, Urban Design</i>	3
7.	REPORTS	5
7.1	Case 00989: Amendments to the Regional MPS and Subdivision By-law regarding Parkland Dedication for Small Lot Subdivisions - <i>Maureen Ryan, Regional Planning</i>	5
8.	NEW BUSINESS	8
8.1	Community Visioning Pilot Project - Oral Update	8
8.2	Recruitment of New RPAC Members - Oral Update	8
8.3	Community Consultations	8
8.4	Team Building and Leadership	8
8.5	Regional Plan Implementation - Economic Strategy, Cultural Plan, Immigration Strategy, Business Park Functional Plan - <i>Roger Wells, Regional Planning</i>	8
9.	ADDED ITEMS	8
10.	DATE OF NEXT MEETING - July 18, 2007	9
11.	ADJOURNMENT	9

1. CALL TO ORDER

Mr. Fred Morley, Chair, called the meeting to order at 3:09 p.m. in the Maxine Tynes Room, Alderney Gate Public Library, 60 Alderney Drive, Dartmouth.

Mr. Morley formally accepted and thanked the Committee for his nomination as Chair, which was made at the last meeting in his absence.

2. APPROVAL OF MINUTES - May 16, 2007

MOVED by Mr. Robert Batherson, seconded by Mr. Paul Pettipas, that the minutes of the May 16, 2007 Regional Plan Advisory Committee meeting be approved as distributed. MOTION PUT AND PASSED.

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

The agenda was agreed upon as presented.

4. BUSINESS ARISING FROM THE MINUTES - None

5. CONSIDERATION OF DEFERRED BUSINESS - None

6. CORRESPONDENCE, PETITIONS & DELEGATIONS

6.1 Correspondence - None

6.2 Petitions - None

6.3 Presentations

6.3.1 HRM By Design Presentation - *Andy Fillmore, Urban Design*

Mr. Andy Fillmore, Project Manager, Urban Design, Capital District presented an overview of the HRM By Design, the Regional Centre Urban Design Study, noting the following:

Mr. Fillmore discussed the shift in neighbourhoods and commercial areas, including the following:

- C Change in the design of landscape;
- C Designing for cars vs. people;
- C Urban transect vs. sprawl transect;
- C Change in demand for housing types;

- C Change as a result of interest in sustainable housing;
- C Change in interest rates;
- C Drop in population on the peninsula;
- C Increasing trend toward subdivisions.

Mr. Pettipas noted the need to represent all sides - the developer, the resident, and the municipality. Mr. Fillmore advised that he will include this in the presentation.

Mr. Fillmore reviewed the layout of the HRM by Design process, a copy of which is on file, and reviewed the membership of the Urban Design Task Force. He went on to review the various phases of the study, advising that they are moving into Phase 5 - Implementation Strategies and Tools, and Public Forum 4 - Downtown Districts will be held in September 2007. Mr. Fillmore advised that they hope to have the final report to Council in 2008, and planning staff are allocated to implement outcomes from the study, upon the approval of Council, by the end of 2008.

Mr. Fillmore reviewed the Urban Design Vision Statement, a copy of which is on file. He further reviewed the Guiding Principles for Urban Design (a copy of which is also on file), as follows:

1. Sustainable
2. High Quality
3. Heritage and Culture
4. Movement
5. Complete Neighbourhoods
6. Growth and Change
7. Process
8. Connected

Mr. Wayne Anstey joined the meeting at 3:39 p.m.

Mr. Fillmore continued with his presentation, reviewing the following:

- C Key principles of reurbanization;
- C The Urban Structure Plan;
- C Building typologies;
- C Urban corridors;
- C Adaptive reuse and conversion;
- C Appropriate siting and elevation;

Mr. Fillmore reviewed the public consultation process undertaken thus far for the study, noting the following:

- C Week long public forums have been held throughout the past year;

- C They have made an effort to change locations for the public forums, to increase inclusivity;
- C They have provided for a range of ways to provide input;
- C They have made an effort to engage different communities and communities of interest.

Mr. Pettipas commented on the issue of “brownfields”, areas of industrial contamination, noting that currently there is unlimited liability associated with brownfield sites. He commented that developers interested in redeveloping these contaminated sites will not accept the unlimited liability. He noted that New Brunswick has introduced legislation surrounding brownfield sites, and Nova Scotia needs similar legislation.

The Committee discussed the issues of making the development process faster, and protecting the quality of development. Mr. Fillmore advised that the implementation stage will address these issues, noting that architectural quality and excellence is in the vision statement. Mr. Fillmore further responded that they are looking at setting design guidelines block by block.

Mr. Roger Wells, Supervisor, Regional and Community Planning, introduced Mr. Austin French, Manager, Planning Services to the Committee. Responding to questions from the Committee, Mr. French discussed the policies and planning process stemming from the Regional Plan, such as the Halifax Harbour Plan, HRM By Design and the Community Visioning projects. He indicated that the Committee will receive ongoing updates regarding these projects, and encouraged members to participate in the workshops and public forums on these projects. Mr. French advised that there are 26 functional plans stemming from the Regional Plan, 18 secondary plans, and about 29 MPS amendments that will be proposed.

Mr. Wells clarified that these functional plans will be further discussed at the next meeting, in terms of what is currently underway, their status, and prioritization.

Councillor Hendsbee noted concern with overloading staff with all of the work arising from the Regional Plan. Mr. French commented that staff recognize the importance of maintaining the day to day work flow, along with the work arising from the Plan, and noted that they have hired five additional planners and two additional supervisory positions.

The Committee thanked Mr. Fillmore for his presentation.

7. REPORTS

7.1 Case 00989: Amendments to the Regional MPS and Subdivision By-law regarding Parkland Dedication for Small Lot Subdivisions - Maureen Ryan, Regional Planning

- C A memorandum dated June 14, 2007 regarding the above noted was distributed to members.
- C An extract of the June 12, 2007 Regional Council Action Summary was before the Committee.
- C A copy of a report to Regional Council on the above noted, dated June 12, 2007, was before the Committee.

Mr. Roger Wells advised that as per the recent amendment to the RPAC Terms of Reference, the Committee will be leading, reviewing, and making recommendation to Council on any proposed amendments to the Regional Plan. He clarified that these proposed amendments regarding parkland planning for small lot subdivisions are the first issue based amendment to the Regional Plan, and were initiated by Council in January, prior to the start up of the Committee. He further clarified that since a public hearing has already been scheduled for July 3, 2007, and in order for the amendment to go through in a timely fashion, staff are not seeking a recommendation from the Committee on these proposed amendments. Mr. Wells confirmed that the Committee will be consulted on all future amendments to the Regional Plan.

Ms. Maureen Ryan, Senior Planner, Regional Planning, reviewed this matter with the Committee, including the following:

- C Review of the Four Pillars of Growth of the Regional Plan:
 - C First Pillar - to ensure that HRM's development is environmentally sustainable by protecting the natural environment, including the addition of 14 natural corridors, developing regionally significant trails, and adding six new regional parks.
 - C Second Pillar - to encourage the development of future growth in a series of 50 growth centres located throughout HRM.
 - C Third Pillar - to link the centres with regional transit and active transportation systems that keep these communities connected.
 - C Fourth Pillar - to ensure that this growth is fiscally sustainable and to ensure HRM maintains a strong economy.
- C Review of the previous Park Dedication Program:
 - C Previous requirement of landowners to dedicate 5% of the land being subdivided for parkland purposes, or the option of providing cash in lieu;
 - C Musquodoboit Valley exempted;
 - C First three lots from any pre-March 31, 1978 parcel of land was also exempted in the area of the former Halifax County;
 - C Applied only on a one time basis.
- C Review of the current Park Dedication Program, implemented with the adoption of the Regional Plan:
 - C Increased requirement to 10% of land being subdivided;
 - C All previous exemptions were removed;

- C Needed to carry out the Regional Plan as this program is the primary source of funding to acquire lands valuable to the region, such as parks and trails.
- C Review of Park Dedication Revenue from 2003-2006.

At the request of the Committee, Ms. Ryan clarified that historically, larger amounts are collected from less densely populated districts, where more subdivision takes place, such as Districts 1 (Eastern Shore), District 2 (Waverley - Fall River - Beaver Bank), District 3 (Preston - Lawrencetown - Chezzetcook), District 18 (Spryfield - Herring Cove), and District 23 (Hammonds Plains - St. Margaret's Bay). She noted that typically there is not a lot of subdivision activity in urban centres.

Ms. Ryan went on to review the following with the Committee:

- C Parkland Project Expenditures since 2003, including trails and parkland;
- C Future Plans for the Parkland Dedication Program:
 - C Continued acquisition and development of Regional Trail System;
 - C Birch Cove/Blue Mountain Regional Park - \$2-3 million;
 - C Western Common Land Acquisition;
 - C Parkland acquisition in growth centres.

Ms. Ryan advised that public meetings were held on this matter, with about 65 attendees from serviced and unserviced lots throughout HRM. She reviewed the three options that were presented to Council, as follows:

- C Option 1: Exempt parkland dedication requirement for 3 lots or less in the Open Space, Rural Resource and Agriculture designations.
- C Option 2: Reduce parkland dedication requirement for 3 lots or less to 5% in the Open Space, Agriculture and Rural Resource Designations.
- C Option 3: Re-establish the previous exemption for 3 lot subdivisions from any parcel of land in existence prior to March 31, 1978 within the Open Space, Rural Resource, Agriculture and Rural Commuter designations.
- C Council chose to introduce Option 4, which would reduce the requirements from 10% to 5% for the first three lots throughout all of HRM.

Ms. Ryan reviewed the estimated annual, 10 year cumulative, and 20 year cumulative revenue loss associated with each of the four options.

Members requested that for future decisions staff bring forward application numbers vs. revenue figures for the Committee's consideration.

Ms. Ryan inquired of the Committee whether staff should notify stakeholders on the Regional Plan Contact List, which includes approx. 2600 email contacts and another 1600 mail contacts.

MOVED by Mr. Paul Pettipas, seconded by Mr. Robert Batherson, that the Regional Plan Advisory Committee recommend that staff contact all stakeholders on the Regional Plan Contact List by email and/or mail to provide them with an opportunity to review and comment on Case 00989: Amendments to the Regional MPS and Subdivision By-law regarding Parkland Dedication for Small Lot Subdivisions. MOTION PUT AND PASSED.

Ms. Ryan advised that a supplementary report will be provided to Regional Council on this matter.

The Committee thanked Ms. Ryan for her presentation.

8. NEW BUSINESS

8.1 Community Visioning Pilot Project - Oral Update - Susan Corser, Regional Planning

No update provided. This matter will be addressed at the July meeting.

8.2 Recruitment of New RPAC Members - Oral Update

The Legislative Assistant provided an update regarding the recruitment of two additional members to the Regional Plan Advisory Committee, as per the amended Terms of Reference approved by Council on May 29, 2007. She advised that the Membership Selection Committee will be meeting on June 29, 2007 and will be reviewing 18 applications for the two vacant positions. The Membership Selection Committee will then make a recommendation for these appointments to Regional Council for the July 3, 2007 Council session and the new members should be appointed in time for the July 18, 2007 RPAC meeting.

8.3 Community Consultations

This matter was not addressed and will be deferred to the July meeting.

8.4 Team Building and Leadership

The Chair indicated that he would like to bring in a professional to do a team building exercise with the group. He commented that he will look into options and advise the Committee at the next meeting.

8.5 Regional Plan Implementation - Economic Strategy, Cultural Plan and Immigration Strategy, Business Park Functional Plan - Roger Wells, Regional Planning

This matter was not addressed and will be deferred to the July meeting.

The Chair advised that he will work with staff to set out time guidelines for presentations, in order for the Committee to move efficiently through agendas.

9. ADDED ITEMS - None

10. DATE OF NEXT MEETING - July 18, 2007

The next meeting of the Regional Plan Advisory Committee is scheduled for Wednesday, July 18, 2007 from 3-5:00 p.m. in the Maxine Tynes Room, Alderney Gate Public Library, 60 Alderney Drive, Dartmouth.

11. ADJOURNMENT

There being no further business, the meeting adjourned at 5:11 p.m.

Jennifer Weagle
Legislative Assistant

The following item was distributed to members for their information:

1. Revised Terms of Reference (as approved by Council May 29, 2007).