

**REGIONAL PLAN ADVISORY COMMITTEE  
MINUTES  
Wednesday, November 19, 2008**

**PRESENT:** Councillor David Hendsbee, Vice-Chair  
Ms. Cheryl Newcombe  
Mr. Paul Pettipas  
Ms. Maija Warnock  
Mr. Fred Morley, Chair  
Ms. Margo Grant

**ABSENT:** Mr. Robert Batherson [with regrets]  
Ms. Bonnie Ryan [with regrets]  
Councillor Gloria McCluskey

**STAFF:** Mr. Roger Wells, Supervisor, Regional & Community Planning  
Ms. Sandra T. Riley, Legislative Assistant

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**1. CALL TO ORDER**

The Chair called the meeting to order at 3:11pm in the Helen Creighton Room, Alderney Gate Library, 60 Alderney Drive, Dartmouth.

**2. APPROVAL OF THE MINUTES - September 17, 2008**

Revisions:

Page 5: "Mr Pettipas suggested an appointment be sent..."

Changed to: "Mr. Pettipas suggested a time for the letter to be sent..."

Page 6: "Mr. Pettipas concurred that Business Park land is a *precious* resource..."

Changed to: "...is a *scarce* resource..."

**MOVED by Mr. Pettipas, seconded by Ms. Newcombe, that the minutes of September 17, 2008, be approved, as amended. MOTION PUT AND PASSED.**

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

**ADDED ITEMS AGENDA:**

8.1 2009 Meeting Schedule

8.2 Election of Chair/Vice-Chair for the Regional Plan Advisory Committee's 2009 term (December 31, 2008 to November 30, 2009)

8.3 Discussion Document - Affordable Housing Functional Plan

**MOVED BY Mr. Pettipas, seconded by Ms. Newcombe, that the order of business, as amended, be approved. MOTION PUT AND PASSED.**

**4. BUSINESS ARISING OUT OF THE MINUTES**

**4.1 Update: Letter to the Law Amendments Committee re: Municipal Government Act amendments.**

The Chair advised that he made a presentation last night regarding this letter, and gave a brief overview of the letter to the Regional Plan Advisory Committee. He stated that there were quite a number of people speaking against HRMbyDesign, as they preferred the Development Agreement approach. He advised that he could not discern, from the meeting, whether the HRMbyDesign process will be approved or not.

Mr. Morley advised that the Urban Design Task Force will come back to a Regional Plan Advisory Committee meeting before the final recommendations go to Council, to allow for the expression of additional clarification of concerns.

**5. CONSIDERATION OF DEFERRED BUSINESS**

**5.1 Alternative Transit Options for the Burnside Business Park - Councillor Snow (Verbal)**

As this item was raised by Councillor Krista Snow, Mr. Wells advised that he would contact Councillor Snow to see whether she wants to come back to a RPAC meeting, as a citizen, and speak to the issue.

**6. CORRESPONDENCE, PETITIONS & DELEGATIONS - NONE**

**7. REPORTS**

**7.1 Case 01121: Amendments to the Regional MPS, Regional Subdivision By-Law and the MPS's and LUB's for Timberlea/Lakeside/Beechville and Halifax**

There was a report dated October 31, 2008 before the Plan Advisory Committee. Mr. Brian White, Planner, gave a brief overview to the Committee, along with questions of clarification.

Councillor Hendsbee expressed concerns regarding the African Canadian community (Beechville) in the outlined areas. He wanted it stated for the record that their concerns have been acknowledged regarding the Baptist Church and Black Heritage.

**MOVED BY Mr. Pettipas, seconded by Ms. Newcombe, that the Regional Plan Advisory Committee recommend that Halifax Regional Council:**

- 1. Give first reading to the proposed amendments to the Regional Municipal Planning Strategy and Regional Subdivision By-Law as provided in Attachment "A" and "B" of the report dated October 31, 2008, and schedule a public hearing;**
- 2. Approve the proposed amendments to the Regional Municipal Planning Strategy Business/Industrial park Sub-Designation, and Regional Subdivision By-Law Service Requirement Map as described in Attachments "A" and "B" of the report dated October 31, 2008.**

**MOTION PUT AND PASSED**

**8. ADDED ITEMS**

**8.1 2009 Meeting Schedule**

The 2009 meeting schedule was circulated to the Committee in the agenda package for the

members of the Regional Plan Advisory Committee to put in their calendars.

**8.2 Election of Chair/Vice-Chair for the Regional Plan Advisory Committee's 2009 term (December 31, 2008 to November 30, 2009)**

Mr. Fred Morley stepped down from his position as Chair, and the Legislative Assistant assumed the position of Chair.

**MOVED BY Ms. Newcombe, seconded by Mr. Pettipas, that Mr. Morley be re-appointed as Chair. MOTION PUT AND PASSED**

Mr. Morley, resuming the position of Chair, called for nominations of Vice-Chair.

**MOVED BY Mr. Pettipas, seconded by Ms. Newcombe, that Councillor Hendsbee be re-appointed as Vice-Chair. MOTION PUT AND PASSED**

**8.3 Discussion Document - Affordable Housing Functional Plan**

Mr. Fred Wendt, Planner, Community Development gave the Regional Plan Advisory Committee a brief overview of the discussion document - Affordable Housing Functional Plan, dated November 10, 2008. The Regional Plan Advisory Committee further discussed and gave clarification to the following issues outlined in the document:

1. New Housing Demand
2. Demographics
3. Increase in Core Housing Need
4. Aging Housing Stock
5. Homelessness
6. Single Room Occupancy (SRO) housing
7. Seniors Housing
8. Affordable Housing for Middle Income Households
9. Economic Development Opportunities
10. Deteriorating Affordability
11. Senior Government Housing Policy
12. External Costs of Housing
13. Financial Uncertainty

The RPAC went on to discuss what the Affordable Housing Functional Plan will address as well as the process in developing an Affordable Housing Functional Plan.

Mr. Pettipas advised that the word 'affordable' should not be used in the document. He stated that this word could defeat the project before it gets to fruition because of pre-conceived ideas of 'affordable housing' neighbourhoods. He further advised that 'affordable' housing is not possible unless it is energy efficient housing. The suggestion was to use the wording 'Housing people can afford' rather than 'affordable housing'.

Mr. Pettipas advised that Nova Scotia Homebuilders Association brings in quite a few speakers on energy efficiency and advanced housing . He advised the Chair that if the Regional Plan Advisory Committee is interested, the attempt should be made to have these people do a little session for RPAC at the same time.

**14. NEXT MEETING DATE**

The Regional Plan Advisory Committee's next meeting date is scheduled for Wednesday, December 17, 2008.

**15. ADJOURNMENT**

There being no further business, the meeting adjourned at 5:03 p.m.

Sandra T. Riley  
Legislative Assistant