

**REGIONAL PLAN ADVISORY COMMITTEE
MINUTES
May 20, 2009**

- PRESENT:** Mr. Fred Morley, Chair
Deputy Mayor David Hendsbee, Vice-Chair
Ms. Maija Warnock
Mr. Paul Pettipas
Mr. Robert Batherson
Ms. Margo Grant
Ms. Alison Baker
Ms. Carole Pelletier
Ms. Katherine Ruta
Councillor Peter Lund
Councillor Gloria McCluskey
- ABSENT:** Ms. Cheryl Newcombe (regrets)
Mr. Floyd Dykeman (regrets)
- STAFF:** Mr. Roger Wells, Supervisor, Regional & Community Planning
Ms. Chris Newson, Legislative Assistant

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1. CALL TO ORDER

Mr. Fred Morley, Chair, called the meeting to order at 3:05 pm in the Helen Creighton Room, Dartmouth Library, 60 Alderney Drive, Dartmouth.

2. APPROVAL OF THE MINUTES - April 15, 2009

This item was deferred as the minutes were not available.

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

Additions: 4.1 MEMORANDUM - HRMbyDesign Update - from Mr. Andy Fillmore, Project Manager, Urban Design.

Defer: 2. Minutes of April 15, 2009

Move: 7.1 Business Parks - to be dealt with after 6.3.1

The agenda was approved as amended.

4. BUSINESS ARISING OUT OF THE MINUTES

4.1 MEMORANDUM - HRMbyDesign Update - from Mr. Andy Fillmore, Project Manager, Urban Design

- A copy of Committee of the Whole Report dated February 19, 2007 re: HRMbyDesign: Urban Design Vision and Principles and Increase to Contract was before the Committee.

Mr. Morley advised that the Information Report contained an outlined for the timelines of HRMbyDesign and was circulated for information purposes.

5. CONSIDERATION OF DEFERRED BUSINESS - NONE

6. CORRESPONDENCE, PETITIONS & DELEGATIONS

6.1 Correspondence - NONE

6.2 Petitions - NONE

6.3 Delegations

6.3.1 Spryfield Community Visioning

- A copy of the PowerPoint presentation was before the Committee.

- A copy of the draft Spryfield Vision and Action Strategy was before the Committee.

Mr. Roger Wells, Supervisor, Community Development, introduced Ms. Carolyn Kelly, Mr. Jaime Wombolt and Ms. Serena Cassidy of the Spryfield Community Visioning Liaison Group. He explained that as per the Regional Plan, staff was working with the community to determine a vision for shaping the future of Spryfield. Issues to be considered include: social resources; what added services could HRM provide for seniors/youth etc. All questions were put to a group of interested citizens who then developed a high level visioning statement for each growth centres. Three were completed last year: Musquodoboit Harbour, Fall River and Bedford Waterfront. The current projects are: Spryfield, Penhorn/Woodlawn and Middle Sackville.

Ms. Jamie Wombolt presented the vision. She noted that a questionnaire was available online that asked residents to respond to a variety of questions regarding their vision for the community. A vision statement resulted from extensive consultation with the community.

Mr. Floyd Dykeman entered the meeting at 3:18 pm.

Ms Wombolt noted that values brought forward were for the natural environment, having a connected, welcoming and diverse community that is caring and inclusive and safe for all. A strong local economy that would support and be supported by the Community. Five themes were developed from the community consultation and are outlined in the draft circulated to the Committee.

Deputy Mayor Hendsbee entered the meeting at 3:20 p.m.

In response to Deputy Mayor Hendsbee, Ms. Wombolt advised that the boundary of Spryfield was loosely determined to be from the commercial centre expanding into the communities that were serviced by that centre. Areas such as Purcell's Cove, Ferguson's Cove, Herring Cove and Armdale areas were included as much as they wanted to be included. Those areas who felt they were part of Spryfield were included as the core area and those areas who utilize the services were welcomed to participate.

Mr. Marcus Garnet and Mr. Phil Hammond, Planners, advised that the boundaries were deliberately faded out at the edge. The group did spend a lot of time on the boundary issue, however; the information was based more on a sense of community which was difficult to place within a boundary.

In response to Mr. Morley, Ms. Wombolt advised that the final draft would be available in a few weeks with a second presentation to the Committee planned for the fall of 2009.

6.3.2 Penhorn/Woodlawn Community Visioning

This item was dealt with later in the meeting. See page 6.

Item 7.1 was dealt with at this time:

7. REPORTS

7.1 Business Parks Development Functional Plan, Bayers Lake/Ragged Lake: Approval in Principle

- A report dated May 12, 2009 was before the Committee.

Mr. Roger Wells, Supervisor, provided an introduction of the Business Parks Functional Plans then introduced Mr. Ross Cantwell, Colliers, who presented the report. Mr. Michael Wile, Manager, HRM Business Parks was also in attendance.

MOVED BY Mr. Paul Pettipas, seconded by Councillor McCluskey that the Regional Plan Advisory Committee recommend that Regional Council:

- 1. Approve-in-principle Part II of the Business Parks Development Functional Plan, dated April 2009, as a detailed future land use plan for the Bayers Lake and Ragged Lake Business Parks area;**
- 2. Request that staff initiate the process to consider amending the Regional Municipal Planning Strategy and Secondary Strategy(s) Policies, Land Use By-Law Regulations and Site Development & Building Standards using the land use related recommendations of the Business Parks Development Functional Plan, Part II, as the framework for such amendments and to follow the public participation program as approved by Council in February, 1997.**

Mr. Batherson left the meeting at 4:00 p.m.

Mr. Morley left the Chair at 4:03 p.m. Deputy Mayor Hendsbee assumed the Chair at this time.

In response to questions of the Committee, Mr. Michael Wile, Manager, HRM Business Parks, advised that in regard to the Archeology issue, the Province has placed a special designation on the southeast corner as there is evidence of a possible military post at that location. Mr. Peter Bigelow, Manager, Real Property Planning, and Mr. Jan Skora are also working with the Province in regard to petroglyphs found in the area. Development may be limited in that area due to the archeological finds and due the pyritic slate.

Deputy Mayor Hendsbee advised that he would raise the concern noted by Ms. Warnock in regard to regular environmental assessments being done in the Bayers Lake area as the vicinity is developed at the next Halifax Watershed Advisory Board meeting.

Mr. Morley resumed the chair at 4:17 p.m.

MOTION PUT AND PASSED.

The Committee agreed to deal with Item 6.3.2 at this time.

6.3.2 Penhorn/Woodlawn Community Visioning

- An Information Package was circulated to the Committee at this time.

Mr. William Zebedee, Chair, Penhorn / Woodlawn Community Liaison Group (CLG) presented a status report on the Community Visioning Exercise emphasizing that it was not an announcement of the vision. He noted that the draft would be released to the public on May 23rd; the CLG would report back to the Regional Plan Advisory Committee on June 17th and then go forward to Regional Council for July 7th with their Community Visioning Plan.

Mr. Zebedee noted that the CLG had spent considerable time in determining the boundary and included the areas of Woodlawn and the transit hub at Penhorn Mall. He explained that all community consultation meetings were well attended as extensive advertising in newspapers, on Facebook, internet and the mailing of 700 postcards to areas residents including the meeting information, was successful. Members of the CLG also went door-to-door chatting with residents; information was also distributed to the Civics class at Prince Arthur Junior High School. He noted that the results from the student surveys were the same as those of the adults.

Innovative approaches were initiated to encourage public interest and participation such as a Lego “build” where members of the public were encouraged to use Lego blocks to build their “vision” of the community. A community clean-up activity was also organized to clean around the Penhorn Lake area and was covered by the media. Six themes were drawn from the public consultations with two priorities per theme being derived from that information which is contained in the information package submitted. He noted that Sobey’s had been very accommodating throughout the exercise and offered free office space as well as comment on their vision for the property at Penhorn Mall. 71% of respondents to the survey indicated that housing for Seniors was an important issue. The main themes were concern and desire for natural environments/parks/wetlands; public buildings and spaces; transportation; future residential needs; future commercial needs.

The Committee thanked Mr. Zebedee and the CLG for their innovative work.

8. ADDED ITEMS - NONE

9. NEXT MEETING DATE - June 17, 2009, Halifax Hall, City Hall, Halifax.

10. ADJOURNMENT

There being no further business, the meeting adjourned at 5:20 p.m.

Chris Newson
Legislative Assistant