

# **HALIFAX REGIONAL MUNICIPALITY**

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## **HALIFAX REGIONAL COUNCIL COMMITTEE OF THE WHOLE MINUTES January 29, 2002**

**PRESENT:**

Mayor Peter J. Kelly  
Deputy Mayor Robert P. Harvey  
Councillors: Stephen Streach  
Gary Hines  
Keith Colwell  
Ron Cooper  
Harry McInroy  
Brian Warshick  
Condo Sarto  
Bruce Hetherington  
John Cunningham  
Jerry Blumenthal  
Dawn Sloane  
Sue Uteck  
Sheila Fougere  
Russell Walker  
Diana Whalen  
Linda Mosher  
Brad Johns  
Len Goucher  
Reg Rankin  
Gary Meade

**ABSENT:**

Councillors: Jim Smith  
Stephen D. Adams

**STAFF MEMBERS:**

Mr. George McLellan, Chief Administrative Officer  
Mr. Wayne Anstey, Municipal Solicitor  
Ms. Vi Carmichael, Municipal Clerk  
Ms. Patti Halliday, Assistant Municipal Clerk

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Mayor Kelly called the meeting to order at 1:00 p.m.

**1. APPROVAL OF MINUTES - November 13, 14, 20, 27 and Dec. 4 & 5, 2001**

C Revised November 14, 2001 minutes were circulated to the Committee.

**MOVED by Councillor Blumenthal, seconded by Councillor Sarto, that the November 13, 14 (revised), 20, 27 and December 4 & 5, 2001 Committee of the Whole minutes be approved. MOTION PUT AND PASSED UNANIMOUSLY.**

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

**MOVED by Councillor Sloane, seconded by Councillor Sarto, that the Agenda and Order of Business be approved, as circulated. MOTION PUT AND PASSED UNANIMOUSLY.**

**3. REGIONAL PLANNING PRESENTATION - ANNE MUECKE**

C Correspondence from Anne Muecke, Manager of Regional Planning, to Council, dated January 23, 2002, regarding Regional Planning, was before the Committee for its consideration.

Ms. Anne Muecke, Manager of Regional Planning, made a presentation to the Committee, copies of which were circulated.

Responding to a question of Councillor Colwell, Ms. Muecke stated she attended a meeting with Mr. Dan English, Deputy Chief Administrative Officer and Councillor Rankin regarding alleged comments referenced in the newspaper with respect to development, particularly in District 22 Hammonds Plains - Timberlea. Ms. Muecke denied the comments, however she stated she appreciated that any reference to anything site specific within the municipality causes concern, and any future communications will address issues at a regional level. Any local issues that arise through the regional planning process will be dealt with subsequent to that process through revised community plans. Mr. English noted when this issue arose in October, he did not anticipate it would require a report, but if Council so wishes, a written report could be provided. Councillor Colwell stated he would like to have this as a Council report.

Councillor Hetherington inquired why Morris Lake and Russell Lake would not be included in the case studies. Ms. Muecke responded that these areas are already the subject of a master plan. Responding to a question of the Councillor regarding the traffic problem on Portland Street, Ms. Muecke stated it may be examined through the interim issues as well as the long-range transportation plan.

Responding to a question of Mayor Kelly, Ms. Muecke stated she is looking for Council's approval of the public consultation process, which was included in the information circulated to the Committee.

Councillor Colwell expressed concern with the lack of representation from the rural area, and stated this needs to be broadened before the consultation process begins. The Councillor stated organizations from the rural area also need to be added to the Partnership Committee, and asked that this be reviewed. Ms. Muecke agreed to take the Councillor's comments under advisement and respond to the concerns raised.

Councillor McInroy stated municipal planning strategies are in place all over HRM, and he stated it is important that the consultation process ensure existing municipal planning strategies are included. Ms. Muecke responded that the case studies are intended to look at how municipal planning strategies have worked in practice. Staff is looking at an umbrella policy that would provide direction throughout HRM, particularly when MPS issues are reviewed. She noted that some are dated and were not developed with an umbrella policy to guide them.

(Councillors Streach and Warshick took their places at the meeting at 1:40 p.m.)

At this time, Mr. Paul Dunphy, Director, Planning and Development Services, presented the Planning and Development section of the presentation.

Responding to a question of Councillor Hetherington, Mr. McLellan stated the proposed budget will have appropriations in it related to the regional plan. He noted there is also some money allocated in the existing budget, however there has been heavy reliance on existing resources, primarily Planning and Development staff.

In response to a question of Councillor Hetherington regarding development in the harbour area, Ms. Muecke stated the harbour plan proposed for Phase 2 would deal with this. The Councillor suggested if it was called "Halifax Harbour Waterfront" it would identify all the shorelines along the harbour rather than just one side of the harbour. Mr. Dunphy stated a plan for the entire harbour is intended; but, in the meantime, staff do not want to stop the business Council has set in motion, one of which is new policies for the Halifax waterfront area.

Councillor Hetherington noted a lot of work was done in the former City of Dartmouth regarding healthy communities. Ms. Muecke stated the intention is to continue the thrust of this kind of work. With respect to the Partnership Committee, Councillor Hetherington suggested it should include a representative of the Halifax Regional School Board.

Councillor Blumenthal questioned why the Library is not considered as a business unit. With regard to transportation, the Councillor stated it should be looked at throughout the municipality. Responding to concerns expressed by Councillor Blumenthal, Mr. Dunphy

stated staff will be dealing with large significant properties. However, he noted there are limited resources so staff will attempt to work on strategic priorities.

Councillor Goucher expressed concern with devoting so many staff resources to this one project. In response, Mr. McLellan stated it is important for staff to come back with a GANT chart related to the time of this project, as well as a business plan to show the resources required. He suggested lines should be drawn vertically down the page to indicate the points of intersection where staff will be coming back to Council to report on the things that have been done on the GANT chart, and to bring an update as to approaches to be taken to address the issues yet to be undertaken.

In response to a question of Councillor Goucher, Ms. Muecke stated a capital cost contribution analysis of future growth areas will be done to gather enough data to compare the cost and benefits of extension to the servicing boundary in each of the master plan areas. This data will be used to look at directions for growth scenarios. Mr. Dunphy stated if the master plan process is stopped, Council will be obliged to deal with individual parcels by individual ownership and will eventually have approved the entire area, but there will not be an integrated design between all the property owners. Councillor Goucher expressed concern with how the current individual regional planning efforts will be brought into the whole picture as they evolve.

Councillor McInroy questioned the balance on the Partnership Committee stating he believes it is unbalanced in terms of regional organizations. The Councillor stated healthy growth also involves economics and affordability. In response to a question of Councillor McInroy regarding the role of the Regional Planning office, Ms. Muecke stated it is intended to be a relatively independent roundtable organization. She stated they do not want to be in a position where the project staff are leading it, but they will be supporting the process by providing information and the results of their analysis and by facilitating the meetings and supporting the discussions, but they will not be leading them. Councillor McInroy expressed concern with abdicating planning responsibilities to an interim committee and suggested more control is needed. In response, Ms. Muecke clarified that the Partnership Committee will develop a discussion paper regarding its vision, guiding principles and goals for the process, which will be fed into the analysis work done by staff through the task groups.

Councillor McInroy expressed concerns regarding HRM's need to remain flexible and to have plans in place that are not all the same but reflect the different natures of the various communities, as well as the different philosophies. In response, Mr. Dunphy stated each community should remain distinct, however Council will be making some decisions in this process about how much land is required for development over the foreseeable future and where it should be located so the greatest benefit is achieved with the minimum expense, so the municipality can plan for its schools, recreation centres, etc., to ensure they have a sustainable scale. To achieve the results Council wants, Mr. Dunphy stated staff will have to go back, at some point, to each of the planning strategies and amend growth

boundaries. He noted that when Council adopts its direction at a regional scale, staff will highlight the implications for each of the community plans so Council knows in advance.

(Councillor Goucher left the meeting at 2:20 p.m.)

Councillor Cunningham stated this is a very preliminary step in the regional planning process. The Councillor noted the plan will take shape as the consultation process proceeds. Councillor Cunningham stated the process needs to move ahead and put forth the following motion:

**MOVED by Councillor Cunningham, seconded by Councillor Whalen, that it be recommended to Council that it approve the regional plan as presented to the Committee.**

Mr. McLellan noted the intention of staff was to gather information from the Committee at this meeting. He suggested the plan could be redrafted or the comments made could be used to build on it. Mr. McLellan stated staff will come back with a tighter schedule and when Council can expect to become involved. He noted this project is a massive undertaking and it has to be better organized by staff to give Council comfort, and this will be done.

In response to a question of Councillor Sarto regarding transportation, Ms. Muecke stated it is her understanding that an application has been made for cost-sharing in the infrastructure program for the Shearwater connector which when built will take pressure off Portland Street. With respect to the Partnership Committee, Councillor Sarto suggested it should include a representative from each of the six community councils. Ms. Muecke stated it will be up to Council to decide how it would like to be represented. In response to comments of the Councillor, Mr. McLellan agreed that Police Services should be consulted as part of the process.

Responding to a question of Mayor Kelly, Mr. McLellan suggested that the comments made by Council could be reviewed by staff with the intent of updating the report and coming back before final ratification of the motion. In the meantime, he stated staff would like to have the direction to continue to consider the activities under the two deliverables and come back with specifics. **The mover and seconder agreed that the motion be handled in this manner.**

Councillor Mosher suggested that some of the wording in the document could be tightened up as well as. In response to a question of the Councillor, Ms. Muecke stated staff will be preparing a list of traffic pressure points, within the next two weeks, based on advice from the Traffic Authority and senior staff. Councillor Mosher stated she will provide staff with a list of her concerns. The Councillor requested that a trial ferry service for the North West Arm be assessed by staff. With respect to town hall meetings, Councillor Mosher asked that consideration be given that it be stated that they will be in partnership with HRM and

the Council. With regard to the Partnership Committee, Councillor Mosher stated a business group from the rural area should also be included.

With regard to the Partnership Committee, Councillor Hines suggested representation should be sought from the community council planning advisory committees, forestry groups, road builders, APENS, Wastewater Nova Scotia, construction associations and the Real Estate Board to provide balance.

In response to concerns expressed by Councillor Colwell regarding development in the rural areas, Mr. Dunphy stated the previous Councils put in place policies that established a certain pattern, density and scale of growth for both urban and rural. One of the tasks before Council in this process is to either confirm this or to look at how they want these policies changed. Staff will provide advice but it will be Council's decision. With regard to the Partnership Committee, Councillor Colwell stated Council needs to ensure it is set up properly.

Councillor Sloane suggested the issue of the Cogswell interchange should be examined in conjunction with the harbour solutions project.

Councillor Cooper inquired when the update comes back to Council, will it identify how the three or four major development areas will impact on when regional planning gets underway. Ms. Muecke stated staff can bring back information regarding existing approvals, pending approvals, and where staff is understanding interest lies in terms of putting in future development. Councillor Cooper suggested that this should be a very early part of the analysis. With respect to costs, the Councillor stated actual costs should start to be determined in terms of staff time, etc.

Deputy Mayor Harvey stated Council will have to make difficult regional decisions and choices. The Deputy Mayor questioned whether or not Council is regional enough to do this at this time, but stated he hopes Council will grow with the process.

Councillor Whalen stated Council wants to see some immediate action, but it has been clear that it has to get regional practices in place before smaller issues are examined. She noted the framework presented is very good, and with the improvements to the schedule and the inclusion of a GANT chart, it will be easier to understand. The Councillor stated this regional planning process needs Council's support, or it will not go forward. Councillor Whalen stated this should not be a politically driven process, but done by planners with Council's support. With regard to consultation, Councillor Whalen stated there will be many opportunities for people to be heard during the consultation process, and she would prefer the Partnership Committee to remain fairly focussed.

Closing the discussion, Mayor Kelly stated this issue will come back to Committee of the Whole in a week or two, and there will be an opportunity for further input and clarification at that time.

**RECESS**

A recess was taken at 3:00 p.m. The meeting reconvened at 3:15 p.m.

**4. CAPITAL DISTRICT PRESENTATION - CAROL MACOMBER, LEW ROGERS**

Ms. Carol Macomber, Capital District Task Force, made a presentation to the Committee regarding the Capital District, copies of which were circulated to the Committee.

(Councillor Uteck took her place at the meeting at 3:30 p.m.)

Councillor Sloane expressed thanks and congratulations to staff of the Capital District Task Force.

Responding to a question of Councillor McInroy, Ms. Macomber stated a terms of reference have not been developed for this project, but staff intend to report back on all the projects on an on-going basis. With respect to the Cogswell interchange, Councillor McInroy stated Casino Nova Scotia, the Sheraton, and the Delta Barrington will also benefit from any re-configuration of it, and he inquired if any of these private sector operations have been brought into the funding role. In response, Ms. Macomber stated this can be explored. Councillor Sloane stated the Cogswell interchange has been a physical barrier between two parts of the downtown, and the removal of it would create a lot of available land for suitable development for the area. Councillor Blumenthal noted the cost to remove it also needs to be taken into consideration. In response, Councillor Sloane stated several people have indicated if Council was willing to consider their plans for the interchange, the re-configuration would be at no cost to HRM.

In response to comments of Deputy Mayor Harvey regarding a revitalization plan for Cornwallis Park, Ms. Macomber stated staff can look at this and report back at the next update. The Deputy Mayor noted there was a moral commitment to Canada Lands that HRM would take this land and act on the revitalization plan.

Councillor Sloane suggested a staff report could be prepared on how the reformation of the Cogswell interchange would be hindered or benefited by the sewage treatment plant being placed on the corner of Cornwallis and Barrington.

**5. ADJOURNMENT**

**MOVED by Councillor Blumenthal, seconded by Councillor Hetherington, that the meeting adjourn at 3:40 p.m. MOTION PUT AND PASSED UNANIMOUSLY.**

Vi Carmichael  
Municipal Clerk