

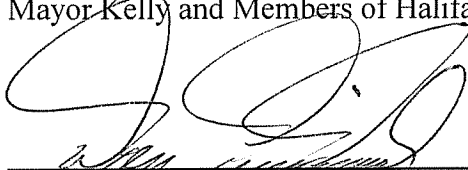
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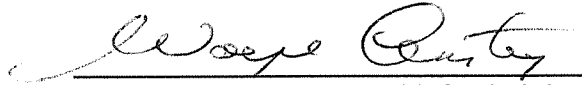


PO Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Halifax Regional Council
April 17, 2007

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY: 
Dan English, Chief Administrative Officer


Wayne Anstey, Deputy Chief Administrative Officer - Operations

DATE: April 3, 2007

SUBJECT: **Case 01030 - Amendments to the MPS and LUB for Eastern Passage/Cow Bay - Lands at DND Shearwater**

ORIGIN

Application by Canada Land Company to amend the Municipal Planning Strategy and Land Use By-law for Eastern Passage/Cow Bay to accommodate new land uses on approximately 584 acres of surplus land acquired from the Department of National Defence Base at Shearwater.

RECOMMENDATION

It is recommended that Halifax Regional Council approve the public participation program presented as Attachment A to this report.

BACKGROUND

Canada Land Company (CLC) recently acquired a 584 acre parcel of land from the Department of National Defence Base at Shearwater, adjacent to Morris Lake in Eastern Passage. The property, illustrated in Attachment B, was deemed surplus to the Department of National Defence (DND) Base at Shearwater. DND will retain the remainder of the base for redevelopment of a heliport and other military uses.

CLC issued a request for proposals to assist in preparing a comprehensive development plan for the lands it acquired. Terms of reference for the study were presented in the November 20, 2006 information report to Regional Council (presented as Attachment C to this report). The work included undertaking an extensive consultation program in conjunction with the Municipality.

CBCL Ltd. of Halifax in association with Fotenn Urban Planners & Designers of Ottawa have been selected by CLC as the consultants to assist in this work.

DISCUSSION

Both the Community Planning Strategy and the Regional Planning Strategy are supportive of initiating a plan review process for these lands. The main features are outlined as follows:

The Eastern Passage/Cow Bay Municipal Planning Strategy and Land Use By-law:

The DND Shearwater Lands are primarily designated "Plan Amendment" under the Municipal Planning Strategy for Eastern Passage Cow Bay and zoned D-1 (DND) under the Land Use By-law. The zoning permits the established military installation but the policy designation provides direction in the event that these lands become surplus to DND. The Planning Strategy states that Council is "to immediately pursue an amendment of this planning strategy" and that "public consultation shall be an immediate priority of Council".

A portion of these land adjacent to Morris Lake are within the Morris-Russell Lake Secondary Plan Area. The Secondary Planning Strategy proposes that an arterial road be established over the CLC lands to connect Caldwell Road with the interchange currently under construction on the Circumferential Highway (Hwy. 111). The Secondary Plan also establishes policies and measures for protecting Morris Lake and requests that DND or any subsequent property owner take this into consideration.

The Regional Planning Strategy:

The following summarizes the main aspects of the Regional Planning Strategy as it pertains to these lands:

- The lands are within an “Urban Settlement Designation” where the provision of municipal sewer and water services are to be provided to support “a diverse, vibrant and liveable urban environment which provides for a diverse series of mixed use transit oriented centres”.
- The lands form part of the Russell Lake “Suburban Centre” Designation where generally a mix of low to medium density residential and convenience commercial uses are contemplated, but other uses may be permitted.
- A future major transportation route and trail is proposed across this property. Both are consistent with the general alignment proposed under the Morris-Russell Lake Secondary Planning Strategy.
- The lands are in close proximity to major industrial uses (the Imperial Oil, DND Shearwater and Ultramar sites) which are identified as having significant potential for marine related industrial uses under the Halifax Harbour Designation. The Halifax Harbour Plan, currently in progress, seeks to reserve sufficient harbour front lands for marine dependent industrial and commercial developments and to develop regulations to mitigate potential impacts on adjacent uses while maintaining their economic viability.
- Centres designated for future growth are considered a high priority (second overall) for undertaking a visioning exercise and reviewing planning documents.

The Public Participation Program:

The proposed public participation is presented in Attachment A. A nine member advisory committee is proposed with four citizen representatives from the surrounding area, one representative from CLC, a representative from two abutting property owners which would be most directly affected by any development of these lands (DND and Imperial Oil) and two members representing economic interests (the Greater Halifax Partnership and the N.S. Office of Economic Development). The councillors for Polling Districts 7 and 8 would also serve as ex-officio members.

The advisory committee would oversee public consultation, participate in negotiations for a comprehensive plan of these lands, confer with the Regional Planning Advisory Committee, and provide advice on any amendments to municipal planning documents being put forward to Council for consideration of approval.

Public consultations would include a visioning exercise, a design charette, open houses and public presentations. All committee meetings would be open to the public.

BUDGET IMPLICATIONS

None.

FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating reserves, as well as any relevant legislation.

ALTERNATIVES

1. Adopt the public participation program presented as Attachment A. This is the staff recommendation.
2. Adopt the recommended program with amendments or direct staff to prepare an alternative program.
3. Defer any Council action until CLC has completed its study or direct staff not to initiate a public participation program or consider any amendments to the MPS and LUB. Neither course of action is recommended as the MPS specifically directs Council to pursue an MPS amendment and make public consultation a priority. The proposed public participation program also offers the opportunity for HRM and CLC to plan these lands in a co-operative manner and expedite the consultation process

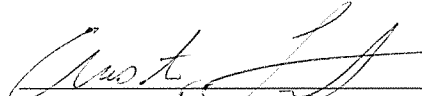
ATTACHMENTS

- A Proposed Public Participation Program
- B Map showing Lands Acquired by Canada Land Company at DND Shearwater
- C Information Report to Regional Council, dated November 20, 2006, re: DND Shearwater with attachments:
 - Information Report to Regional Council, dated April 24, 2006, re: DND Shearwater Lands with attachment: Morris/Russell Lake Land Use and Transportation Plan
 - Information Report to Regional Council, dated September 19, 2006, re: DND Shearwater Lands with Map illustrating Lands Acquired by Canada Land Company from DND Shearwater
 - Request for Proposals Issued by Canada Land Company for Preparation of a Comprehensive Development Plan at Shearwater, November 2006.

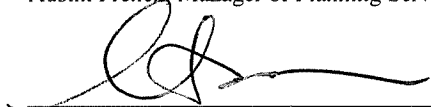
A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/cagenda.html> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Paul Morgan, Planner, Community & Regional Planning, 490-4482

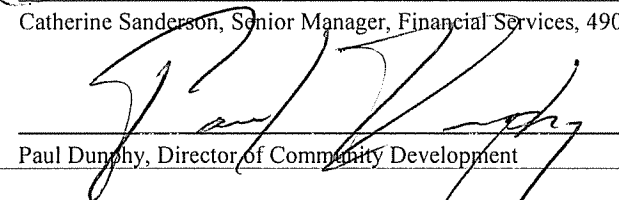
Report Approved by:


Austin French, Manager of Planning Services, 490-6717

Financial Approval by:


Catherine Sanderson, Senior Manager, Financial Services, 490-1562

Report Approved by:


Paul Dunphy, Director of Community Development

**Attachment A: Proposed Public Participation Program for the Canada Land Company
Lands at DND Shearwater**

1. The Shearwater Advisory Committee

The Shearwater Advisory Committee shall be established with the following membership and terms of reference.

Membership :

- Department of National Defence - 1 representative
- Canada Lands Company - 1 representative
- N.S. Office of Economic Development. - 1 representative
- Greater Halifax Partnership - 1 representative
- Imperial Oil Limited - 1 representative
- citizens - 1 representatives from Polling District 7 (Portland - East Woodlawn)
- citizens - 3 representatives from Polling District 8 (Woodside - Eastern Passage)
- Councillors for Polling Districts 7 and 8 to serve as ex-officio members

HRM planning staff member to serve as resource person and non-voting committee chair, if necessary.

Selection

- Citizen representatives to be selected by Harbour East Community Council through normal selection process (request for applicants placed in newspaper). All other members to be selected from the respective organizations to which they belong.

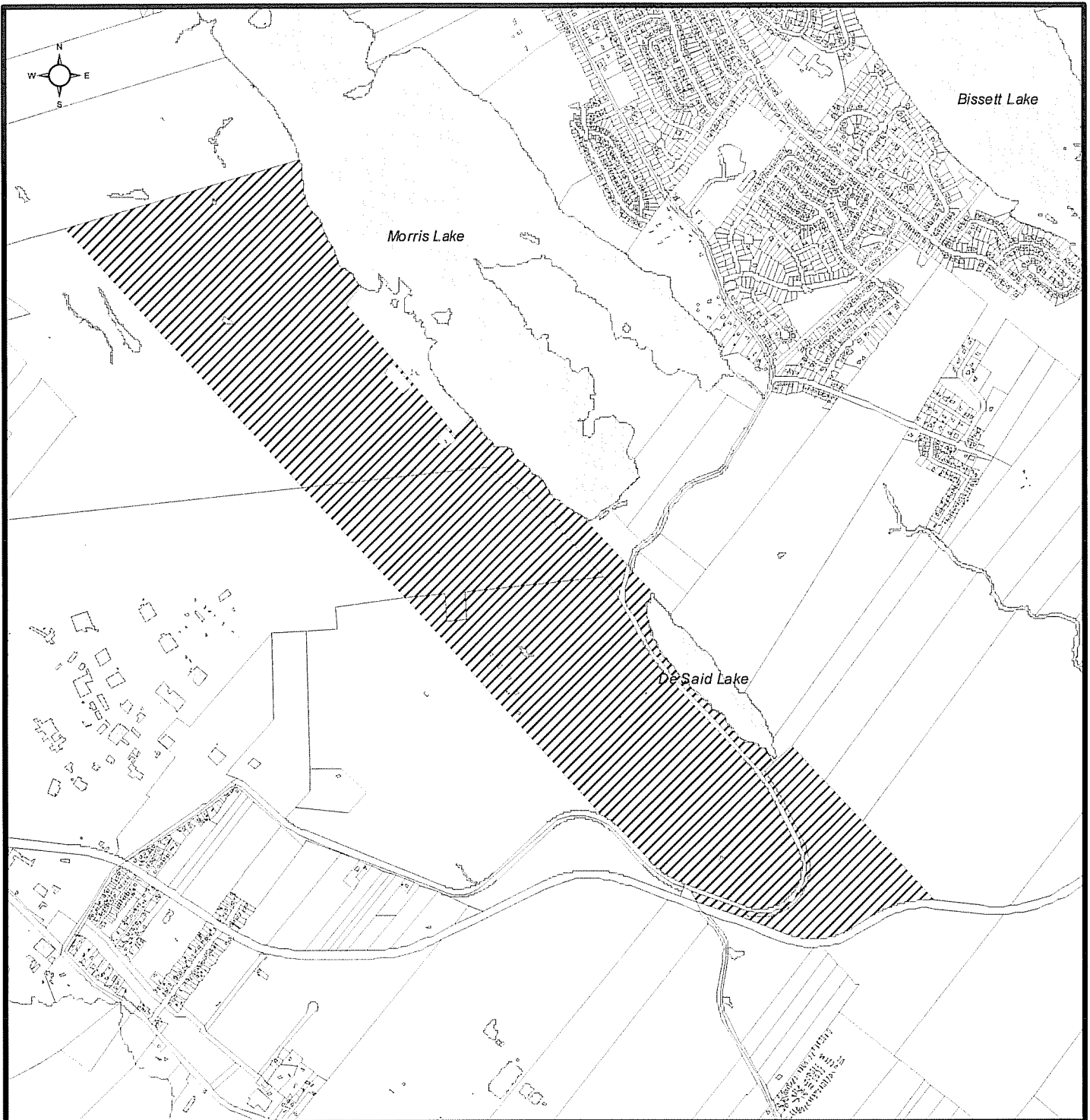
Responsibilities

- Ensure that members of the public have adequate opportunities to participate in the master planning study;
- Attend all public meetings and participate in all workshops and design charettes;
- Participate in negotiations with Canada Land Company and the Municipality in the preparation of a comprehensive plan;
- Confer with the HRM's Regional Planning Advisory Committee; and
- Provide advice on any amendments to planning and regulatory documents put forward for approval as a consequence of the planning study.


2. Public Consultations

The following public consultation program shall be undertaken:

- A visioning exercise is to be undertaken with the Shearwater Advisory Committee
- The Advisory Committee will hold monthly meetings or as required to review planning progress. Meetings will be open to the public and minutes of the meeting will be recorded and made available to the public.
- A design charette will be held. The charette is expected to last two days and will be open to the public.
- open houses and public presentations will be held at various stages of the planning process to assess preliminary design concepts and receive public input. The number, time and location of the meetings will be determined by the Advisory Committee in consultation with the area councillors.



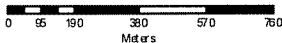
Attachment B
Lands Owned by Canada Lands Company Limited

 Canada Lands Company Ltd Properties



PLANNING AND
 DEVELOPMENT SERVICES

HRM does not guarantee the accuracy of
 any representation on this plan.



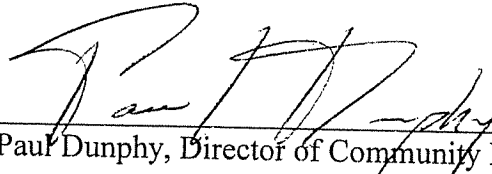


PO Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Halifax Regional Council
November 28, 2006

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY:


Paul Dunphy, Director of Community Development

DATE: November 20, 2006

SUBJECT: DND Shearwater Lands

INFORMATION REPORT

ORIGIN

At the February 28, 2006 meeting of Regional Council (10.2.2), the following motion was approved:

“...that staff provide a report regarding the intended strategy to proactively address the proposed plans for the revitalization of Shearwater, and in particular the anticipated connector road from Baker Drive to Caldwell Road.”

BACKGROUND

In response to this motion, information reports were tabled at the May 9 and September 26, 2006 Regional Council meetings (Attachments A and B). This report has been prepared to provide a status update.

DISCUSSION

Canada Lands Company (CLC) has recently issued a request for proposals (RFP) for a consultant to assist in preparing a comprehensive development plan for 584 of the 623 acres of land that the company recently acquired from DND Shearwater. An excerpt of the RFP is attached. CLC has advised staff that it is committed to working with the Municipality to prepare a plan for these lands which will involve extensive public consultations and which seeks to address the needs of all parties - an intent which is reflected in the RFP.

BUDGET IMPLICATIONS

None.

FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating reserves, as well as any relevant legislation.

ATTACHMENTS

- A Information Report to Regional Council, dated April 24, 2006, re: DND Shearwater Lands with attachment: Morris/Russell Lake Land Use and Transportation Plan
- B Information Report to Regional Council, dated September 19, 2006, re: DND Shearwater Lands with Map illustrating Lands Acquired by Canada Land Company from DND Shearwater
- C Request for Proposals Issued by Canada Land Company for Preparation of a Comprehensive Development Plan at Shearwater, November 2006.

A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/cagenda.html> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Paul Morgan, Planner, 490-4482

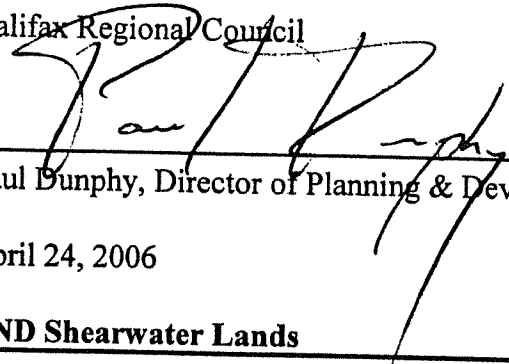
Report Approved by: Austin French, Manager of Planning Services, 490-6717



PO Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Halifax Regional Council
May 9, 2006

TO: Halifax Regional Council

SUBMITTED BY: 
Paul Dunphy, Director of Planning & Development Services

DATE: April 24, 2006

SUBJECT: DND Shearwater Lands

INFORMATION REPORT

ORIGIN

At the February 28, 2006 meeting of Regional Council (10.2.2), the following motion was approved:

“...that staff provide a report regarding the intended strategy to proactively address the proposed plans for the revitalization of Shearwater, and in particular the anticipated connector road from Baker Drive to Caldwell Road.”

BACKGROUND

Last year, Regional Council adopted the Morris-Russell Lake Secondary Planning Strategy (“the Strategy”) under the Municipal Planning Strategies for Dartmouth, Cole Harbour/Westphal and Eastern Passage/Cow Bay. The Strategy provides direction towards the future development of lands within the Morris and Russell Lake watersheds.

The Strategy includes a map, presented as Attachment A, which illustrates future land use and transportation elements in a conceptual manner. Among the transportation elements is a new interchange at Highway 111 with new roads which connect to Baker Drive and to Caldwell Road. The Strategy states that “*Over the longer term, the Municipality shall work with property owners to extend the Caldwell Road Connector from the new interchange to Caldwell Road¹.*”

¹ Policy ML-2 of the Dartmouth Municipal Planning Strategy. Note that “the Caldwell Road Connector” as referenced by the Planning Strategy was subsequently renamed “Mount Hope Avenue Extension”.

The Strategy also limits the amount of development which is allowed before the connector road is constructed. An exception may be made if a traffic study demonstrates that service levels on Portland Street and Caldwell Roads will conform with municipal performance criteria.

The Caldwell Road Connector will traverse lands which currently form part of the Department of National Defence (DND) Shearwater Base. During the course of preparing the Strategy, DND deemed portions of the Shearwater base surplus and that the surplus lands would be conveyed to Canada Land Company. There was various communications among municipal staff, DND and Canada Lands. The events that transpired are summarized as follows:

- a plan of subdivision for the DND Shearwater base was prepared which identified the lands purchased by Canada Lands from DND and the lands to be retained by DND in March 2002.
- In 2003, DND requested Canada Lands to cease all planning for future development of the site until DND determined military operational requirements for a new heliport project.
- HRM expressed concern that the initial runway layout for the heliport would adversely affect the servicing of oil and gas rigs in the harbour immediately adjacent to the Shearwater Base.
- DND prepared alternative plans which addressed the Municipality's concerns regarding harbour activities and allowed for the location of the Caldwell Connector.
- In 2004, a representative of Canada Lands was appointed by the Community Council to the public participation committee that was given the responsibility of working with staff to prepare the strategy.

DISCUSSION

Both Canada Lands and DND have been advised of Council's motion. Canada Lands indicates it is not aware of any plans by DND to reacquire the entire base. Canada Lands remains committed to working with the Municipality to develop more detailed plans following confirmation of DND's operational requirements and a planned exchange of lands between Canada Lands and DND.

DND has advised that its approach has been to attend to its operational requirements first and then to integrate its planning with the broader community of stakeholders, including Canada Lands and the Municipality.

Senior staff will meet with Canada Lands and DND to confirm that the construction of the Caldwell Connector remains a priority and that further evaluation of DND's operational requirements will not prevent construction of the road.

BUDGET IMPLICATIONS

Not applicable.

FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN

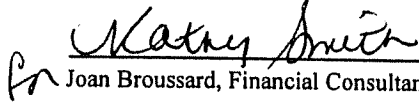
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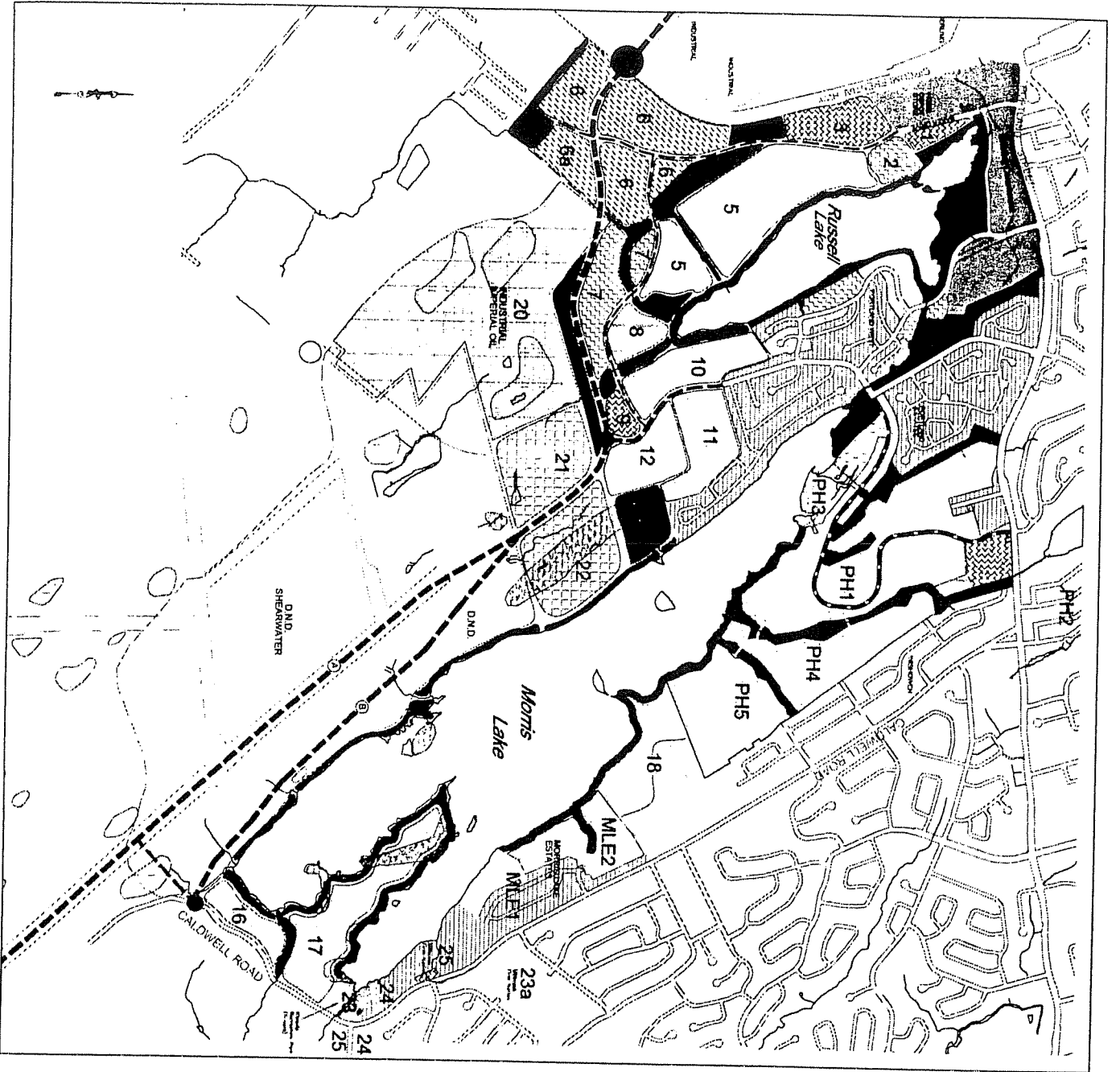
ATTACHMENTS

A Morris/Russell Lake Land Use and Transportation Plan

A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/cagenda.html> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Paul Morgan, Planner, 490-4482

Financial Review:  Joan Broussard, Financial Consultant



RUSSELL LAKE / MORRIS LAKE

MAP 9N : FUTURE LAND USE AND TRANSPORTATION PLAN

Scale: NTS
February, 2005

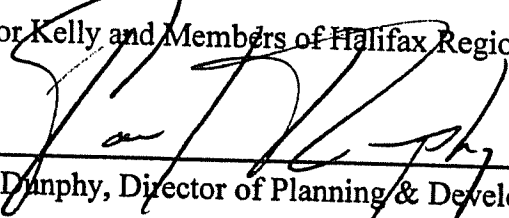
- Single Family
- Semi / Townhouse
- Multiple / Townhouse
- CDD Residential Mix
- CDD (Holding)
- HRM Parkland/Private Open Space
- Active HRM Parkland
- Community Commercial
- General Commercial / High Density Residential
- Existing Commercial
- Institutional
- Lakefront Protection Zone
- Industrial Lands
- Wetlands
- Environmentally Sensitive
- Caldwell Road Connector
- New Interchange



PO Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Halifax Regional Council
September 26, 2006

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY: 
Paul Dunphy, Director of Planning & Development Services

DATE: September 19, 2006

SUBJECT: DND Shearwater Lands

INFORMATION REPORT

ORIGIN

At the February 28, 2006 meeting of Regional Council (10.2.2), the following motion was approved:

“...that staff provide a report regarding the intended strategy to proactively address the proposed plans for the revitalization of Shearwater, and in particular the anticipated connector road from Baker Drive to Caldwell Road.”

BACKGROUND

In response to this motion, an information report was tabled at the May 9, 2006 Regional Council meeting (Attachment A). This report has been prepared to provide a status update.

DISCUSSION

Canada Lands Company (CLC) has recently advised staff that an agreement has been reached regarding lands to be conveyed to them from the Department of National Defense (DND) Shearwater base. The lands which have a total area of 626 acres are illustrated on Attachment B.

This configuration would allow for the development of a connector road contemplated under the Morris-Russell Lake Secondary Planning Strategy which would extend from Caldwell Road to the new interchange currently under construction at the Circumferential Hwy. DND officials have advised staff that this road would not be expected to pose operational difficulties for the helicopter training facility to be developed over the remaining DND Shearwater lands.

CLC officials have advised staff that the company is committed to working cooperatively with the Municipality through its public consultation and planning approval processes to prepare plans for the site.

BUDGET IMPLICATIONS

None.

FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating reserves, as well as any relevant legislation.

ATTACHMENTS

- A Information Report to Regional Council, dated April 24, 2006, re: DND Shearwater Lands with attachment: Morris/Russell Lake Land Use and Transportation Plan
- B Map illustrating Lands Acquired by Canada Land Company from DND Shearwater

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Report Prepared by: Paul Morgan, Planner, 490-4482

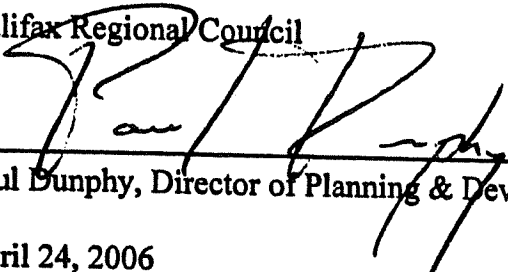


PO Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Attachment A

Halifax Regional Council
May 9, 2006

TO: Halifax Regional Council

SUBMITTED BY: 
Paul Dunphy, Director of Planning & Development Services

DATE: April 24, 2006

SUBJECT: DND Shearwater Lands

INFORMATION REPORT

ORIGIN

At the February 28, 2006 meeting of Regional Council (10.2.2), the following motion was approved:

“...that staff provide a report regarding the intended strategy to proactively address the proposed plans for the revitalization of Shearwater, and in particular the anticipated connector road from Baker Drive to Caldwell Road.”

BACKGROUND

Last year, Regional Council adopted the Morris-Russell Lake Secondary Planning Strategy (“the Strategy”) under the Municipal Planning Strategies for Dartmouth, Cole Harbour/Westphal and Eastern Passage/Cow Bay. The Strategy provides direction towards the future development of lands within the Morris and Russell Lake watersheds.

The Strategy includes a map, presented as Attachment A, which illustrates future land use and transportation elements in a conceptual manner. Among the transportation elements is a new interchange at Highway 111 with new roads which connect to Baker Drive and to Caldwell Road. The Strategy states that “*Over the longer term, the Municipality shall work with property owners to extend the Caldwell Road Connector from the new interchange to Caldwell Road¹.*”

¹ Policy ML-2 of the Dartmouth Municipal Planning Strategy. Note that “the Caldwell Road Connector” as referenced by the Planning Strategy was subsequently renamed “Mount Hope Avenue Extension”.

The Strategy also limits the amount of development which is allowed before the connector road is constructed. An exception may be made if a traffic study demonstrates that service levels on Portland Street and Caldwell Roads will conform with municipal performance criteria.

The Caldwell Road Connector will traverse lands which currently form part of the Department of National Defence (DND) Shearwater Base. During the course of preparing the Strategy, DND deemed portions of the Shearwater base surplus and that the surplus lands would be conveyed to Canada Land Company. There was various communications among municipal staff, DND and Canada Lands. The events that transpired are summarized as follows:

- a plan of subdivision for the DND Shearwater base was prepared which identified the lands purchased by Canada Lands from DND and the lands to be retained by DND in March 2002.
- In 2003, DND requested Canada Lands to cease all planning for future development of the site until DND determined military operational requirements for a new heliport project.
- HRM expressed concern that the initial runway layout for the heliport would adversely affect the servicing of oil and gas rigs in the harbour immediately adjacent to the Shearwater Base.
- DND prepared alternative plans which addressed the Municipality's concerns regarding harbour activities and allowed for the location of the Caldwell Connector.
- In 2004, a representative of Canada Lands was appointed by the Community Council to the public participation committee that was given the responsibility of working with staff to prepare the strategy.

DISCUSSION

Both Canada Lands and DND have been advised of Council's motion. Canada Lands indicates it is not aware of any plans by DND to reacquire the entire base. Canada Lands remains committed to working with the Municipality to develop more detailed plans following confirmation of DND's operational requirements and a planned exchange of lands between Canada Lands and DND.

DND has advised that its approach has been to attend to its operational requirements first and then to integrate its planning with the broader community of stakeholders, including Canada Lands and the Municipality.

Senior staff will meet with Canada Lands and DND to confirm that the construction of the Caldwell Connector remains a priority and that further evaluation of DND's operational requirements will not prevent construction of the road.

BUDGET IMPLICATIONS

Not applicable.

FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN


This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating reserves, as well as any relevant legislation.

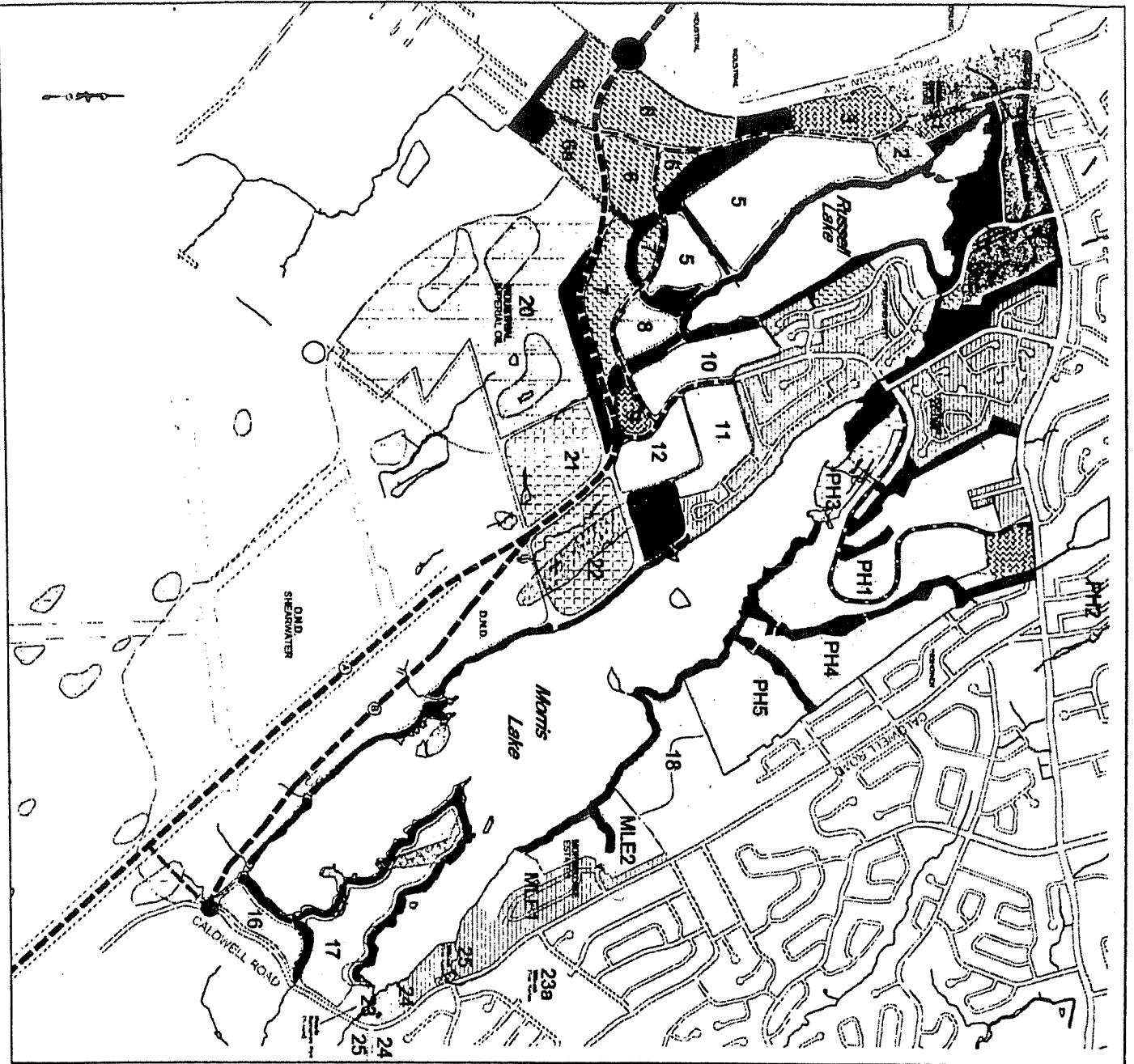
ATTACHMENTS

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Report Prepared by: Paul Morgan, Planner, 490-4482

Financial Review: 
Joan Broussard, Financial Consultant

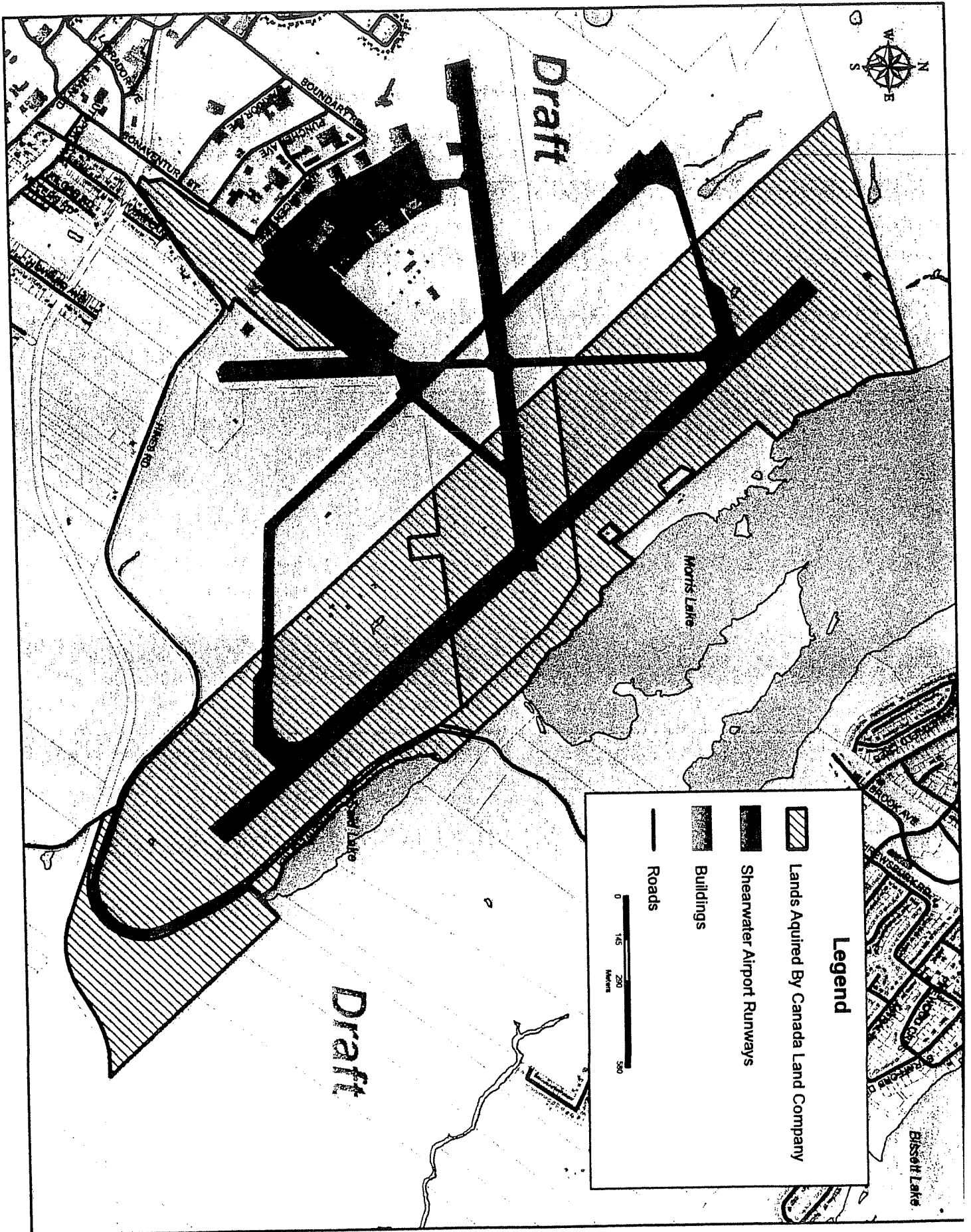


RUSSELL LAKE / MORRIS LAKE

MAP 9N : FUTURE LAND USE AND TRANSPORTATION PLAN

Scale: NTS
February, 2005

- SINGLE FAMILY
- SEMI / TOWNHOUSE
- MULTIPLE / TOWNHOUSE
- CDD RESIDENTIAL MIX
- CDD (Holding)
- HRM PARKLAND/PRIVATE OPEN SPACE
- ACTIVE HRM PARKLAND
- COMMUNITY COMMERCIAL
- GENERAL COMMERCIAL / HIGH DENSITY RESIDENTIAL
- EXISTING COMMERCIAL
- INSTITUTIONAL
- LAKEFRONT PROTECTION ZONE
- INDUSTRIAL LANDS
- WETLANDS
- ENVIRONMENTALLY SENSITIVE
- CALDWELL ROAD CONNECTOR
- NEW INTERCHANGE





**Request for Proposals
 Development Planning Services
 Shearwater, Halifax Regional Municipality, N.S.**

1.0 INTRODUCTION

Canada Lands Company CLC Limited ("CLC") is a commercial federal Crown corporation that optimizes the financial and community value of surplus strategic federal properties. In carrying out this mandate, CLC purchases properties from the Government of Canada, improves and revitalizes them, and then manages or sells them in order to produce the best possible benefit for all Canadians. The company is self-financing, pays all applicable taxes at all levels of government and implements innovative property solutions.

One such property purchased by CLC is the 623 acre Shearwater site, located in Eastern Passage (HRM). CLC's land holding is comprised of two parts: a 584 acres parcel is located directly adjacent to Morris and Desaid Lakes to the west and southwest and 12 Wing Shearwater to the east, and a second much smaller parcel (39 acres) located further to the west encompassed by 12 Wing which is not part of this RFP request. The subject property of 584 acres features a decommissioned runway measuring approximately 10,000 linear feet. The balance of the subject property is vacant, un-serviced and presently has limited vehicular access. The Halifax Regional Municipality (HRM) has identified a connector road to traverse the subject 584 acre parcel from Hwy. 111 to Caldwell Road as an important infrastructure requirement for this area of HRM.

CLC believes the site represents a tremendous development opportunity that will benefit the local community and potentially broader provincial economic interests depending on market conditions. Note that the planning process will commence with and incorporate extensive public consultation in conjunction with HRM. From preliminary discussions with HRM staff, it is expected that a consultative stakeholder committee will be created to assist with the comprehensive redevelopment plan.

The intent of this Request for Proposals (RFP) is to select a consultant to lead the preparation of a Comprehensive Development Plan and associated planning documents. The balance of professions required, including municipal engineering, environmental, geotechnical, surveying, landscape architecture, will be selected by CLC through a separate process, in which the successful proponent from this RFP will be involved.

2.0 SERVICES REQUIRED

The consultant will lead the work program under the direction of CLC. The desired end product is a Comprehensive Development Plan for redevelopment of the 584 acre site. CLC will undertake a comprehensive planning exercise considering all potential land use opportunities, constraints, innovative design and development concepts, and sustainable development practises. The scope of work also includes the preparation and approval for associated rezoning application and overall plan of land development and transportation for the entire site. It is expected that this work program will require 12-18 months, depending on the formal approvals process.



3.0 SUBMISSION REQUIREMENTS

The RFP submission is to be comprised of the information requested below:

3.1 Corporate Profile:

Proponents will outline the structure of their firm and services offered.

3.2 Key Personnel:

Proponents are required to provide a brief outline of the relevant experience and major achievements of each of the key personnel assigned to this project, as well as indicate the hourly rate of each team member

Proponents are requested to provide at least three client references for active or recent projects that have involved major participation by the key personnel who are proposed for the project.

3.3 Comparable Projects:

Proponents are requested to provide information on projects successfully completed (or substantially completed if still under development) that are considered comparable (e.g. in nature, size and scope) and relevant to this project in terms of : the mix of land uses; sustainable development practices; significant transportation components and public consultation exercises.

Proponents must identify the key personnel who were involved in these projects and the roles they played.

3.4 Approach Statement

Proponents are to provide an approach statement (3 pages maximum) outlining in general terms their proposed strategy in carrying out this project and the major components of their proposed work program, including public consultation.

3.5 Work Program:

Proponents are requested to describe their proposed work plan to provide CLC with the following products:

3.5.1 A Comprehensive Development Plan to meet the HRM's requirements and to a level of detail adequate to support CLC's requirements as the developer of the property. Proponents must also indicate the public consultation program they propose to undertake to ensure that the appropriate stakeholder groups are engaged throughout the planning process. Note that CLC will actively participate



in all public consultations and may take the lead in some or all sessions; subject to discussion with the Proponent.

3.5.2 Zoning By-Law to implement the Comprehensive Development Plan;

3.5.3 Draft Plan of Subdivision for the entire property, showing the boundaries of each phase, streets, and other major features and for the first phase of the development, all blocks of land, and streets;

3.5.4 Evaluation of design and sustainable development elements for consideration of inclusion in the development or portions thereof; and

3.5.5 Guidelines for any structures and common spaces in the development, including selected design and sustainable development elements.

3.6 The Work Program must identify the following:

3.6.1 All the tasks required to deliver the identified products;

3.6.2 Program work schedule including key milestone dates. (While the other consultants required for this project will be hired by CLC under a separate process, their involvement on the project, in general terms at least, should be indicated in the work schedule);

3.6.3 Time on the project for staff involved; and

3.6.4 Overall budget for the project.

4.0 CONDITIONS

4.1 This RFP does not constitute an offer. No agreement shall result upon submission of proposals. CLC shall not be under obligation to enter into any agreement with anyone in connection with this RFP and responses received. CLC shall not be under any obligation to pay for any costs incurred in the preparation of proposals submitted in response to this RFP.

4.2 CLC reserves the right to negotiate modifications of any single proposal, to request clarifications and/or additional information on any proposal.

4.3 CLC reserves the right to cancel this RFP, to reject any or all proposals, to waive minor irregularities and formalities, and to accept the proposal which offer's, in CLC's sole judgment, the best professional service response.

4.4 Prior to entering into any agreement with CLC, the successful proponent will be required to provide proof of Professional Liability and Comprehensive General insurance in accordance with the terms and conditions of the agreement.



5.0 SUBMISSIONS

Sealed submissions in packages marked “**Development Planning Services Proposal, Shearwater Redevelopment**” received until **3:00 p.m. (AST) December 20, 2006** and will be privately opened. Electronic or fax submissions will not be accepted.

Proponents are requested to submit four (4) copies of the proposal to:

**Shearwater Project Manager
Canada Lands Company Limited
1505 Barrington Street, Suite 1205
Halifax, Nova Scotia B3J 3K5**

6.0 EVALUATION AND SELECTION PROCESS

CLC will evaluate the submissions based on the following criteria: corporate profile, key personnel, comparable projects, approach and work program.

Based on the evaluation, CLC at its sole discretion may prepare a short list of Proponents who will be invited to attend an interview. This session would be made up of a presentation from the Proponent to elaborate on its submission followed by an interactive discussion.

7.0 INQUIRIES, OMISSIONS AND ADDENDA

7.1 Inquiries related to this RFP must be directed in writing to:

Shearwater - Project Manager
Canada Lands Company CLC Limited
1505 Barrington Street, Suite 1205
Halifax, Nova Scotia B3J 3K5
Fax: (902) 426 – 5217
E-mail: jdalton@clc.ca

7.2 Any inconsistency, ambiguity, or omission noted in the RFP should be brought to the immediate attention of the CLC in writing.

7.3 CLC may provide additional information, clarification, or modification by written addendum. All such addenda shall be incorporated into, and become part of the RFP. CLC shall not be bound by oral or other informal explanations or clarifications not contained in such addenda.

Ce document est disponible en français.