

## HALIFAX REGIONAL MUNICIPALITY

---

### HALIFAX REGIONAL COUNCIL COMMITTEE OF THE WHOLE MINUTES

August 12, 2008

PRESENT: Mayor Peter Kelly  
Deputy Mayor Stephen D. Adams  
Councillors: Steve Streach  
Krista Snow  
David Hendsbee  
Gloria McCluskey  
Andrew Younger  
Bill Karsten  
Jackie Barkhouse  
Mary Wile  
Patrick Murphy  
Dawn Sloane  
Sue Uteck  
Sheila Fougere  
Russell Walker  
Debbie Hum  
Linda Mosher  
Brad Johns  
Tim Outhit  
Reg Rankin  
Gary Meade

REGRETS: Councillors: Harry McInroy  
Jim Smith  
Robert Harvey

STAFF: Ms. Geri Kaiser, Acting Chief Administrative Officer  
Mr. Wayne Anstey, Acting Chief Administrative Officer  
Ms. Mary Ellen Donovan, Municipal Solicitor  
Ms. Sheilagh Edmonds, Acting Municipal Clerk  
Ms. Shawnee Gregory, Legislative Assistant

TABLE OF CONTENTS

1.	CALL TO ORDER .....	3
2.	APPROVAL OF THE MINUTES, JUNE 10, 17, 24, 2008 .....	3
3.	HALIFAX CENTRAL LIBRARY - BUILDING PROGRAM AND SPACE REQUIREMENTS .....	3
4.	MAINLAND COMMON CENTRE COMPLEX .....	6
5.	BUSINESS PARKS DEVELOPMENT FUNCTIONAL PLAN: PART 1 .....	12
6.	ADJOURNMENT .....	12

**1. CALL TO ORDER**

The meeting was called to order at 10:02 a.m.

**2. APPROVAL OF THE MINUTES - June 10, 17 & 24, 2008**

**MOVED BY Councillor Sloane, seconded by Councillor Wile, that the minutes of June 10, 17 & 24, 2008, as presented, be approved. MOTION PUT AND PASSED.**

**3. HALIFAX CENTRAL LIBRARY - BUILDING PROGRAM AND SPACE REQUIREMENTS**

The following information was before Council for consideration:

- C A letter dated August 6, 2008 from Rebecca Jamieson and Chris Beaumont.
- C A draft extract of the Committee of the Whole Minutes from June 24, 2008 regarding this item.
- C A presentation originally submitted at the June 24, 2008 Committee of the Whole.
- C A staff report dated June 16, 2008 originally submitted at the June 24, 2008 Committee of the Whole

This matter had last been discussed at a Committee of the Whole meeting held on June 24, 2008, at which time the following motion was on the floor:

**MOVED BY Councillor Sloane, seconded by Councillor Karsten, that Halifax Regional Council:**

- 1. Approve the Central Library in principle.**
- 2. Direct HRM staff to examine funding options and develop a financial plan for the project.**
- 3. Direct the Halifax Regional Library Board to begin a Request for Proposal process for the provision of architectural services for the new Central Library.**

Councillor McCluskey raised a point of clarification regarding the statement that the total cost

of the project would be \$42 million dollars as she felt that the actual price including land, outfitting, parking and provincial staff would be closer to \$65 million dollars. Ms. Judith Hare, CEO Halifax Public Libraries, advised that \$42 million dollars was the total estimated amount.

Ms. Hare also clarified that the Halifax Library Steering Committee was made up of herself, Mr. Phil Townsend, Manager of Capital Projects and Mr. Andy Fillmore, Project Manager of Urban Design and that they were also project managing. She noted that she had sent out a response to the questions which Council had posed at the June 24, 2008 Committee of the Whole meeting. Ms. Hare also stated that no money would be involved with the third recommendation of engaging in the architect selection process as no contract would be signed during this process.

Several Councillors advised that, while they recognized the need for a new central library, they felt that the cost of the project was overly expensive.

Ms. Cathie O'Toole, Director of Infrastructure and Asset Management, advised Council that they may consider deferring approval in principle until they could better understand their own priorities and costs and until they were certain that the full program could be carried out. She also noted that the third recommendation could be deferred without affecting the rest of the motion.

Councillor Hendsbee entered the meeting at 10:17 a.m.

Councillor Meade put forward an amendment to the motion.

**MOVED BY Councillor Meade, seconded by Councillor Sloane that Halifax Regional Council:**

- C Direct HRM staff to examine funding options and develop a financial plan for the project; and the financial plan should be multi year and include funding in both public and private sectors; and**
- C Defer the Request for Proposal process for the provision of architectural services for the new Central Library pending a staff report.**

Councillor Mosher entered the meeting at 10:28 a.m.

Regarding the deferral of the third recommendation, Mr. Wayne Anstey, Acting Chief Administrative Officer advised that Mr. Andy Fillmore was working on a report regarding the land exchange which he expected to be before Council in October, 2008. Mr. Anstey noted that both he and Dan English, Chief Administrative Officer would be comfortable with deferring the engagement of an architect until staff could determine what approach they would like to

take in the design and construction of the site; whether it be via an external developer or through HRM staff.

A discussion on the amendment ensued. The following points were noted:

- C There are philanthropists interested in funding the project, however, they are unable to go forward until Council approves it in principle;
- C As it can be a lengthy process to chose an architect it would be beneficial to not defer that portion of the recommendation as it would also be helpful to have conceptual designs;
- C Councillors with concerns regarding the possibility of smaller libraries being negatively impacted by the larger central library were assured that they would be strengthened by having the ability to borrow books from the main branch via their local library.

A vote on the amendment was taken. Council requested that the motion be split.

**MOVED BY Councillor Meade, seconded by Councillor Sloane, that Halifax Regional Council direct HRM staff to examine funding options and develop a financial plan for the project; and the financial plan should be multi year and include funding in both public and private sectors. MOTION PUT AND PASSED.**

**MOVED BY Councillor Meade, seconded by Councillor Sloane, that Halifax Regional Council defer the Request for Proposal process for the provision of architectural services for the new Central Library pending a staff report. MOTION PUT AND PASSED.**

The amended motion now reads:

**MOVED BY Councillor Sloane, seconded by Councillor Karsten, that Halifax Regional Council:**

- 1. Approve the Central Library in principle.**
- 2. Direct HRM staff to examine funding options and develop a financial plan for the project; and the financial plan should be multi year and include funding in both public and private sectors.**

Councillor Streach entered the meeting at 11:05 a.m.

Councillor Rankin entered the meeting at 11:07 a.m.

Committee of the Whole recessed at 11:09 a.m.

Committee of the Whole reconvened at 11:22 a.m.

A discussion ensued on the amended motion. The following points were noted:

- C Many newer, larger libraries such as the Keshen Goodman have already outgrown themselves which makes the central library all the more relevant;
- C This will be the third time since the late 1990's that approval in principle has moved forward for a new library and several Councillors expressed that it was about time that the project actually went ahead;
- C The old library on Spring Garden Road is no longer functional;
- C Concern was expressed about deferring item 3 and it was noted that the four hundred thousand (400,000) dollars had been put in the budget for this aspect;
- C There were plans to build new libraries and update older ones in the master plan.

**MOTION PUT AND PASSED.**

Committee of the Whole recessed at 12:04 p.m.

The meeting reconvened at 1:08 p.m.

**4. MAINLAND COMMON CENTRE COMPLEX**

- C A report dated August 7, 2008 was submitted
- C Correspondence was submitted from the following: Mr. Jamie Ferguson, CEO Sport Nova Scotia, Mr. Ken Bagnell, President of Canadian Sport Centre Atlantic, Mr. Jeremy Jackson, Club Executive of Halifax West-End Steelers Basketball Club, Ms. Helen Radford, Manager of High Performance Development, Nova Scotia Curling Association and Mr. Scott Tanner, Judo Nova Scotia Provincial Coach and Technical Director.

**MOVED by Councillor Walker, seconded by Councillor Wile, that Halifax Regional Council:**

- 1. Approve the Mainland Common Centre project with key components as outlined in the report.**
- 2. Approve an increase in the Consultant Services fee to \$1,988,000, including net HST, to DSRA Architects Ltd. to reflect the increased scope of the project,**

**funded from CB100091, Mainland Common Recreation Facility as per the Budget Implications section of the report.**

- 3. Approve an increase of \$12,390,000 to the capital budget CB100091, Mainland Common Recreation Facility, comprised of \$12M cost-sharing from the federal government and an additional \$390,000 to bring total community fund-raising to \$2,000,000.**
- 4. Approve delegation of contract award authority to the CAO to award Tenders and Requests for Proposals for this specific project as outlined within the report in order to meet the tight project timelines.**
- 5. Authorize staff to begin the process of establishing a Community Board to oversee the management of the facility.**
- 6. Authorize staff to begin the review process for the closure of the Northcliffe Centre such that closure occurs concurrent with the opening of the new facility.**
- 7. Authorize staff to proceed with the development of a capital project plan for upgrades to Centennial Pool and to create capital account CBX01148, Centennial Pool Upgrades.**
- 8. Approve a budget of \$1,000,000 for capital account CBX01148, Centennial Pool Upgrades, with funding in the same amount from the Province of Nova Scotia.**

Mr. Paul Dunphy, Director, Community Development introduced this project to Council noting that the scale of the project has grown substantially over the years, with an unprecedented amount of funding given from both the provincial as well as the federal government for a sports and recreational facility.

Councillor Fougere entered the meeting at 1:19 p.m.

Discussion ensued noting the following:

- C There has been much public input
- C There has been much input into the design of the project especially from the Sport Nova Scotia and Canadian Sport Centre Atlantic.
- C This centre will be first and foremost a community facility, the heart of the community and will serve the region as a major recreational facility.
- C It has been designed to accommodate high performance sport as well as all ages and

abilities and would be fully accessible.

Councillors Streach and Barkhouse entered the meeting at 1:28 p.m.

Mr. Dunphy further advised that this facility relates to two of Council's strategic focus areas; one being Community Development and the other being Community Infrastructure. He also pointed out that Council has been making great strides in Community Infrastructure with new developments at the Captain William Spry Centre, Dartmouth East Community Centre, Gordon Snow Community Centre, Fall River, and two other projects that are either in the approval stage or at the RFP stage.

Mr. Dunphy also noted that there are significant timelines for the completion of this project as it needs to be open in time for the 2011 Canada Winter Games.

Ms. Margaret Soley, Manager, Facility Development, and Mr. Terry Gallagher, Coordinator, both of Infrastructure and Asset management, continued to review the presentation before Council today noting the following:

- C the background of the project noting the research and consultation that went into this project
- C what the existing facilities are
- C what the new facility features are and how they are compared to other facilities
- C what the project costs are and how they are funded through HRM, Community and both provincial and federal levels of government,
- C timelines of the project.

The Mayor advised that four groups had requested to speak on this matter, and he invited them to come forward at this time.

Mr. Jean Paul Deveau, Chair, 2011 Canada Winter Games Host Society advised Council that there have only been two municipalities that have had the second opportunity to hold the Canada Games, Brandon, Manitoba and now Halifax. Halifax hosted the Summer Games back in the Summer of 1969.

Mr. Deveau further advised that this project will be the cornerstone of the Games. He noted that staff have assured the Society that this project will meet the technical requirements of the three sports, badminton, gymnastics, and synchro swimming, that will be held at this facility. This is the only facility that will accommodate the requirements for Badminton in HRM. He also noted that other facilities will be used for the games and an announcement of what facilities will be forthcoming later in the year.

Ms. Kelly Atkins, representing Build it Right submitted a petition with 7000 signatures on



behalf of the members of the Build it Right.

Ms. Atkins explained that a 50 metre pool is needed in Mainland Common Centre Complex and without it, the aquatic centre in the Complex will not meet the needs of the athletes for training and competing. She offered her statistics for what will meet the technical standards for competition and training. She advised that Build it Right is asking Council not to give a commitment to the Aquatic Centre today but to further look at the feasibility of putting a 50 metre pool as opposed to the two 25 metre pools. She stated that if HRM is going to build this Complex, it should be built right.

A representative of Sport Nova Scotia spoke to the Mainland Common Centre, noting the following;

- C Sport Nova Scotia supports the Mainland Common Centre
- C Both HRM and Nova Scotia have a significant deficiency of adequate sporting facilities
- C HRM/Nova Scotia needs a facility that will allow recreational and competitive athletes to participate in worthwhile sport programming and make HRM a hosting venue for both national and international events.
- C Nova Scotia is at a disadvantage because it does not have the facilities to host major events, but to be awarded the funding for these events HRM must be awarded a major sporting event, such as the Summer Games.
- C To have a facility that is comparable to what the rest of Canada has, would level the playing field for our athletes in training, competing and being able to host major national and international events. It will also provide a fine facility for the most recreational user.
- C A facility such as this would increase the economy by direct revenues during the events; the larger the event, the larger the revenue.
- C All levels of government must be involved in the process of event hosting and ensure that the necessary facilities must be in place to host a major sporting event.
- C Sports Nova Scotia, Canadian Sport Centre Atlantic and Events Halifax are working together to assess current facilities, evaluate the need for new ones and make recommendations based on program and hosting needs.
- C This group is prepared to work with all levels of government to create a strategic facilities plan that meets the needs of all stakeholders.

Mr. Ken Bagnell, President, Canadian Sport Centre Atlantic spoke to the Mainland Common Centre, noting the following:

- C Canadian Sport Centre Atlantic is pleased and excited about the Mainland Commons project.
- C This project will allow athletes to train and compete in their chosen sport, meeting the

- technical standards on a national or international competitive level.
- C This will not only create a focal point for sports in HRM but the entire province.
  - C Our community must become more physically active and healthier
  - C The uniqueness of having several facilities under one roof will enhance the high level training needed for high performance competitions. Having a pool, a field house, physical training, and sport medicine together under one roof will allow the sports specific training and general training needed for high performance level training.
  - C This will allow the different levels and ages of participants to come together and train together in the same location.
  - C HRM has a number of high level of athletes including six Olympians that are currently competing in Beijing.
  - C Canadian Sport Centre Atlantic and the Province will be able to hold high level Coaching training.
  - C Revenue from different events will increase the economy.
  - C Canadian Sport Centre Atlantic believes that the time has come that HRM obtains the facilities they need to put them on the same level playing field as the rest of Canada.
  - C Canadian Sport Centre Atlantic looks forward to the continued collaboration with HRM on this project.

Discussion ensued with the following points noted:

- C An additional operating cost of about \$600,000 would be needed per year to operate a 50 metre pool
- C Any delay in the building of the Mainland Commons Centre could result in the loss of the 2010 Canada Winter Games
- C A 50 metre pool would be an additional \$10,000,000.
- C If the aquatic centre only contain a 50 metre pool as suggested, when pool maintenance or if competitions were held, this would close the aquatic centre to public access.
- C Membership will be similar to that of other multiple service facilities in the HRM area such as the Dartmouth Sportsplex.
- C To build a 50 metre pool instead of the two 25 metre pools would be an additional \$4,000,000.00. This would not include the costs for the necessary changes to the changing rooms, etc.

Councillor Wile expressed gratitude to all the staff who worked so diligently on this project. She also noted that this facility will be totally be assessable to all. This will provide athletes with disabilities the opportunity to be able to train and compete.

Councillor Mosher indicated that the issue of the subcontractors in this project should be brought to an *In camera* session of Council for discussion.

Councillor Karsten asked that the petition submitted by the representative of Build it Right be read into the Record.

The Municipal Clerk read the following petition into the record:

***We support a broader vision for a community recreation and active living facility located in the mainland common and do not support the options currently proposed by HRM which are insufficient to meet the growing needs of the community of 200,000 people in the catchment area.***

***We believe that HRM should stop the current process and Build it Right.***

Councillor Fougere advised that the aging problems that are occurring at the Centennial Pool will be the same problems that will be occurring at the Dalplex Pool; thereby, creating a deficiency that is occurring in HRM today. This problem needs to be addressed in a shorter timeframe than was initially planned.

Councillor Fougere asked that the above motion be amended to read, "On a go-forward basis, through the HRM Facility Master Plan, staff work with the public, Sport Nova Scotia and its member organizations and Sports Centre Atlantic to develop a long range plan for an aquatic facility that includes a 50 metre pool, the location, financing and facilities to be determined through the process".

With the concurrence of the mover and seconder of the motion, Councillor Fougere's item was added as #9.

The Motion now reads:

**MOVED by Councillor Walker, seconded by Councillor Wile, that Halifax Regional Council:**

- 1. Approve the Mainland Common Centre project with key components as outlined in this report.**
- 2. Approve an increase in the Consultant Services fee to \$1,988,000, including net HST, to DSRA Architects Ltd. to reflect the increased scope of the project, funded from CB100091, Mainland Common Recreation Facility as per the Budget Implications section of this report.**
- 3. Approve an increase of \$12,390,000 to the capital budget CB100091, Mainland Common Recreation Facility, comprised of \$12M cost-sharing from**

the federal government and an additional \$390,000 to bring total community fund-raising to \$2,000,000.

4. **Approve delegation of contract award authority to the CAO to award Tenders and Requests for Proposals for this specific project as outlined within this report in order to meet the tight project timelines.**
5. **Authorize staff to begin the process of establishing a Community Board to oversee the management of the facility.**
6. **Authorize staff to begin the review process for the closure of the Northcliffe Centre such that closure occurs concurrent with the opening of the new facility.**
7. **Authorize staff to proceed with the development of a capital project plan for upgrades to Centennial Pool and to create capital account CBX01148, Centennial Pool Upgrades.**
8. **Approve a budget of \$1,000,000 for capital account CBX01148, Centennial Pool Upgrades, with funding in the same amount from the Province of Nova Scotia.**
9. **On a go-forward basis, through the HRM Facility Master Plan, staff work with the public, Sport Nova Scotia and its member organizations and Sports Centre Atlantic to develop a long range plan for an aquatic facility that includes a 50 metre pool, the location, financing and facilities to be determined through the process.**

Discussion ensued with questions being answered by staff. Mr. Dunphy noted that the Dalplex has been maintained and updated on a regular basis, much more than the Centennial Pool has been.

Accolades were given by Council to Councillors Hum, Wile and Walker for their hard work and perseverance in this project.

#### **MOTION PUT AND PASSED**

#### **5. BUSINESS PARKS DEVELOPMENT FUNCTIONAL PLAN: Part 1**

This item was deferred.

**6. ADJOURNMENT**

There being no further business, the meeting adjourned at 3:40 p.m.

Sheilagh Edmonds  
Acting Municipal Clerk