



**COMMUNITY PLANNING AND ECONOMIC DEVELOPMENT  
STANDING COMMITTEE  
MINUTES  
September 28, 2020**

PRESENT: Councillor Lindell Smith, Chair  
Councillor Paul Russell, Vice Chair  
Councillor Sam Austin  
Councillor Waye Mason  
Councillor Tim Outhit

REGRETS: Councillor Steve Streach

STAFF: Donna Boutilier, Solicitor  
Denise Schofield, Director of Parks and Recreation  
Simon Ross-Siegel, Legislative Assistant

*The following does not represent a verbatim record of the proceedings of this meeting.*

*The agenda, reports, supporting documents, information items circulated, and video (if available) are online at [halifax.ca](http://halifax.ca).*

*The meeting was called to order at 1:04 p.m. The Standing Committee adjourned at 2:07 p.m.*

**1. CALL TO ORDER**

Councillor Smith, Chair called the meeting to order at 1:04 p.m. in Council Chamber, 3<sup>rd</sup> Floor City Hall, 1841 Argyle Street, Halifax

**2. APPROVAL OF MINUTES – January 16, 2019**

MOVED by Councillor Russell, seconded by Councillor Outhit

**THAT the minutes of January 16, 2020 be approved as circulated.**

**MOTION PUT AND PASSED.**

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

Additions:

15.1 Councillor Mason - Commercial Tax and Small Business consideration of maintaining the top tier rate

The Standing Committee requested that item 15.1 be moved up for discussion following item 11.1.

MOVED by Councillor Mason, seconded by Councillor Russell

**THAT the agenda be approved as circulated.**

Two-third majority vote required.

**MOTION PUT AND PASSED.**

**4. BUSINESS ARISING OUT OF THE MINUTES – NONE**

**5. CALL FOR DECLARATION OF CONFLICT OF INTERESTS – NONE**

**6. MOTIONS OF RECONSIDERATION – NONE**

**7. MOTIONS OF RESCISSION – NONE**

**8. CONSIDERATION OF DEFERRED BUSINESS – NONE**

**9. NOTICES OF TABLED MATTERS – NONE**

**10. CORRESPONDENCE, PETITIONS & DELEGATIONS**

**10.1 Correspondence**

The Legislative Assistant noted that the Standing Committee had received general correspondence from Bill Steward. Copies of all correspondence were circulated to members of the Standing Committee.

**10.2 Petitions – None**

### **10.3 Presentations**

#### **10.3.1 Melanie Mclvor, Co-Chair of the Hubbards Streetscape Project**

The following was before the Standing Committee:

- A presentation dated September 28, 2020
- A handout

Melanie Mclvor, Halifax Municipal Chair of the Hubbards Streetscape Project Committee, provided a presentation on the Hubbards Streetscaping Project.

Highlights of the presentation include:

- A strategic snapshot of goals and action items toward the creation of pedestrian friendly streets
- Information regarding the Onehubbards.org website launch
- Community fundraising strategies and next steps

Councillors directed the Legislative Assistant to circulate the presentation and handout to staff for review and possible follow-up as part of current work associated with a forthcoming report on Rural Pedestrian Realm Programs currently aiming to return to the Transportation Standing Committee in Late January of 2021.

The Chair thanked Melanie Mclvor for the presentation.

### **11. INFORMATION ITEMS BROUGHT FORWARD**

#### **11.1 Councillor Mason – Commercial Tax and Small Business - Five Zones with Tiers Options**

The following was before the Standing Committee:

- A staff information report dated June 24, 2020
- A Councillor Request Form

Bruce Fisher, Manager, Financial Policy and Planning, answered questions for Councillors regarding commercial tax rates for small businesses and tier options.

### **12. REPORTS**

#### **12.1 STAFF – NONE**

#### **12.2 MEMBERS OF STANDING COMMITTEE – NONE**

#### **12.3 COMMUNITY DESIGN ADVISORY COMMITTEE – NONE**

#### **12.4 HERITAGE ADVISORY COMMITTEE**

##### **12.4.1 Case H00466: Heritage Conservation Districts (HCDs) Prioritization and Process Review**

The following was before the Standing Committee:

- A staff information report dated August 27, 2020
- A staff presentation dated September 28, 2020

Seamus McGreal, Planner III gave a presentation to the Standing Committee regarding the proposed policy changes for Heritage Conservation Districts (HCDs) prioritization and the process for approval of new HCDs.

Highlights of the presentation include:

- A detailed description of staff's prioritization methodology for future study areas for new HCDs
- Factors necessary for staff to reduce the timeframe to implement new HCDs

Seamus McGreal answered questions for Councillors regarding the timeline and resourcing for future HCDs, how the proposed changes may affect the capital district discussion, and consideration of the inclusion of the Shore Road and the Harbourview neighbourhood in the Dartmouth Downtown District.

MOVED by Councillor Mason, seconded by Councillor Austin

**THAT the Community Planning and Economic Development Standing Committee recommend that Halifax Regional Council:**

- 1. Direct the Chief Administrative Officer to prioritize the adoption of new Heritage Conservation Districts in the following order: 1) Downtown Dartmouth; 2) Old North Suburb; and 3) Creighton's Field; and**
- 2. Repeal the Existing Public Participation Program for Heritage Conservation Districts (HCDs) as contained in Attachment E of the staff report dated August 19, 2020 and adopt a revised Public Participation Program for HCDs as contained in Attachment F.**

**MOTION PUT AND PASSED.**

**13. MOTIONS – NONE**

**14. IN CAMERA (IN PRIVATE) – NONE**

**15. ADDED ITEMS**

**15.1 Councillor Mason - Commercial Tax and Small Business consideration of maintaining the top tier rate**

MOVED by Councillor Mason, seconded by Councillor Austin

**THAT the Community Planning and Economic Development Standing Committee recommend that Budget Committee when preparing the 2021/22 budget consider both the proposed commercial tax structure changes outlined in the report on Commercial Tax and Small Business dated June 24, 2020, and also that staff prepare a supplementary that identifies a timeline for implementation, options for prompt revision of the Regional Plan in order to implement the averaging across the entire and that would allow consideration of maintaining the top tier (over \$2 million) rate for the high density zone should at \$3.00, not raised.**

During the discussion an amendment was proposed to provide further direction to staff regarding a recommendation regarding zones could consider a corresponding rate increase to offset lower revenues from the proposed rate setting at \$3.00 for high density zones. Bruce Fisher, Manager, Financial Policy and Planning added that while staff would examine a number of options, staff would benefit from this direction from the Standing Committee. These were deemed friendly amendments by the mover and seconder.

The motion now reads:

**THAT the Community Planning and Economic Development Standing Committee recommend that Budget Committee when preparing the 2021/22 budget consider both the proposed commercial tax structure changes outlined in the report on Commercial Tax and Small Business dated June 24, 2020, and also that staff prepare a supplementary that identifies a timeline for implementation, options for prompt revision of the Regional Plan in order to implement the averaging across the entire and that would allow consideration of maintaining the top tier (over \$2 million) rate for the high density zone should at \$3.00, not raised, and further recommend that rates be increased for big box retail zones.**

**MOTION PUT AND PASSED.**

**16. NOTICES OF MOTION – NONE**

**17. PUBLIC PARTICIPATION**

Councillor Smith called three times for members of the public to address the Community Planning and Economic Development Standing Committee. There were none present.

**18. DATE OF NEXT MEETING – November 19, 2020 – Council Chamber, 3<sup>rd</sup> Floor City Hall, 1841 Argyle Street, Halifax.**

**19. ADJOURNMENT**

The meeting adjourned at 2:07 p.m.

Simon Ross-Siegel  
Legislative Assistant