



**HALIFAX REGIONAL COUNCIL
SPECIAL MEETING
MINUTES
May 4, 2021**

PRESENT:

Mayor	Mike Savage
Deputy Mayor	Tim Outhit
Councillors:	Cathy Deagle Gammon
	David Hendsbee
	Becky Kent
	Trish Purdy
	Sam Austin
	Tony Mancini
	Waye Mason
	Lindell Smith
	Shawn Cleary
	Kathryn Morse
	Patty Cuttell
	Iona Stoddard
	Pam Lovelace
	Lisa Blackburn
	Paul Russell

STAFF:

Jacques Dubé, Chief Administrative Officer
John Traves, Municipal Solicitor
Iain MacLean, Municipal Clerk
Simon Ross-Siegel, Legislative Assistant
Jill McGillicuddy, 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 or audio (if available) are online at halifax.ca.

The special meeting was called to order at 1:00 p.m., and recessed at 3:07 p.m. Council reconvened In Camera (In Private) at 3:30 p.m. and returned to public session at 3:58 p.m. Council recessed at 4:10 p.m. and reconvened at 6:05 p.m. Council recessed at 8:10 p.m. and reconvened at 8:19 p.m. Council adjourned at 8:47 p.m.

1. CALL TO ORDER

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

2. APPROVAL OF MINUTES – April 20, 2021

MOVED by Councillor Stoddard, seconded by Councillor Russell

THAT the minutes of April 20, 2021 be approved as circulated.

MOTION PUT AND PASSED UNANIMOUSLY.

Not present: Councillor Austin

3. APPROVAL OF THE ORDER OF BUSINESS

Additions:

14.1 Spring Garden Streetscape Budget Increase and Tender Award

As set out in Section 10 (1) and (2) of Administrative Order One, *Respecting the Procedures of the Council*, all members of Regional Council must consent to consider or decide on an additional matter.

The Clerk noted that consent of all members had been received to add item 14.1 Spring Garden Streetscape Budget Increase and Tender Award.

Deletions: None

Councillor Russell requested that item 11.1.3 be considered prior to item 11.1.1.

MOVED by Councillor Deagle Gammon, seconded by Councillor Kent

THAT the agenda be approved as amended.

MOTION PUT AND PASSED UNANIMOUSLY.

Not present: Councillor Austin

4. CONSENT AGENDA

MOVED by Councillor Russell, seconded by Councillor Kent

THAT Halifax Regional Council approve agenda items 11.1.1, 11.2.1, and 11.3.1.

MOTION PUT AND PASSED UNANIMOUSLY.

Not present: Councillor Austin

5. CALL FOR DECLARATION OF CONFLICT OF INTERESTS

Councillor Hendsbee declared a conflict respecting item 8.1. The Councillor is a member of the Board of Directors for Akoma Holdings Incorporated.

John Traves, Municipal Solicitor provided a verbal overview of *Bill 98* respecting virtual meetings, which came into force on April 19, 2021 and included amendments to the *Municipal Government Act* and *HRM Charter* and answered questions from Council on the effect of these amendments.

6. MOTIONS OF RECISSION – NONE

7. CONSIDERATION OF DEFERRED BUSINESS – NONE

8. PUBLIC HEARING

8.1 Case 21875: Amendments to the Regional Plan, Regional Subdivision By-law, Cole Harbour/Westphal Municipal Planning Strategy and the Land Use By-law for the former Nova Scotia Home for Colored Children site along Highway 7, Westphal

The following was before Council:

- An extract from Special Regional Council Minutes – April 6, 2021
- A report from Harbour East – Marine Drive Community Council dated March 30, 2021 with attached staff recommendation report dated March 1, 2021
- A staff presentation dated May 4, 2021
- An applicant presentation dated May 4, 2021
- Correspondence from Harold (Hector) MacPhail, Alicia Gilchrist, Brandon Morrison, Brandi Porter, Jean Desmond, Kevin McNamara, Kaleena Morrison Kane, Lisa Johnson, Meredith Baldwin, Ruth and Phil Crowdis, Ross Anderson, Roberta Morrison, Steven Lowe, Debbie and Ted Monk, Veronica Marsman, Wayne Adams, and Tony Smith

Councillor Hendsbee was recused from the meeting during consideration of this item having declared an interest in the matter.

Stephanie Salloum, Planner III, gave an overview of Case 21875: Amendments to the Regional Plan, Regional Subdivision By-law, Cole Harbour/Westphal Municipal Planning Strategy and the Land Use By-law for the former Nova Scotia Home for Colored Children site along Highway 7, Westphal. Responding to a question from Councillors regarding resident concerns that the proposal will increase traffic in the area on Giberson Drive, Salloum noted that there is a road reserve based on an envisioned connection which would assist to alleviate future traffic.

Council opened the public hearing at 6:36 p.m.

Mayor Savage invited the applicant to come forward and address Council.

Spencer Colley, a board member of Akoma Holdings and representative of the applicant, and **Shelley Fashan**, a community member and representative of the applicant, gave a presentation regarding the proposed development.

Mayor Savage reviewed the rules of procedure for public hearings and opened the public hearing for anyone wishing to speak on the matter.

Walter Toth, a resident of Halifax, spoke in support of the proposed development. The speaker expressed that the applicant has performed comprehensive background studies and provided community engagement.

Mona Bordage, a resident of East Lawrencetown, spoke in support of the proposed development. The speaker stated their intention to advocate for the residents of East Preston and the African Nova Scotian

community. The speaker said that the proposed development would promote belonging and communal growth.

Yvonne Atwell, a resident of East Preston, spoke in support of the proposed development. The speaker stated that the community's struggle to fight for its right to develop and prosper has reached a moment where it can move forward and lead the way toward providing housing, social health, and employment.

Rustum Southwell, CEO of the Black Business Initiative and a resident of Bedford, spoke in support of the proposed development. The speaker thanked the Akoma representatives for their work noting that there had been several previous iterations of the proposed development. The speaker spoke to the history of the property and the needs of the community.

Tony Smith, President/Co-Chair of Victims of Institutionalized Child Exploitation Society (VOICES), provided a timeline of engagement efforts including those with VOICES. The speaker raised concerns regarding the title of the subject lands.

Senator Wanda Thomas Bernard, a resident of East Preston and former board member of Akoma, spoke in support of the proposed development. The speaker stated that the proposed development offers economic justice and development to the Preston Township communities. The speaker proposed that the development could address the specific needs of the local communities and has critical support from other communities within Nova Scotia.

Archy Beals, a resident of North Preston, and a former board member of the Nova Scotia Home for Colored Children, spoke in support of the proposed development. The speaker stated that this proposal will be the largest development within the East Preston community and will build opportunities for the community. The speaker stated that his proposal brings African Nova Scotians from the margins into the fold of a more complete municipality.

Abigail Moriah, a resident of Toronto, spoke in support of the proposed development. The speaker stated that the mix of uses in the proposed development will provide much needed amenities and home ownership to community members. The speaker stated that Akoma's method is sensitive to African Canadian experiences and the speaker believes this leadership will be recognized and applied to future similar developments.

David Nantes, a former Member of the Legislature for Cole Harbour, spoke in support of the proposed development. The speaker stated that they hope that staff can assist the applicant in expediting the future development processes. The speaker stated that there is a critical need for serviced land within the municipality.

Gerald Morrison, Vice-President/Co-Chair of Victims of Institutionalized Child Exploitation Society (VOICES), spoke to his experience as a former resident of the Nova Scotia Home for Colored Children. The speaker stated their concern regarding the proper title of the subject lands and stated that Council should defer any decision until this issue is resolved. The speaker supported further engagement with African Nova Scotian communities within the municipality and in Nova Scotia.

Lynn Jones, a resident of East Preston, stated that they have a previous connection to the Nova Scotia Home for Colored Children through their work as an activist. The speaker stated that based on their review of the proposal, Akoma appears to have done significant work to ensure the development is sensitive to the community's needs. The speaker stated that the African Nova Scotian community should lead the discussion regarding self-determination.

Irvine Carvery, Co-Chair, Road to Prosperity Committee, spoke in support of the proposed development. It is critical for the community to be able to pursue economic self-determination. The speaker stated that, the African Nova Scotian community has missed opportunities to achieve inter-generational wealth.

Darrell Samson, Member of Parliament for Sackville—Preston—Chezzetcook and a resident of Fall River, spoke in support of the proposed development. The speaker stated that they have previously worked with Akoma Holdings and believes that they have demonstrated a commitment to ensuring community ownership, economic development, and growth. The speaker stated that the board of Akoma Holdings is representative of the African Nova Scotian community and composed of members from the community.

Rodger Smith, a representative of the Black Business Initiative and a resident of East Preston, spoke in support of the proposed development. The speaker noted that they are an honorary board member of Akoma and detailed their experiences living in the community of East Preston. The speaker stated that the proposed development addresses the current housing shortage and provides opportunities for services and supports for the aging population within Preston Township and the Eastern Shore.

Mayor Savage invited the applicant to respond to questions raised by the public.

David Harrison, a consultant for Akoma Holdings and a representative for the Applicant, stated that they and Akoma Holdings have no relationship with Castle Holdings.

MOVED by Councillor Russell, seconded by Councillor Purdy

THAT the public hearing be closed.

MOTION PUT AND PASSED.

The public hearing was closed at 8:29 p.m.

MOVED by Councillor Purdy, seconded by Councillor Blackburn

THAT Halifax Regional Council adopt the proposed amendments to the Regional Municipal Planning Strategy, Regional Subdivision By-law, Cole Harbour/Westphal Municipal Planning Strategy and the Cole Harbour/Westphal Land Use By-law, as set out in Attachments A, B, C and D of the staff report dated March 1, 2021, to enable the adaptive reuse of the former Nova Scotia Home for Colored Children and to allow development of a portion of the site toward Highway 7, Westphal.

MOTION PUT AND PASSED UNANIMOUSLY.

Not present: Councillor Hendsbee

9. CORRESPONDENCE, PETITIONS & DELEGATIONS

9.1 Correspondence

The Clerk noted that correspondence was received for items 8.1 and 11.1.2, and 11.1.3. This correspondence was circulated to Council.

For a detailed list of correspondence received refer to the specific agenda item.

9.2 Petitions – NONE

9.3 Presentations – NONE

10. INFORMATION ITEMS BROUGHT FORWARD – NONE

11. REPORTS

11.1 CHIEF ADMINISTRATIVE OFFICER

**11.1.1 Increase to Contract – RFP (Request for Proposal) No. 18-314 – PO 2070810368
Globe/Crandall Engineering Limited – Burnside Phase 13 Detailed Design**

The following motion was approved as part of the Consent Agenda:

MOVED by Councillor Russell, seconded by Councillor Kent

THAT Halifax Regional Council:

- 1. Approve an increase to the contract with Englobe / Crandall Engineering Limited (PO 2070810368) in the amount of \$38,780 (HST not included - HST 100% recoverable) with funding from Project CQ000008 – Burnside and City of Lakes Development, as outlined in the Financial Implications section of the staff report dated April 23, 2021;**
- 2. Approve a budget increase of \$53,195.71 (HST not included - HST 100% recoverable) to Project Account No. CQ000008, Burnside and City of Lakes Development, funded through cost sharing with Heritage Gas, as outlined in the Financial Implications section of the staff report dated April 23, 2021; and**
- 3. Authorize, as per the Financial Implications section of the staff report dated April 23, 2021, payment to Halifax Water (HW) for water and sewer infrastructure inspection, in the amount of \$10,549.86 (HST not included - HST 100% recoverable).**

MOTION PUT AND PASSED UNANIMOUSLY.

Not Present: Councillor Austin

11.1.2 Commercial Assessment Averaging – Implementation and Timelines

The following was before Council:

- A staff recommendation report dated April 23, 2021
- A staff presentation dated May 4, 2021
- Correspondence from Paul MacKinnon dated May 3, 2021

MOVED by Councillor Mason, seconded by Deputy Mayor Outhit

THAT Halifax Regional Council direct the Chief Administrative Officer to:

- 1. Implement commercial assessment averaging, starting in fiscal year 2022/23 with 2021/22 as the base year, conditional on a successful upgrade of HRM's tax billing system to the SAP Tax and Revenue Module;**
- 2. Initiate a process to consider amendments to the Regional Municipal Planning Strategy to establish a Commercial Development District for all areas serviced by wastewater facilities and a water system, and adopt the public participation program as outlined in the Community Engagement section of the staff report dated April 6, 2021; and**
- 3. Return to Halifax Regional Council with a jurisdictional scan of Canadian municipalities, an analysis of small business definitions and a review of commercial taxation options – including the five-zone, four-tier commercial tax rate structure – in fall 2021.**

MOTION PUT AND PASSED UNANIMOUSLY.

11.1.3 Proposed 2021/22 Budget and Business Plan

The following was before Council:

- A staff recommendation report dated April 27, 2021
- A staff presentation dated May 4, 2022
- Correspondence from Patricia Kipping dated May 3, 2021

MOVED by Councillor Russell, seconded by Councillor Deagle Gammon

THAT Halifax Regional Council adopt the resolution approving the Operating Budget, Amended Capital Budget and Tax Rates for Fiscal 2021/22 as set out in Schedule 1 of the staff report dated April 27th, 2021.

MOTION PUT AND PASSED UNANIMOUSLY.

11.2 COMMUNITY PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE AND HERITAGE ADVISORY COMMITTEE

11.2.1 Case H00473 - Background Study Toward the Establishment of a Heritage Conservation District in Downtown Halifax

The following motion was approved as part of the Consent Agenda:

MOVED by Councillor Russell, seconded by Councillor Kent

THAT Halifax Regional Council:

- 1. Accept the background study contained in Attachment A of the March 2, 2021 staff report to initiate the process to establish a Heritage Conservation District in Downtown Halifax; and**
- 2. Follow the Public Participation Program for Heritage Conservation Districts (HCDs), adopted by Regional Council on November 17, 2020, as contained in Attachment B of the March 2, 2021 staff report, to obtain public input on the proposed Downtown Halifax conservation plan and by-law in accordance with Section 6 of the Heritage Conservation Districts Regulations.**

MOTION PUT AND PASSED UNANIMOUSLY.

Not present: Councillor Austin

11.3 TRANSPORTATION STANDING COMMITTEE

11.3.1 Pedestrian Infrastructure Highway 101 Exit 2

The following motion was approved as part of the Consent Agenda:

MOVED by Councillor Russell, seconded by Councillor Kent

THAT Halifax Regional Council:

- 1. Direct the Chief Administrative Officer to conduct functional planning in 2022/23 (pursuant to funding approval in the 2022/23 capital budget) to establish the feasibility of a formal pedestrian crossing from Sackville Manor across Highway 101 based on the considerations outlined in the Discussion section of the staff report dated March 22, 2021; and,**
- 2. Direct the Chief Administrative Officer to initiate conversation with NSTIR (Nova Scotia Transportation and Infrastructure Renewal) to request that they consider installing measures (e.g. jersey barriers, fencing) to serve as a deterrent to pedestrian crossing between Sackville Manor and Old Sackville Road as an interim measure.**

MOTION PUT AND PASSED UNANIMOUSLY.

Not present: Councillor Austin

11.4 MEMBERS OF COUNCIL

11.4.1 Councillor Cuttell – Naming of Christian Isle

The following was before Council:

- Request for Council's Consideration

MOVED by Councillor Cuttell, seconded by Councillor Cleary

THAT Halifax Regional Council support the naming of an unnamed island to 'Christian Isle'.

Councillor Cleary requested the motion be amended to include the parcel identification number.

As set out in Section 53(2) of Administrative Order One, *Respecting the Procedures of the Council*, this change to the motion was accepted as friendly.

The question was called on the amended motion as follows:

THAT Halifax Regional Council support the naming of an unnamed island, PID 00456707 to 'Christian Isle'.

MOTION PUT AND PASSED UNANIMOUSLY.

12. MOTIONS – NONE

13. IN CAMERA (IN PRIVATE)

MOVED by Councillor Russell, seconded by Councillor Kent

THAT Halifax Regional Council convene to In Camera (In Private) to discuss Items 13.2, 13.3, and 13.4.

MOTION PUT AND PASSED.

13.1 PROPERTY MATTER

This matter was dealt with in public.

The following was before Council:

- A private and confidential report dated February 18, 2021

MOVED by Councillor Russell, seconded by Councillor Deagle Gammon

THAT Halifax Regional Council:

- 1. Adopt the recommendations as outlined in the private and confidential staff report dated February 18, 2021; and**
- 2. Direct that the private and confidential staff report dated February 18, 2021 be maintained private and confidential.**

MOTION PUT AND PASSED UNANIMOUSLY.

13.2 PROPERTY MATTER

This matter was dealt with In Camera (In Private) and ratified in public as follows:

MOVED by Deputy Mayor Outhit, seconded by Councillor Russell

THAT Halifax Regional Council:

- 1. Adopt the recommendations as outlined in the private and confidential staff report dated April 5, 2021; and**
- 2. Direct that the private and confidential staff report dated April 5, 2021 be maintained private and confidential.**

MOTION PUT AND PASSED. (13 in favour, 1 against)

In favour: Mayor Savage, Deputy Mayor Outhit, Councillors Deagle Gammon, Kent, Purdy, Mancini, Mason, Smith, Cleary, Morse, Cuttell, Blackburn, Russell

Against: Councillor Hendsbee

Not Present: Councillors Austin, Stoddard, and Lovelace

13.3 PERSONNEL MATTER

This matter was dealt with In Camera (In Private) and ratified in public as follows:

MOVED by Councillor Russell, seconded by Councillor Blackburn

THAT Halifax Regional Council:

- 1. Adopt the recommendations as outlined in the private and confidential staff report dated April 27, 2021; and**
- 2. Direct that the private and confidential staff report dated April 27, 2021 be maintained private and confidential.**

MOTION PUT AND PASSED UNANIMOUSLY.

Not present: Councillors Austin, Stoddard, and Lovelace

13.4 PERSONNEL MATTER

This matter was dealt with In Camera (In Private) and ratified in public as follows:

MOVED by Deputy Mayor Outhit, seconded by Councillor Mancini

THAT Halifax Regional Council:

- 1. Adopt the recommendations as outlined in the private and confidential staff report dated April 26, 2021; and**
- 2. Direct that the private and confidential staff report dated April 26, 2021 be maintained private and confidential.**

MOTION PUT AND PASSED UNANIMOUSLY.

Not present: Councillors Austin, Stoddard, and Lovelace

14. ADDED ITEMS

14.1 Spring Garden Streetscape Budget Increase and Tender Award

The following was before Council:

- A report from Audit and Finance Standing Committee dated April 30, 2021 with an attached staff report dated April 21, 2021

MOVED by Councillor Russell, seconded by Councillor Mason

THAT Halifax Regional Council:

- 1. Approve an increase to RFP (Request for Proposal) 19-343 (PO# 2070833513) to WSP for design services required to remove Halifax Water's watermain from the project scope in the amount of \$8,049.31 (net HST included) from Capital Account No. CD000001- Streetscapes - Spring Garden Road (to be recouped through cost sharing), as outlined in the Financial Implications section of the staff report dated April 21, 2021;**
- 2. Approve a gross budget increase of \$1,006,569 to Capital Account No. CD000001 – Streetscapes – Spring Garden Road, with no net budget increase, with cost sharing from Halifax Water, Bell Aliant, Heritage Gas and Westwood Development Ltd, as outlined in the Financial Implications section and detailed in the attachments of the staff report dated April 21, 2021;**
- 3. Approve a gross budget increase of \$1,714,996 to Capital Account No. CD000001- Streetscapes - Spring Garden Road, with no net budget increase, with funding from an unbudgeted reserve withdrawal from Capital Reserve (Q526) as outlined in the Financial Implications section of the staff report dated April 21, 2021;**
- 4. Award Tender No. 21- 209, Request for Tender - Spring Garden Road Streetscape to the lowest bidder meeting specifications, Brycon Construction Ltd. for a Total Tender Price of \$10,518,393.37 (net HST included) with funding from Capital Account No. CD000001- Streetscapes - Spring Garden Road as outlined in the Financial Implications section of the staff report dated April 21, 2021; and**
- 5. Award the Construction Phase and Post-Construction Services component of RFP No. 19-343 Spring Garden Road Streetscape: Detailed Design and Construction Documents, to WSP in the amount of \$372,104.96 (net HST included).**

MOTION PUT AND PASSED UNANIMOUSLY

15. NOTICES OF MOTION

15.1 Councillor Blackburn

TAKE NOTICE that at a future meeting of Halifax Regional Council, I intend to propose amendments to Administrative Order 2019-004-GOV, Respecting the Women's Advisory Committee in the Halifax Regional Municipality, the purpose of which is to include women from racialized communities as part of the Committee complement.

15.2 Councillor Deagle Gammon

TAKE NOTICE that, at the next meeting of Halifax Regional Council to be held on May 18th, 2021 I intend to request a staff report regarding options and financial implications of a potential purchase of land to enable a bus turnaround at or near the new termination of route 55 in order to enable the return of the inbound leg of route 55 to the Waverley Road, the purpose of which is to find an alternate turning loop for Transit Bus 55 along the Waverley Road.

15.3 Deputy Mayor Outhit

TAKE NOTICE that at a future meeting of Halifax Regional Council, I intend to propose amendments for approval to Administrative Order 15, Respecting License, Permit and Processing Fees, the purpose of which is to update the table heading and values of the asphalt cutting fees to align with the new pavement management system according to the "Pavement Condition Index" (PCI).

15.4 Councillor Cuttell

TAKE NOTICE that, at the next regular Regional Council meeting, to be held on May 18, 2021, I intend to request a staff report detailing the financial implications and scope for expanding the affordable housing grant program to include affordable housing developments outside of the Regional Centre by registered non-profit groups or charities beginning in 2021/22.

15.5 Councillor Cuttell

TAKE NOTICE that, at the next regular Regional Council meeting, to be held on May 18, 2021, I intend to request a staff report on the request for an increase to the grant provided by HRM to the Halifax TARS Rugby Club for an additional \$150,000 due to the increased costs as outlined by the group.

15.6 Councillor Cleary

TAKE NOTICE that, at the next meeting of Council, to be held on May 18, 2021, I intend to move that Halifax Regional Council direct the Chief Administrative Officer to amend section 2CB of Administrative Order 17 to read "Notwithstanding Section 2CA, there shall be no increase November 1st, 2021 to the annual remuneration to be paid to Members.

16. ADJOURNMENT

The meeting adjourned at 8:47 p.m.

Iain MacLean
Municipal Clerk