



**HALIFAX REGIONAL COUNCIL  
COMMITTEE OF THE WHOLE MINUTES  
June 5, 2018**

**PRESENT:**

Mayor Mike Savage  
Deputy Mayor Wayne Mason  
Councillors: Steve Streach  
David Hendsbee  
Bill Karsten  
Lorelei Nicoll  
Sam Austin  
Tony Mancini  
Lindell Smith  
Shawn Cleary  
Russell Walker  
Stephen Adams  
Richard Zurawski  
Matt Whitman  
Lisa Blackburn  
Steve Craig  
Tim Outhit

**STAFF:**

Jacques Dubé, Chief Administrative Officer  
John Traves, Municipal Solicitor  
Sherryl Murphy, Deputy Municipal Clerk  
Liam MacSween, 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 10:04 a.m. and adjourned at 12:08 p.m.*

**1. CALL TO ORDER**

Mayor Savage called the meeting to order at 10:04 a.m.

**2. CALL FOR DECLARATION OF CONFLICT OF INTEREST – NONE**

**3. COGSWELL DISTRICT REDEVELOPMENT 60 PERCENT DESIGN AND APPROVAL**

The following was before Regional Council:

- A staff recommendation report dated May 2, 2018
- A staff presentation dated June 5, 2018
- Correspondence from David Smith dated April 15, 2018
- Correspondence from Paul MacKinnon dated June 1, 2018 on behalf of Atlantic Developments, Breakhouse Inc., Cantwell and Company, Cities and Company, Compass Commercial Realty, Cushman and Wakefield Atlantic, Dalhousie University School of Planning, Downtown Halifax Business Commission, Ecology Action Centre, Ekistics, Halifax Chamber of Commerce, Halifax Cycling Coalition, Heritage Trust of Nova Scotia, Investment Property Owners Association of Nova Scotia, It's More than Buses, North End Business Association, Our HRM Alliance, Planning and Design Centre, Spring Garden Area Business Association, TEAL Architects and Planners, Turner Drake and Partners Ltd., Urban Development Institute, Waterfront Development

Jane Fraser, Director of Corporate and Customer Services provided introductory remarks on the Cogswell District Redevelopment project.

Donna Davis, Project Manager, and John Spinelli, Project Director of the Cogswell Development Project provided a presentation on the Cogswell District Redevelopment Project 60 Percent Design and Approval.

MOVED by Deputy Mayor Mason, seconded by Councillor Whitman

**THAT Halifax Regional Council;**

- 1. Approve the 60% Design Plan for Cogswell District Redevelopment attached to the staff report dated May 2, 2018 as Attachment A and authorize staff to release a Request for Qualifications (RFQ) for Constructor services based on the 60% design plan.**
- 2. Direct the Chief Administrative Officer (CAO) to complete negotiations with landowners for land associated with the proposed Granville Square, Valour Way roundabout, and the proposed park area adjacent the wastewater treatment facility.**
- 3. Direct the CAO to complete the 90% design development and present the final detailed public realm design elements in advance of proceeding to procure Constructor services for the Redevelopment.**
- 4. Initiate the process to consider amendments to the Downtown Halifax Municipal Planning Strategy and Land Use By-law to incorporate necessary changes to address building design requirements within the Cogswell District and follow the public participation program adopted by Council on February 25, 1997 (Attachment F).**
- 5. Direct the CAO to provide a report and recommendation through the Audit and Finance Standing Committee which identifies a funding source for flood mitigation measures adjacent to the Karlson's Wharf area, once project scope and budget have been finalized, such that the measures can be implemented in conjunction with the Cogswell District Redevelopment.**

The following amendment was proposed:

MOVED by Deputy Mayor Mason, seconded by Councillor Nicoll

**THAT clause four be amended to include additional public engagement to incorporate a collaborative process lead by HRM staff involving key stakeholders, the community, and potentially external design experts, that will result in recommendations for Council respecting the final district public realm design and detailed land use policy.**

In response to questions from Council, staff clarified efforts to incorporate and balance the feedback received from stakeholder and public engagement sessions, future opportunities for public and stakeholder engagement in the lead up to the 90 percent design and approval stage, and the inability for substantial design changes to the road network based on the extensive analysis provided by the traffic specialists.

In response to further questions from Council, Staff explained the rationale for the usage of roundabouts, the implementation of traffic calming to reduce the speed of heavy trucks, and enhance pedestrian safety.

Council discussed future public engagement opportunities through the Municipal Planning Strategy and Land Use By-law Amendment process respecting the design of buildings and associated amenities and communication strategies to inform commuters about construction timelines.

Jacques Dubé, Chief Administrative Officer provided commentary regarding ongoing work with the Halifax Port Authority on a medium-term solution to address truck traffic in the downtown. Dubé stressed the necessity of the port to remain competitive with other jurisdictions and advised of the need for staff to solicit feedback on the project from all HRM residents.

In response to questions from Council, Jacques Dubé clarified that staff are working toward making the project revenue neutral. Dubé noted that based on current planning, 93 percent of the costs associated with the projects can be recovered through estimated land sales, Dubé further advised that staff will provide Council with detailed financial updates as the project progresses.

**MOTION TO AMEND PUT AND PASSED.**

The motion before Council now reads:

MOVED by Deputy Mayor Mason, seconded by Councillor Whitman

**THAT Halifax Regional Council;**

- 1. Approve the 60% Design Plan for Cogswell District Redevelopment attached to the staff report dated May 2, 2018 as Attachment A and authorize staff to release a Request for Qualifications (RFQ) for Constructor services based on the 60% design plan.**
- 2. Direct the Chief Administrative Officer (CAO) to complete negotiations with landowners for land associated with the proposed Granville Square, Valour Way roundabout, and the proposed park area adjacent the wastewater treatment facility.**
- 3. Direct the CAO to complete the 90% design development and present the final detailed public realm design elements in advance of proceeding to procure Constructor services for the Redevelopment.**
- 4. Initiate the process to consider amendments to the Downtown Halifax Municipal Planning Strategy and Land Use By-law to incorporate necessary changes to address building design requirements within the Cogswell District and follow the public participation program adopted by Council on February 25, 1997 (Attachment F) including additional public engagement to incorporate a collaborative process lead by HRM staff involving key stakeholders, the community, and potentially external design experts, that will result in recommendations for Council respecting the final district public realm design and detailed land use policy.**
- 5. Direct the CAO to provide a report and recommendation through the Audit and Finance Standing Committee which identifies a funding source for flood mitigation measures adjacent to the Karlson's Wharf area, once project scope and budget have been finalized, such that the measures can be implemented in conjunction with the Cogswell District Redevelopment.**

The following amendment was proposed:

MOVED by Councillor Whitman, seconded by Councillor Adams

**THAT Halifax Regional Council allow minor changes to the road layout to allow for better public realm design based on the staff acknowledged need for better public consultation.**

**MOTION PUT AND DEFEATED.**

MOVED by Deputy Mayor Mason, seconded by Councillor Whitman

**THAT Halifax Regional Council;**

- 1. Approve the 60% Design Plan for Cogswell District Redevelopment attached to the staff report dated May 2, 2018 as Attachment A and authorize staff to release a Request for Qualifications (RFQ) for Constructor services based on the 60% design plan.**
- 2. Direct the Chief Administrative Officer (CAO) to complete negotiations with landowners for land associated with the proposed Granville Square, Valour Way roundabout, and the proposed park area adjacent the wastewater treatment facility.**
- 3. Direct the CAO to complete the 90% design development and present the final detailed public realm design elements in advance of proceeding to procure Constructor services for the Redevelopment.**
- 4. Initiate the process to consider amendments to the Downtown Halifax Municipal Planning Strategy and Land Use By-law to incorporate necessary changes to address building design requirements within the Cogswell District and follow the public participation program adopted by Council on February 25, 1997 (Attachment F) including additional public engagement to incorporate a collaborative process lead by HRM staff involving key stakeholders, the community, and potentially external design experts, that will result in recommendations for Council respecting the final district public realm design and detailed land use policy.**
- 5. Direct the CAO to provide a report and recommendation through the Audit and Finance Standing Committee which identifies a funding source for flood mitigation measures adjacent to the Karlson's Wharf area, once project scope and budget have been finalized, such that the measures can be implemented in conjunction with the Cogswell District Redevelopment.**

**AMENDED MOTION PUT AND PASSED.**

#### **4. ADJOURNMENT**

The meeting was adjourned at 12:08 p.m.

Sherrill Murphy  
Deputy Municipal Clerk