



P.O. Box 1749
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Item No. 1.2
Halifax and West Community Council
December 12, 2018

TO: Chair and Members of Halifax and West Community Council

-Original Signed-

SUBMITTED BY:

David Perusse, Legislative Assistant

DATE: December 3, 2018

SUBJECT: **Halifax and West Community Council – 2018 Annual Report**

ORIGIN / LEGISLATIVE AUTHORITY

Section 27(1) of the *HRM Charter* states as follows:

A community council shall hold an annual public meeting in the community in each year to report to the public concerning its activities and to receive the views of the public respecting all matters within its mandate. The powers and duties of Community Councils are outlined in section 25 of the HRM Charter.

Halifax and West Community Council requested that the Legislative Assistant maintain a record of the Community Council's business for the first annual meeting held in 2013 and annually held thereafter.

RECOMMENDATION

It is recommended that Halifax and West Community Council accept the 2018 Halifax and West Community Council Annual Report as presented.

BACKGROUND

Halifax and West Community Council was established on December 3, 2012 by Administrative Order 48, Respecting the Creation of Community Councils.

Halifax and West Community Council includes the following districts:

- District 7 – Halifax South Downtown (Councillor Waye Mason)
- District 8 – Halifax Peninsula North (Councillor Lindell Smith)
- District 9 – Halifax West Armdale (Councillor Shawn Cleary)
- District 10 – Halifax – Bedford Basin West (Councillor Russell Walker)
- District 11 – Spryfield – Sambro Loop – Prospect Road (Councillor Steve Adams)
- District 12 – Timberlea – Beechville – Clayton Park – Wedgewood (Councillor Richard Zurawski)

DISCUSSION

Halifax and West Community Council met sixteen (16) times between December 13, 2017 and November 14, 2018. Meetings of Halifax and West Community Council took place in Council Chamber, 3rd Floor City Hall, 1841 Argyle Street, Halifax, with the exception of the November 14, 2018 meeting, which was held in Halifax Hall, 2nd Floor City Hall, 1841 Argyle Street, Halifax. A joint special meeting of Halifax and West Community Council, Harbour East-Marine Drive and North West Community Council was held September 18, 2018 in the Council Chamber, 3rd Floor City Hall, 1841 Argyle Street, Halifax. Halifax and West Community Council met on the following dates:

- December 13, 2017
- January 23, 2018
- February 20, 2018
- March 21, 2018
- April 17, 2018
- May 15, 2018
- May 22, 2018
- June 12, 2018
- June 26, 2018
- July 10, 2018
- July 30, 2018
- August 7, 2018
- September 12, 2018
- September 18, 2018 (Joint Special Meeting)
- October 9, 2018
- November 14, 2018

Halifax and West Community Council's business for the period covering December 13, 2017 to November 14, 2018 includes the following:

- 25 public hearings
- 11 variance appeal hearings
- 50 staff reports
- 4 reports from Board and Committees
- 3 councillor initiated motions
- 0 requests for information reports brought forward by members of Community Council
- 3 petitions
- 2 presentations
- 3 speakers during public participation
- 17 information reports
- 3 In Camera (In Private) meetings

Public Hearings were held on the following matters:

1. **January 23, 2018** - Case 19858: Development Agreement for 6345 Coburg Road;

Motion approved that Halifax and West Community Council:

1. *Approve the proposed development agreement, which shall be substantially of the same form as set out in Attachment A of the September 21, 2017 supplementary staff report; and*
2. *Require the agreement be signed by the property owner within 120 days, or any extension thereof granted by Council on request of the property owner, from the date of final approval by*

Council and any other bodies as necessary, including applicable appeal periods, whichever is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.

2. **January 23, 2018** - Case 20894: Substantive Amendments to an Existing Development Agreement for 5511 Bloomfield Street, Halifax;

Motion approved that Halifax and West Community Council

1. *Approve the proposed amending development agreement, which shall be substantially of the same form as set out in Attachment A of the November 7, 2017 staff report; and*
2. *Require the amending development agreement be signed by the property owner within 120 days, or any extension thereof granted by Council on request of the property owner, from the date of final approval by Council and any other bodies as necessary, including applicable appeal periods, which is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.*

3. **January 23, 2018** - Case 20725: Development Agreement for 180 Prospect Road, Halifax;

Motion approved that Halifax and West Community Council:

1. *Approve the proposed development agreement, which shall be substantially of the same form as set out in Attachment A of the November 30, 2017 staff report with an amendment to Section 4.3.2 of the proposed development agreement in Attachment A which removes the words "should Council approve an extension to the Urban Service Area."*
2. *Require the agreement be signed by the property owner within 120 days, or any extension thereof granted by Council on request of the property owner, from the date of final approval by Council and any other bodies as necessary, including applicable appeal periods, whichever is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.*

4. **February 20, 2018** - Case 19532 Part 1: Discharging Existing Development Agreement & Partial Rezoning to Schedule 'K' – The Mainland Common Area, Halifax;

Motion approved that Halifax and West Community Council adopt the amendment to the Halifax Mainland Land Use By-law as set out in Attachment C of the December 7, 2017 staff report.

5. **March 21, 2018** - Case 21454: Rezoning and Land Use By-law Amendment for a Municipal Fire Station at 2407, 2415 and 2421 Old Sambro Road, Williamswood;

Motion approved that Halifax and West Community Council adopt amendments to the Land Use By-law for Planning District 5, as set out in Attachment A of the February 6, 2018 staff report, to rezone 2407, 2415 and 2421 Old Sambro Road, Williamswood from the R-2 (Two Unit Dwelling) Zone to the P-2 (Community Facility) Zone and amend Part 4 to reduce the required number of parking spaces required for fire stations.

6. **April 17, 2018** - Case 21263: Substantive Amendment to Development Agreement for 6112 Quinpool Road, Halifax;

Motion approved that Halifax and West Community Council:

1. *Approve the proposed amending development agreement, which shall be substantially of the same form as set out in Attachment A of the February 2, 2018 report; and*
2. *Require the amending development agreement be signed by the property owner within 120 days, or any extension thereof granted by Council on request of the property owner, from the date of final approval by Council and any other bodies as necessary, including applicable appeal*

periods, whichever is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.

7. **April 17, 2018** - Case 21260: Halifax Mainland LUB Amendment (Rezoning) for 135 Evans Avenue, Halifax;

*Motion **defeated** that Halifax and West Community Council adopt the amendment to Map ZM-1 of the Land Use By-law for Halifax Mainland, as set out in Attachment A of the February 5, 2018 staff report.*

8. **May 15, 2018** - Case 21618: Substantive Amendments to an Existing Development Agreement for 5511 Bloomfield Street, Halifax;

***Amended** motion approved that Halifax and West Community Council:*

- 1. Approve the proposed amending development agreement, which shall be substantially of the same form as set out in Attachment A of the report dated March 28, 2018 **with revisions to the schedules and text to reflect the change in streetwall on Almon Street, on condition that the fourth level of the proposed addition facing Almon Street is stepped back to reduce the streetwall to three storeys, to match the Gottingen street streetwall;** and*
- 2. Require the amending development agreement be signed by the property owner within 120 days, or any extension thereof granted by Council on request of the property owner, from the date of final approval by Council and any other bodies as necessary, including applicable appeal periods, whichever is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.*

9. **May 15, 2018** - Case 21076: Halifax Peninsula LUB Amendment (Rezoning) for 3834 Robie Street, Halifax, Peninsula;

Motion approved that Halifax and West Community Council adopt the amendment to Map ZM-1 of the Land Use By-law for Halifax Peninsula, as set out in Attachment A of the staff report dated March 7, 2018.

10. **June 12, 2018** - Case 20923: Application for a Development Agreement, 2720 Gottingen Street, Halifax;

Motion approved that Halifax and West Community Council:

- 1. Approve the proposed development agreement, which shall be substantially of the same form as set out in Attachment A of the staff report dated March 16, 2018; and*
- 2. Require the agreement be signed by the property owner within 120 days or longer if warranted, or any extension thereof granted by Council on request of the property owner, from the date of final approval by Council and any other bodies as necessary, including applicable appeal periods, whichever is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.*

11. **June 12, 2018** - Case 20719: Land Use By-law Amendment, Development Agreement, and Development Agreement Discharge for 5516, 5530 and 5532 Bilby Street;

Motion approved that Halifax and West Community Council adopt the amendment to Map ZM-2 of the Halifax Peninsula Land Use By-law as set out in Attachment A of the staff report dated April 24, 2018.

12. **July 10, 2018** - Case 21599: Rezoning, 6048 Stairs Street, 6042 Stairs Street, 6038 Stairs Street, 6034 Stairs Street, 6054 Stairs Street, 6055 Livingstone Street and 6031 Livingstone Street, Halifax;

Motion approved that Halifax and West Community Council adopt the amendment to the Halifax Peninsula Land Use Bylaw as set out in Attachment A of the staff report dated April 26, 2018.

13. **July 10, 2018** - Case 21419: Rezoning, Powers Road, Whites Lake (PID 41420837);

Motion approved that Halifax and West Community Council adopt the amendment to the Land Use By-law for Planning District 4 (Prospect), as set out in Attachment A of the staff report dated April 10, 2018.

14. **July 30, 2018** - Case 21439: Halifax Mainland Land Use Bylaw amendment to add lounges as a permitted use in the C-2C (Dutch Village Road Mixed Use) Zone;

Motion approved that Halifax and West Community Council adopt the amendment to the C-2C (Dutch Village Road Mixed Use) Zone of the Halifax Mainland Land Use By-law, as set out in Attachment A of the staff report dated May 22, 2018.

15. **July 30, 2018** - Case 21385: Rezoning request for lands located off Herring Cove Road and Mansion Avenue, Herring Cove;

Motion approved that Halifax and West Community Council adopt the amendment to the Land Use By-law for Halifax Mainland, as set out in Attachment A of the staff report dated June 18, 2018.

16. **July 30, 2018** - Case 19531: Development Agreement for the northern corner of Young Street and Windsor Street, Halifax;

Motion approved that Halifax and West Community Council:

- 1. Approve the proposed development agreement, which shall be substantially of the same form as set out in Attachment A of the staff report dated June 11, 2018; and*
- 2. Require the agreement be signed by the property owner within 120 days, or any extension thereof granted by Council on request of the property owner, from the date of final approval by Council and any other bodies as necessary, including applicable appeal periods, whichever is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.*

17. **August 7, 2018** - Case 20762: Development Agreement for Lynnett Road, Halifax;

Motion approved that Halifax and West Community Council:

- 1. Approve the proposed development agreement, which shall be substantially of the same form as set out in Attachment A of the staff report dated May 11, 2018; and*
- 2. Require the development agreement be signed by the property owner within 120 days, or any extension thereof granted by Council on request of the property owner, from the date of final approval by Council and any other bodies as necessary, including applicable appeal periods, whichever is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.*

18. **August 7, 2018** - Case 20901: Amendments to an Existing Development Agreement for the Boss Plaza, Dutch Village Road and Alma Crescent, Halifax;

Motion approved that Halifax and West Community Council:

1. Approve the proposed amending development agreement, which shall be substantially of the same form as set out in Attachment A of the staff report dated May 22, 2018; and
2. Require the amending development agreement be signed by the property owner within 120 days, or any extension thereof granted by Council on request of the property owner, from the date of final approval by Council and any other bodies as necessary, including applicable appeal periods, which is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.

19. **August 7, 2018** - Case 21088: Rezoning for Lands at 20 Tremont Drive (4 PIDs), Halifax;

*Motion **defeated** that Halifax and West Community Council adopt the amendment to the Land Use By-Law for Halifax Mainland, as set out in Attachment A of the staff report dated June 6, 2018.*

20. **September 12, 2018** - Case 20360: Land Use Bylaw Amendment and Development Agreement for Young and Demone Streets, Halifax;

Motion approved that Halifax and West Community Council adopt the amendment to Map ZM-2 of the Land Use Bylaw for Halifax Peninsula, as set out in Attachment A of the staff report dated June 21, 2018.

21. **September 12, 2018** - Case 20924: Development Agreement for Drysdale Road, Halifax;

Motion approved that Halifax and West Community Council:

1. Approve the proposed development agreement for Drysdale Road, which shall be substantially of the same form as set out in Attachment A of the staff report dated June 20, 2018; and
2. Require the agreement be signed by the property owner within 120 days, or any extension thereof granted by Council on request of the property owner, from the date of final approval by Council and any other bodies as necessary, including applicable appeal periods, whichever is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.

22. **October 9, 2018** - Case 21321: LUB Amendment and Development Agreement Amendment 2856 Gottingen Street, 5517 Bilby Street, and 5519 Bilby, Street Corner of Gottingen Street and Bilby Street, Halifax;

Motion approved that Halifax and West Community Council adopt the amendment to Map ZM-2 of the Land Use By-law for Halifax Peninsula, as set out in Attachment A of the staff report dated August 27, 2018.

23. **November 14, 2018** - Case 19532: (Part 2): Stage I Development Agreement - The Mainland Commons Area, Halifax;

***Amended** motion approved that Halifax and West Community Council:*

1. Approve the Stage I Development Agreement, which shall be substantially of the same form as provided in Attachment A of the staff report dated August 15, 2018;
2. Require the Stage I Development Agreement be signed by the property owner within 120 days, or any extension thereof granted by Council on request of the property owner, from the date of final approval by Council and any other bodies as necessary, including applicable appeal periods,

whichever is later; otherwise this approval will be void and obligations arising hereunder shall be at an end; and

3. Request a supplementary staff report examining options for developing road guidelines for Case 19532 meeting NATCO and TAC minimum standards.

24. **November 14, 2018** - Case 20417: Development Agreement for 2267 Brunswick Street, Halifax;

Alternative motion approved that Halifax and West Community Council direct staff to consult with the developers to seek amendments to the proposed development agreement for Case 20417 to limit the height of the proposed development so that it does not exceed the roofline of St. Patrick's Church, and return with a supplementary staff report outlining the terms of any amended development agreement.

25. **November 14, 2018** - Case 21472: Halifax Mainland LUB Amendment (Rezoning) for PID 00299768, Halifax, Mainland.

Motion approved that Halifax and West Community Council adopt the amendment to the Land Use By-law for Halifax Mainland, as set out in Attachment A of the staff report dated September 4, 2018.

Variance Hearings were held on the following matters:

1. **December 13, 2017** - Case 20624: Appeal of Variance Refusal – 1539 & 1541 Edward Street, Halifax;

Motion approved that Halifax and West Community Council allow the appeal for 1539 & 1541 Edward Street, Halifax. Development Officer's decision overturned.

2. **January 23, 2018** - Case 19997: Appeal of Variance Refusal – 5516 Falkland Street, Halifax;

Motion approved that Halifax and West Community Council allow the appeal. Development Officer's decision overturned.

3. **April 17, 2018** - Case 20596: Appeal of Variance Refusal – 1090 Ketch Harbour Road, Ketch Harbour;

Motion approved that Halifax and West Community Council allow the appeal for Case 20596, 1090 Ketch Harbour Road, Ketch Harbour. Development Officer's decision overturned.

4. **April 17, 2018** - Case 21198: Appeal of Variance Approval -6151 Cedar Street, Halifax;

*Motion **defeated** that Halifax and West Community Council allow the appeal for Case 21198, 6151 Cedar Street, Halifax. Development Officer's decision upheld.*

5. **April 17, 2018** - Case 21380: Appeal of Variance Refusal – 191 Greenwood Avenue, Timberlea;

Motion approved that Halifax and West Community Council allow the appeal for 191 Greenwood Avenue, Timberlea. Development Officer's decision overturned.

6. **June 12, 2018** - Case 21204: Appeal of Variance Approval – 1820 Vernon Street, Halifax;

*Motion **defeated** that Halifax and West Community Council allow the appeal. Development Officer's decision upheld.*

7. **June 12, 2018** - Case 21250: Appeal of Variance Approval – 1172 Rockcliffe Street, Halifax;

*Motion **defeated** Halifax and West Community Council allow the appeal. Development Officer's decision upheld.*

8. **July 10, 2018** - Case 21057: Appeal of Variance Approval – 3310 Micmac St., Halifax;

*Motion **defeated** that Halifax and West Community Council allow the appeal. Development Officer's decision upheld.*

9. **August 7, 2018** - Case 21645: Appeal of Variance Approval – 1532 Larch Street, Halifax;

*Motion **defeated** that Halifax and West Community Council allow the appeal. Development Officer's decision upheld.*

10. **September 12, 2018** - Case 21441: Appeal of Variance Refusal – 6267 Yale Street, Halifax;

Motion approved that Halifax and West Community Council allow the appeal. Development Officer's decision overturned.

11. **November 14, 2018** - Case 21249: Appeal of Variance Refusal - 2548 Oxford Street, Halifax.

Motion approved that Halifax and West Community Council allow the appeal. Development Officer's decision overturned.

Public Participation:

During Public Participation, members of the public spoke to Community Council about Taxi Licencing within the Municipality.

Additional information on the matters dealt with by Halifax and West Community Council and the minutes of the meetings can be viewed online at:

<https://www.halifax.ca/city-hall/agendas-meetings-reports>

FINANCIAL IMPLICATIONS

There are no financial implications associated with this report.

RISK CONSIDERATION

There are no risk considerations associated with this report.

COMMUNITY ENGAGEMENT

Meetings of Halifax and West Community Council are open to the public, unless otherwise stated in the agenda. Each regular meeting includes a Public Participation portion at the end of each agenda, which provides an opportunity for citizens to pose questions or provide comments to Councillors, through the

Chair. Minutes, agendas and reports are available on the HRM website and from the Office of the Municipal Clerk.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications associated with this report.

ALTERNATIVES

Halifax and West Community Council could choose not to accept the 2018 Annual Report. This is not the recommended action.

ATTACHMENTS

None.

A copy of this report can be obtained online at halifax.ca or by contacting the Office of the Municipal Clerk at 902.490.4210.

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