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Item No. 10.1.2
Halifax Peninsula Planning Advisory Committee

February 25, 2019

TO: Chair and Members of the Halifax and West Community Council

ORIGINAL SIGNED

SUBMITTED BY:

Simon Ross-Siegel, Legislative Assistant

DATE: February 5, 2019

SUBJECT: Halifax Peninsula Planning Advisory Committee – 2018 Annual Report

INFORMATION REPORT

ORIGIN/LEGISLATIVE AUTHORITY

At the meeting held on July 27, 2015, the Districts 7&8 Planning Advisory Committee approved the following motion:

THAT the Districts 7&8 Planning Advisory Committee has reviewed the memorandum dated May 5, 2015 and approves the creation of an annual report to be submitted to Halifax & West Community Council on a trial period of two years.

At the meeting held on March 27, 2017, the Districts 7&8 Planning Advisory Committee approved the 2016 Annual Report.

RECOMMENDATION

It is recommended that the Halifax Peninsula Planning Advisory Committee approve the 2018 Annual Report and forward it to Halifax and West Community Council for their information.

DISCUSSION

The Halifax Peninsula Planning Advisory Committee (HPPAC) met seventeen (17) times between January 15, 2018 and December 10, 2018. This included one orientation meeting, three special meetings, and six public meetings. All regular meetings of the HPPAC took place in Halifax Hall in City Hall, 1841 Argyle Street, Halifax.

The following meeting dates will be covered in this report:

- January 15, 2018 (Orientation)
- January 22, 2018
- March 26, 2018
- April 9, 2018 (Public Meeting)
- April 19, 2018 (Public Meeting)
- April 23, 2018
- May 7, 2018 (Public Meeting)
- May 28, 2018
- June 4, 2018 (Public Meeting)
- June 11, 2018 (Public Meeting)
- June 25, 2018
- July 9, 2018 (Special Meeting)
- August 20, 2018 (Special Meeting)
- September 24, 2018
- October 11, 2018 (Public Meeting)
- November 26, 2018
- December 10, 2018 (Special Meeting)

The PAC's business for this period included the following:

- 10 Staff Memoranda
- 6 Public Meetings

STAFF MEMORANDA

January 22, 2018

Case 20577: Application by WM Fares, amendments to the Halifax Municipal Planning Strategy and Halifax Peninsula Land Use By-law - includes 6014, 6018, and 6020 Cunard Street, 2180, 2178, 2176, 2166, 2164 and 2162 Robie Street, and 6025 Compton Avenue, Halifax

The following motion was approved by the Committee:

THAT the Halifax Peninsula Planning Advisory Committee has reviewed the proposal in Case 20577. The Committee recommends that the Halifax & West Community Council proceed with approval of this proposal. The Committee:

- Values the affordable housing that is currently located on the site, and encourages the Halifax & West Community Council to take whatever measures may be available to preserve affordable housing on this site.
- Values the increase in residential density that this proposal would provide, particularly for its location close to transit and recreational opportunities.
- Finds the principle of Transition is not sufficiently observed on the Cunard street frontage, as the heights move abruptly from 8 storeys to 4 storeys within the proposal, and then to 2 storeys at the neighbouring property.
- Is concerned about the architectural mass towards the corner of Robie & Cunard, and would value the mass being subdivided to a greater degree, with greater architectural value in this area.
- Values the increase in width of sidewalk but feels that it would be more appropriate to increase the sidewalk width by at least 2 metres, rather than only 1.
- Values the courtyard green space at the west side of the building, but believes that it will not provide the desired value without further development, because of the facts that the courtyard abuts the 8-storey height directly, will receive very little sunlight and has not yet identified any

recreational amenities. The committee would value greater public space closer to, or directly adjoining public streets, so long as the principle of context-sensitivity is observed.

- Values the townhouse form included on the Compton frontage.
- Values the degree of public engagement that has occurred to date, and encourages Planning staff and the Community Council to continue to engage the public around this proposal.

Case 21076: Application by Shelley Dickey Land Use Planning requesting a rezoning of a non-compliant 6-unit dwelling from R-2 (General Residential) to the R-2A (General Residential Conversion) designation located at 3834 Robie Street, Halifax.

The following motion was approved by the Committee:

THAT the Halifax Peninsula Planning Advisory Committee, having reviewed Case 21076, recommends that the Halifax & West Community Council proceed with the approval of this application.

March 26, 2018

Case 20928: Application by RHAD Architects for a development agreement at 5720-5722 Inglis Street, Halifax to allow for a 12-unit residential building.

The following motion was approved by the Committee:

THAT the Halifax Peninsula Advisory Committee has reviewed the application for a development agreement at 5720-5722 Inglis St. and recommends that the Halifax and West Community Council proceed with approval process of Case 20928, with the following comments and suggestions:

The committee:

- Appreciates efforts to keep design elements that blend into heritage community
- Has concerns about side walls with few design elements to break up façade
- Recommends preservation of existing trees as an essential design element
- Considers it acceptable to have a significant fraction of units as single-bedroom units
- Does not have concerns around parking or traffic impacts to the neighbourhood

Case 21321: Application by Michael Napier Architect to amend the Halifax Peninsula Land Use By-Law (Schedule Q) to include one property at 2856 Gottingen Street, Halifax, and requesting substantive amendments to an existing development agreement (Case 18149) to include this property and allow an eight-storey multi-use building at the corner of Gottingen and Bilby Streets.

The following motion was approved by the Committee:

THAT the Halifax Peninsula Advisory Committee has reviewed the application to amend the Halifax Peninsula Land Use By-Law to include one property at 2856 Gottingen St. and allow substantive amendments to an existing development agreement (Case 18149). The committee recommends that the Halifax and West Community Council proceed with approval process of Case 21321, with the following comments and suggestions:

The committee:

- Agrees with the notion to incorporate the additional property into the existing development agreement
- Is concerned about spacing between towers

- Recommends that Halifax Planning staff ensure an explicit delivery access plan is created and shown in future site plan documents
- Recommends not allowing an additional storey to keep the development more in-line with Centre Plan principles (8 stories is the exception)
- Values in-fill development in the area
- Values bike parking
- Recommends preference for public art or amenity space on any otherwise blank surface on Gottingen St.

Case 21618: Application by WSP Canada Inc. for substantive amendments to an existing Development Agreement (Case 18254) that enables an eight-storey mixed-use development located at 5511 Bloomfield Street, Halifax.

The following motion was approved by the Committee:

THAT the Halifax Peninsula Advisory Committee has reviewed the application for substantive amendments to an existing development agreement (Case 18254) at 5511 Bloomfield St, and the committee recommends that the Halifax and West Community Council proceed with approval process of Case 21618, with the following comments and suggestions:

The committee:

- Values in-fill development and additional residential density in this area
- Values presence of 2-bedroom units and amount of amenity space
- Is concerned about interface with Northwood Property, and encourages staff to take any measures available to them to ensure the walkway agreement with Northwood is honoured going forward
- Values lighting and other safety measures along walk-through path between subject property and Northwood residence
- Values width of sidewalk and design features to improve pedestrian experience
- Recommends measures are taken to ensure safety for those using 1st floor parking of adjacent building
- Recommends additional aesthetic features on wall of 4 storey addition adjacent to Northwood

April 23, 2018

Case H00445: Schmidville Heritage Conservation District Plan, Bylaw, and Amendments to the Halifax Municipal Planning Strategy and the Land Use Bylaw for Halifax Peninsula

The following motions were approved by the Committee:

THAT the Halifax Peninsula Advisory Committee has reviewed the application to establish Schmidville as a Heritage Conservation District and recommends that the Halifax and West Community Council recommend that Regional Council:

1. Give First Reading to consider the amendments to the Municipal Planning Strategy for Halifax and the Land Use By-Law for Halifax Peninsula, and schedule a public hearing; and
2. Adopt the amendments to the Municipal Planning Strategy.

THAT the committee supports the amendment attached in item 8.1.1 of the April 23, 2018 Halifax Peninsula Planning Advisory Committee agenda.

Case 21599: Application by Shelley Dickey Land Use Planning to amend the Halifax Peninsula Land Use By-Law for the purpose of rezoning 7 properties to the C-3 (Industrial) Zone.

The following motion was approved by the Committee:

THAT the Halifax Peninsula Advisory Committee has reviewed the application for rezoning of 7 properties with civic addresses along Stairs and Livingstone Streets to the C-3 (Industrial) Zone, and recommends that the Halifax and West Community Council proceed with approval process of Case 21599.

May 28, 2018

Case 21648: Coastal Inundation – HRM has initiated a request to correct errors in the Land Use By-laws (LUB) for: Bedford; Dartmouth; Downtown Dartmouth; Eastern Passage/Cow Bay; Halifax Mainland; Halifax Peninsula and Planning District 5 (Chebucto Peninsula). The errors pertain to requirements for residential properties located in areas susceptible to coastal inundation.

The following motions were approved by the Committee:

THAT the Halifax Peninsula Planning Advisory Committee recommends that Halifax and West Community Council support the removal of the Harbour Designation exemption clause from the Halifax Peninsula Land Use By-law and any other relevant planning document.

Case 20159: Victoria Road and South Park Street, Halifax – Kassner Goodspeed Architects, on behalf of Eldorado Properties Limited, has applied to amend the Halifax Municipal Planning Strategy and Halifax Peninsula Land Use By-law to permit an addition to an existing 8-storey residential multiple unit building and to permit ground floor commercial uses at the northwest corner of Victoria Road and South Park Street intersection, Halifax. As proposed, the existing multiple unit dwelling, located at 5713 Victoria Road, will receive a one storey addition for a total of 9 storeys. Further, 2 existing residential detached dwellings, located at 1102 and 1106 South Park Street, will be removed and replaced with a 9 storey addition.

The following motion was approved by the Committee:

THAT the Halifax Peninsula Planning Advisory Committee recommends that the Halifax & West Community Council not proceed with the approval of Case 20159. The Committee also:

- Does not support the idea that this would represent suitable adherence to the principles of transition and context-sensitivity;
- Believes that the proposal has not presented sufficiently special circumstances to warrant the exceptions to planning documents represented by this proposal;
- Is concerned about the loss of mature trees;
- Values additional pedestrian and street-facing features of the proposal, but feels they can be improved by greater sidewalk connection and other context connectivity;
- Would appreciate greater step-back features within the proposal;
- Feels that any addition of density on a scale such as this should include further amenities; and
- Values additional residential density in areas such as this.

June 25, 2018

Case 20774: Wellington Street, Halifax – Application by Lydon Lynch Architects, on behalf of Banc Investments Limited, to amend the Halifax Municipal Planning Strategy and Halifax Peninsula Land Use By-law to allow an 8-storey multiple unit dwelling at 1110-1132 Wellington Street, Halifax.

The following motion was approved by the Committee:

THAT the Halifax Peninsula Planning Advisory Committee recommends that the Halifax & West Community Council not proceed with the approval of Case 20774.

The committee also:

- Believes that the proposal does not align enough with the recommendations of the Centre plan to be considered;
 - o Centre plan recommends 4-6 stories in height with a FAR of 3.5; the proposal is 9 stories with a FAR of 5.16.
- Believes that the proposal has not presented sufficiently special circumstances or public benefits to warrant the exceptions to the Centre Plan principles;
- Feels that the proposal does not offer significant enough setbacks and other features to improve pedestrian experience along the street;
- Appreciates the design of the top floor and significant amenity space available to all residents; and
- Encourages Halifax & West Community Council to consider what benefits to the public could be offered in exchange for exceptions to the Centre Plan principles in future proposals.

Case 21606: Application by Shelley Dickey Land Use Planning requesting an amendment to the Height Precinct Map of the Halifax Peninsula Land Use Bylaw for 5450 Cornwallis Street, Halifax (Delmore Buddy Daye Learning Institute) to increase the maximum building height from 40 feet to 68 feet to allow for two additional floors on the existing building.

The following motion was approved by the Committee:

THAT the Halifax Peninsula Planning Advisory Committee recommends that the Halifax & West Community Council proceed with approval of the amendment request for Case 21606.

The committee also:

- Values the additional density in this area of the Peninsula;
- Recommends that the height precinct be extended only within the area 10ft back from the existing building footprint along Maitland and Cornwallis Streets;
- Recommends streetscape treatment, especially along parking area, to improve pedestrian environment; and
- Appreciates the way the preliminary design blends existing architecture with new architecture.

Case 21115: Quinpool and Pepperell Street, Halifax – WSP, on behalf of Façade Investments, has applied to amend the Halifax Municipal Planning Strategy and Halifax Peninsula Land Use By-law to permit an 8-storey mixed-use residential/commercial development at 6290, 6298 and 6302 Quinpool Road, and stacked townhouses at 6325 and 6331 Pepperell Street.

The following motion was approved by the Committee:

THAT the Halifax Peninsula Planning Advisory Committee recommends that the Halifax & West Community Council proceed with the approval of Case 21115.

The committee also:

- Values additional density along the Quinpool corridor;
- Is concerned with the overall height of the proposed building, and recommends a height more in line with Centre Plan parameters;
- Values that the applicant has engaged community members in the development of this proposal;
- Believes that the proposal adequately considers transition and context-sensitivity in its design;
- Values the proposed street-wall height for pedestrian experience;
- Recommends that bicycle parking be located on the upper floor of parking to ease access from street level;
- Recommends that a designated service entrance be incorporated into the design, with consideration for traffic impacts and pedestrian experience;
- Appreciates proposed amenity space, and would value additional and/or higher-value amenity space where possible; and
- Would value the commercial space be designed to be flexible to allow small business use.

July 9, 2018

Case 21288: An Application by WM Fares Architects to consider a residential building by development agreement at 2859 Robie Street, Halifax.

The following motion was approved by the Committee:

THAT the Halifax Peninsula Planning Advisory Committee recommends that the Halifax & West Community Council proceed with the approval of Case 21288.

The committee also:

- Appreciates in-fill development and increase in residential units in this area;
- Appreciates that the main residential entrance is on Bilby Street;
- Encourages wider sidewalks to improve pedestrian experience;
- Encourages planning staff to work with developer to ensure trees are present along the sidewalk;
- Recommends that the bicycle parking area be moved up from lower parking levels to ground level;
- Recommends that additional visual elements be incorporated into design of southeast elevation tower to improve aesthetic;
- Recommends that the proposal be modified to adhere to current draft centre plan requirements, specifically height and gross floor area maximums;
- Recommends that the planning staff work with the surrounding community and the applicant to facilitate incorporation of affordable housing into the proposal, and consider all available planning tools;
- Recommends that the street wall be reduced to 3 storeys rather than the current proposal of 4 storeys;
- Recommends that the building name signage be reduced in size; and
- Appreciates the high percentage of multi-bedroom units.

August 20, 2018

Case 20218: Spring Garden Road, Robie Street and Carlton Street, Halifax. Dexel Developments has requested amendments to the Halifax Municipal Planning Strategy and Halifax Peninsula Land Use By-law to permit a mixed-use development along Spring Garden Road, Robie Street and Carlton Street.

The following motion was approved by the Committee:

THAT the Halifax Peninsula Planning Advisory Committee recommends that the Halifax & West Community Council proceed with the approval of Case 20218.

The committee also:

- Appreciates angled design elements, and design forms on Spring Garden Road;
- Values increased density development in this area;
- Has concerns about shadow impacts of 8 storey podium, and recommends a reduction in height;
- Has concerns about the 30 storey tower height, and recommends the tower heights conform to current and emerging Centre Plan guidelines;
- Appreciates design elements to improve sidewalk/pedestrian experience;
- Appreciates parking access planning, but has concerns about high number of parking spaces being allocated within an active public transit zone and encourages a reduction in parking spaces in favour of active and public transit infrastructure;
- Would value a more complete access plan for resident pick-up and drop-off, and active transportation use;
- Recommends that internal amenity space for residents be incorporated;
- Appreciates promised effort to restore adjacent heritage buildings and community park;
- Values environmental aspects and considerations in design;

- Encourages the construction of two proposals (case 20218 and case 20761) be coordinated and happen together if both are approved;
- Recommends a quantitative wind study and joint shadow and traffic study be done for impacts of both proposals combined;
- Encourages efforts to move utilities and wiring underground during construction;
- Recommends that the CH-16 elements be considered by Heritage Advisory Committee; and
- Recommends that a number of affordable housing units sufficient to replace the units lost be incorporated into the proposal.

September 24, 2018

Case 20761: Robie Street, College Street and Carlton Street, Halifax. Kassner Goodspeed Architects, on behalf of 3088962 Nova Scotia Limited, has requested amendments to the Halifax Municipal Planning Strategy and Halifax Peninsula Land Use By-law to permit a mixed-use development along Robie Street, College Street and Carlton Street.

The following motion was approved by the Committee:

THAT the Halifax Peninsula Planning Advisory Committee recommends that the Halifax & West Community Council proceed with the approval of Case 20761.

The committee also:

- Values increased density development in this area;
- Has concerns about the 26-storey tower height and the overall visual mass of the building, and recommends the tower heights conform to current and emerging Centre Plan guidelines;
- Believes the proposal is an improvement on the existing streetscape;
- Appreciates promised effort to maintain and/or restore heritage buildings along the College/Carlton street corner;
- Has concerns about the preservation of character elements of the heritage buildings (i.e. detached homes and below grade elements);
- Encourages additional efforts to improve pedestrian experience and protection of heritage properties along College/Carlton street corner;
- Encourages at-grade bicycle parking storage be incorporated into design;
- Recommends that additional amenity space for residents be incorporated into the building design and landscaping;
- Recommends the 4-storey street wall along Robie and College Streets be reduced to 3 stories to better suit neighbourhood context;
- Recommends the gazebo design element on the Robie/Spring Garden corner be modified to improve building aesthetic;
- Encourages the construction of two proposals (case 20761 and case 20218) be coordinated and happen together if both are approved;
- Recommends a quantitative wind study and joint shadow and traffic study be done for impacts of both proposals (case 20761 and case 20218) combined, and additional proposals or existing buildings in the vicinity, as appropriate;
- Would value a more complete access plan for resident pick-up and drop-off, and active transportation use;
- Encourages efforts to move utilities and wiring underground during construction;
- Recommends that the CH-16 elements be considered by Heritage Advisory Committee; and
- Encourages planning staff to use all available tools to maximize affordable housing within the development.

Case 21539: Application by Leeward Properties Ltd. to amend a development agreement at 6247-6249 Jubilee Road, Halifax to allow for an addition at the rear of the building.

The following motion was approved by the Committee:

THAT the Halifax Peninsula Planning Advisory Committee recommends that the Halifax & West Community Council proceed with approval of the amendment request for Case 21539.

November 26, 2018

Case 21850: Application by Michael Napier Architecture Inc. requesting to amend the Halifax Municipal Planning Strategy and Halifax Peninsula Land Use By-law to remove a portion of the property at 5426 Portland Place, Halifax from Schedule HA-1 to allow for additional residential Development.

The following motion was approved by the Committee:

THAT the Halifax Peninsula Planning Advisory Committee recommends that the Halifax & West Community Council not proceed with the amendment of Case 21850 to remove a portion of the property at 546 Portland Place from Schedule HA-1.

The committee also recommends that HRM enter a development agreement with the applicant, which takes into consideration the community character and heritage elements of the area.

Case 22019: Residential Conversions in the Peninsula Centre and South End Detailed Plan Areas of the Halifax Peninsula Land Use By-law

The following motion was approved by the Committee:

THAT the Halifax Peninsula Planning Advisory Committee recommends that the Halifax & West Community Council restrict application of policy 34E to R-1 Zone, and restrict application of policy 34U to R-1A Zone, with the requirement of further consultation of the public on both.

December 10, 2018

Case 22020: Halifax and West Community Council (HWCC) requested that staff prepare a recommendation report outlining potential amendments to the Halifax Peninsula LUB RC-1 Zone that will define grocery and pharmacy use, and limit hours of operation in the RC-1 Zone.

THAT the Halifax Peninsula Planning Advisory Committee endorses staff direction in a recommendation report regarding RC-1 zone.

The committee also:

- Agrees that issues are associated with nuisance activities, such as noise at late hours
- Nuisance activities are not compatible with quiet enjoyment of residential neighborhoods

Case 20520: Application by Dixel Developments Limited to amend the Halifax Municipal Planning Strategy and Peninsula Land Use By-law to enable a development agreement for an 8-storey (plus penthouse) mixed-use development at 6324 & 6330 Quinpool Road.

THAT the Halifax Peninsula Planning Advisory Committee recommends that the Halifax & West Community Council proceed with the approval of Case 20520 with the following considerations.

The committee:

- Appreciates street wall height on Pepperell St. as an appropriate transition to the surrounding neighborhood;
- Recommends a reduction in the Quinpool street wall to 2 storeys to be more consistent with other developments in the area and improve pedestrian experience;
- Appreciates the changes in floor plans and site plan from prior submitted documents, including increase in square footage of the units and increased step-backs on Pepperell;
- Encourages inclusion of more 3-bedroom apartments that allow for larger families;
- Encourages further division of commercial space to provide space for small businesses;

- Appreciates applicant's plans to have paid public parking within the building, and encourage developer to restrict number of resident parking spots to equal or less than the number of residential units;
- Recommends inclusion of bicycle parking on main level of parking to aid access and storage;
- Appreciates parking entrance placement on Quinpool Road to reduce traffic impact on Pepperell St.;
- Encourages collaboration between planning staff and applicant to incorporate accessible parking opportunities;
- Appreciates plans to preserve existing tree on Pepperell St., and recommends consideration of additional landscaping along Quinpool;
- Supports additional density on Quinpool corridor;
- Recommends inclusion of lighting along walkway corridor on Pepperell St.;
- Encourages efforts to move utilities and wiring underground during construction.

PAC-HOSTED PUBLIC MEETINGS

April 9, 2018

Case 20159- Application by Kassner Goodspeed Architects to change the Halifax Municipal Planning Strategy and Halifax Peninsula Land Use By-law to allow for a renovation to an existing apartment building at the northwest corner of South Park Street and Victoria Road, Halifax (South Park Towers), including a 9-storey addition on two adjacent properties and adding ground floor commercial space.

The PAC hosted a public meeting in the Harbour Suites, Westin Hotel, 1181 Hollis Street and heard seven (7) members of the public speak on the application.

April 19, 2018

Case 20774 - Application by Lydon Lynch Architects to amend the Halifax Peninsula Municipal Planning Strategy and Land Use By-law to allow an 8-storey multiple-unit residential building at 1110-1132 Wellington Street, Halifax.

The PAC hosted a public meeting in the Harbour Suites, Westin Hotel, 1181 Hollis Street and heard twenty-eight (28) members of the public speak on the application.

May 7, 2018

Case 21115 - Application by WSP, on behalf of Facade Investments Limited, for amendments to the Halifax Municipal Planning Strategy and Halifax Peninsula Land Use By-Law to enable an 8-storey mixed-use residential/commercial development at 6290 and 6298 Quinpool Road, and 6325 and 6331 Pepperell Street, Halifax

The PAC hosted a public meeting in St. Andrews United Church, 6036 Coburg Road and heard thirteen (13) members of the public speak on the application.

June 4, 2018

Case 20761: Application by Kassner Goodspeed Architects to change the Halifax Municipal Planning Strategy and Halifax Peninsula Land Use By-law to allow two towers, 26 and 20 floors, on a shared base, with a mix of retail uses, commercial uses and residential units, at the corner of Robie and College Streets.

The PAC hosted a public meeting in St. Andrews United Church, 6036 Coburg Road and heard seventeen (17) members of the public speak on the application.

June 11, 2018

Case 20218: Application by Dixel Developments to change the Halifax Municipal Planning Strategy and Halifax Peninsula Land Use By-law to allow two towers, 30 and 16 floors, on a shared base, with a mix of retail uses, commercial uses and residential units, at the corner of Spring Garden Road and Robie Street.

The PAC hosted a public meeting in St. Andrews United Church, 6036 Coburg Road and heard twenty-two (22) members of the public speak on the application.

October 11, 2018

Case 20520- Dixel Developments Ltd. is applying to amend the Halifax Municipal Planning Strategy and Halifax Peninsula Land Use By-Law to enable an 8-storey mixed-use development at 6324 & 6330 Quinpool Road, Halifax.

The PAC hosted a public meeting in St. Andrews United Church, 6036 Coburg Road and heard six (6) members of the public speak on the application.

FINANCIAL IMPLICATIONS

There are no financial implications associated with this report.

COMMUNITY ENGAGEMENT

All meetings of the Halifax Peninsula Planning Advisory Committee are open to the public. The Committee is comprised of eight citizen members and two municipal elected officials. Agendas are posted on the Halifax.ca website in advance of meetings and minutes are available once approved.

A copy of this report can be obtained online at Halifax.ca then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 902.490.4210, or Fax 902.490.4208.

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