



P.O. Box 1749
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Item No. 1.2
Halifax and West Community Council
December 11, 2019

TO: Chair and Members of Halifax and West Community Council

-ORIGINAL SIGNED-

SUBMITTED BY:

Simon Ross-Siegel, Legislative Assistant

DATE: November 19, 2019

SUBJECT: **Halifax and West Community Council – 2019 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 2019 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 fourteen (14) times between December 12, 2018 and November 13, 2019. 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 January 8, 2019 meeting, which was held in Halifax Hall, 2nd Floor City Hall, 1841 Argyle Street, Halifax. Halifax and West Community Council met on the following dates:

- December 12, 2018
- January 8, 2019
- February 5, 2019
- March 7, 2019
- April 9, 2019
- May 7, 2019
- May 13, 2019
- June 5, 2019
- June 11, 2019
- July 9, 2019
- August 6, 2019
- September 19, 2019
- October 15, 2019
- November 13, 2019

Halifax and West Community Council's business for the period covering December 12, 2018 and November 13, 2019 includes the following:

- 19 public hearings
- 9 variance appeal hearings
- 45 staff reports
- 6 reports from Board and Committees
- 1 councillor initiated motions
- 0 requests for information reports brought forward by members of Community Council
- 4 petitions
- 2 presentations
- 5 speakers during public participation
- 15 information reports
- 2 In Camera (In Private) meetings

Public Hearings were held on the following matters:

1. **December 12, 2019** - Case 21847: Time Extension to existing Development Agreement for PID 40306730, property adjacent to 1300 Prospect Road, Goodwood;

***Alternative** motion approved that Halifax and West Community Council approve the proposed amending Development Agreement for PID 40306730, subject to a supplementary staff report examining increasing the buffer between the property and the adjacent wetlands from 20 meters to 30 meters.*

2. **February 5, 2019** - Case 21081: Rezoning for 59 Kearney Lake Road, Halifax;

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

3. **February 5, 2019** - Case 21606: Amendment to the Building Height Requirements of the Halifax Peninsula Land Use By-Law for 5450 Cornwallis Street, Halifax;

Motion approved that Halifax and West Community Council adopt the amendments to the Land Use By-law for Halifax Peninsula, as set out in Attachment A of the staff report dated November 13, 2018.

4. **March 7, 2019** - Case 22019: Residential Conversions in the South End and Peninsula Centre Detailed Plan Areas;

Motion approved that Halifax and West Community Council adopt the amendments to the Land Use By-law for Halifax Peninsula, as set out in Attachment A of the staff report dated November 14, 2018.

5. **March 7, 2019** - Case 20369: Rezoning for 635, 651, 661, 669, 677, 685, 693 and 701 St. Margaret's Bay Rd., Halifax;

Motion approved that Halifax and West Community Council adopt the amendments to the Land Use By-law for Halifax Mainland, as set out in Attachment A of the staff report dated January 14, 2019.

6. **April 9, 2019** - Case 20928: Development Agreement for 5720-5722 Inglis 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 December 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.*

7. **May 7, 2019** - Case 22005 – Internal Residential Conversions in the Peninsula West Area 1 Schedule of the Land Use By-Law for Halifax Peninsula;

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

- 1. Defer the public hearing for Case 22005: Internal Residential Conversions in the Peninsula West Area 1 Schedule of the Land Use By-Law for Halifax Peninsula; and*
- 2. Request a supplementary staff report incorporating the following amendments to sections (c) and (d) of Attachment A of the staff report dated March 14, 2019:*
 - (c) where a conversion is to:*
 - (i) three or four dwelling units, two of the total dwelling units shall be a minimum of two bedrooms and 690 square feet;*
 - (ii) five dwelling units, three of the total units shall be a minimum of two bedrooms and 690 square feet; or*

(iii) six dwelling units, four of the total dwelling units shall be a minimum of two bedrooms and 690 square feet

(d) one separately accessible parking space at least 8 feet wide and 16 feet long is provided for each new two-bedroom dwelling unit, as per section (c) above; and.....

8. **May 7, 2019** - Case 21288: Land Use By-law Amendment and Development Agreement for 2859 Robie 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 March 15, 2019.

9. **June 5, 2019** - Case 20983: Rezoning of lands at the intersection of Wentworth Drive and Dunbrack Street, Halifax;

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 April 4, 2019.

10. **June 5, 2019** - Case 21979: Amendment to the Requirements of the Land Use By-law for Halifax Peninsula for 2165 Gottingen Street, Halifax;

Motion approved that Halifax and West Community Council adopt the amendments to the Land Use By-law for Halifax Peninsula, as set out in Attachment A of the staff report dated April 8, 2019.

11. **June 5, 2019** - Case 21539: Application for a Discharging Agreement and Development Agreement, 6247-6249 Jubilee Road, Halifax;

Motion approved that Halifax and West Community Council:

Approve the proposed development agreement, which shall be substantially of the same form as set out in Attachment A of the staff report dated February 20, 2019;

Approve, by resolution, the proposed discharging development agreement, which shall be substantially of the same form as set out in Attachment B of the staff report dated February 20, 2019; and

Require the discharging development agreement and 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.

12. **July 9, 2019** - Case 22005: Internal Residential Conversions in the Peninsula West Area 1 Schedule of the Land Use By-Law for Halifax Peninsula;

Motion approved that Halifax and West Community Council adopt the amendments to the Land Use By-law for Halifax Peninsula, as set out in Attachment A of the staff report dated May 13, 2019.

13. **July 9, 2019** - Case 20417: Development Agreement for 2267 Brunswick Street, Halifax;

Motion approved that Halifax and West Community Council:

*Approve the proposed development agreement, which shall be substantially of the same form as set out in Attachments A and B of the staff report dated May 9, 2019; and
Require the agreement be signed by the property owner within 180 days, or an extension thereof granted by Council on request of the property owner, from the date of the 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.*

14. **August 6, 2019** - Case 21984: Development Agreement for 2486 Creighton Street, Halifax;

*Motion **defeated** that Halifax and West Community Council refuse to approve the proposed development agreement, as set out in Attachment A of the staff report dated May 9, 2019, as it is not reasonably consistent with the Halifax Municipal Planning Strategy in that the requested modification of lot standards is not necessary to secure an appropriate development of the lot and the conditions necessitating the modification are not unique to the lot.*

Alternative motion approved that Halifax and West Community Council:

1. Approve the proposed development agreement for a single-unit dwelling with a professional office or home occupation, with modified lot standards, at 2486 Creighton Street, Halifax, which shall be substantially of the same form as contained in Attachment A of the staff report dated May 9, 2019; 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.

15. **August 6, 2019** - Case 21795: Development Agreement for Child Care Centre at 56 Kearney Lake 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 30, 2019; 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.

16. **August 6, 2019** - Case 21115: Development Agreement for a 9-storey building on Quinpool Road and Pepperell Street, near Preston Street, Halifax;

Motion approved that Halifax and West Community Council:

1. Approve the proposed development agreement for a 9 storey, mixed-use building on Quinpool Road with a 3.5 storey section facing Pepperell Street, which shall be substantially of the same form as set out in Attachment A of the report dated May 22, 2019;

2. Approve, by resolution, the proposed partial discharging agreement, which shall be substantially of the same form as set out in Attachment F of the report dated April 11, 2019; and

3. Require that both the partial discharging agreement and 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.

17. **November 13, 2019** - Case 22382: Rezoning to RA-4 to allow an Auxiliary Dwelling Unit on a property fronting Pioneer Hill, Whites Lake;

Motion approved that Halifax and West Community Council adopt the amendments to the Land Use By-law for Planning District 4 (Prospect), as set out in Attachment A.

18. **November 13, 2019** - Case 22029: Development Agreement for 6009 and 6017 Quinpool 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 October 9, 2019, to permit a mixed-use, multiple-unit residential and commercial building, with the exception that section 3.2.2 (a) in the Development Agreement is deleted and replaced with the following:

(a) Regional Council has accepted cash-in-lieu as the contribution for affordable dwelling housing units and the Municipality has received the full amount of \$1,800,000 in lieu of a contribution of affordable housing dwelling units pursuant to 98C(1)(b)(iv) of the Halifax Peninsula Land Use By-law.; 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.

19. **November 13, 2019** - Case 21389: Child Care Centre Development Agreement for 55 Kearney Lake Road and 4 Grosvenor Road, Halifax;

Motion approved as amended 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; and

2. Require the agreement be signed by the property owner within 300 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.

Variance Hearings were held on the following matters:

1. **December 12, 2019** - Case 21703: Appeal of Variance Approval - 12 Alderwood Drive, Halifax;

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

2. **April 9, 2019** - Case 21605: Appeal of Variance Approval – 2740 Deacon Street, Halifax;

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

3. **June 11, 2019** - Case 21866: Appeal of Variance Approval – 1101 South Park Street, Halifax;

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

4. **June 11, 2019** - Case 21855: Appeal of Variance Approval – 1624/26 Henry Street, Halifax;

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

5. **July 9, 2019** - Case 21864: Appeal of Variance Approval – 14 Melvin Road, Halifax;

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

6. **August 6, 2019** - Case 22182: Appeal of Variance Refusal – 2424 Armcrescent East Drive, Halifax;

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

7. **September 19, 2019** - Case 22171: Appeal of Variance Refusal – 3681 Memorial Drive, Halifax;

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

8. **September 19, 2019** - Case 22266: Appeal of Variance Approval – 58 Bedford Highway, Bedford;

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

9. **October 15, 2019** - Case 22123: Appeal of Variance Refusal – 5527 Kane Place, 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 concerns regarding a proposal to build a thirteen (13) storey building on Gottingen Street, appreciation for funding to improvements for infrastructure, cycling lanes and transit, and the planning rationale for the inclusion of a property on Charles Street in the Corridor designation under Package A of the Centre Plan.

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 2019 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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