



P.O. Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Item No. 1.1
Halifax and West Community Council
December 15, 2021

TO: Chair and Members of Halifax and West Community Council

SUBMITTED BY: Original Signed

Haruka Aoyama, Legislative Assistant, Office of the Municipal Clerk

DATE: December 10, 2021

SUBJECT: **Halifax and West Community Council – 2021 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 2021 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 Kathryn Morse)
- District 11 – Spryfield – Sambro Loop – Prospect Road (Councillor Patty Cuttell)
- District 12 – Timberlea – Beechville – Clayton Park – Wedgewood (Councillor Iona Stoddard)

DISCUSSION

Halifax and West Community Council met sixteen (16) times between December 9, 2020 and November 16, 2021. Meetings of Halifax and West Community Council took place virtually until October 12, 2021 meeting. November 16, 2021 meeting took place in the Council Chamber, 3rd Floor City Hall, 1841 Argyle Street, Halifax. A special virtual joint meeting between Halifax and West Community Council and North West Community Council was held on April 14, 2021 via Zoom.

- December 9, 2020 special
- December 16, 2020 special
- January 19, 2021 special
- February 16, 2021 special
- March 30, 2021 special
- April 13, 2021 special
- April 14, 2021 special joint public hearing with North West Community Council
- April 27, 2021 special
- May 11, 2021 special
- June 22, 2021 special
- July 13, 2021 special
- August 24, 2021 special
- September 7, 2021 special
- September 21, 2021
- October 12, 2021
- November 16, 2021

Halifax and West Community Council's business for the period covering December 9, 2020 and November 16, 2021 includes the following:

- 15 public hearings
- 2 variance appeal hearings
- 30 staff reports
- 6 reports from Board and Committees
- 2 Councillor initiated motions
- 0 requests for information reports brought forward by members of Community Council
- 0 petitions
- 2 presentations
- 3 speakers during public participation
- 15 information reports
- 2 Private and Confidential In Camera (In Private) Information Report
- 1 In Camera (In Private) meetings

Public Hearings were held on the following matters:

January 19, 2021 Special – Case 22617: Timberlea / Lakeside / Beechville Land Use By-law amendment for 207 and 209 Greenhead Road, Lakeside

Motion approved that Halifax and West Community Council adopt the amendment to the Land Use By-law for Timberlea / Lakeside / Beechville, as set out in Attachment A of the staff report dated September 30, 2020 with the Revised Map 2.

January 19, 2021 Special – Case 22978 – 158 Greenhead Road, Lakeside – Adsum Association for Women and Children

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;*
- 2. Approve, by resolution, the Discharge Agreement, which shall be substantially of the same form as set out in Attachment B of the staff report dated November 26, 2020; and*
- 3. Require the Development Agreement and Discharge Agreement be signed by the property owner within 240 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.*

March 30, 2021 Special – Case 23066: Development Agreement for 1029 Tower 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 except for amendments to reflect the change in ownership from Stefan Frent to the new property owner; and*
- 2. Require the agreement to 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.*

March 30, 2021 Special - Case 22709: First Amending Development Agreement for Lynnett 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; and*
- 2. Require the amending development agreement be signed by the property owner within 240 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.*

April 13, 2021 Special - Case 23274: Secondary and Backyard Suites – Housekeeping Amendments

Motion approved that Halifax and West Community Council adopt the proposed amendments to the Land Use By-laws for Halifax Peninsula, Planning District 4 and Planning District 5 as set out in Attachment C of the staff report dated January 4, 2021.

April 14, 2021 Joint Special – Case 23274: Secondary and Backyard Suites - Housekeeping Amendments

Motion approved that Halifax and West Community Council adopt the proposed amendments to the Land Use By-law for Halifax Mainland as set out in Attachment D of the staff report dated January 4, 2021.

April 27, 2021 Special – Case 20871: Development Agreement for Lands located at Almon and St Albans, 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 10, 2021; and*
- 2. Require the development agreement be signed by the property owner within 240 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.*

May 11, 2021 Special – Case 22396: Rezoning and Development Agreement for lands off Elm Grove Avenue and Myra Road, Timberlea

Motion approved that Halifax and West Community Council adopt the amendment to the Land Use By-law for Timberlea/Lakeside/Beechville, as set out in Attachment A of the staff report dated February 17, 2021.

August 24, 2021 Special – Case 22115: Development Agreement to Allow a Multi-Unit Residential Building on a Registered Heritage Property at 2438 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 June 15, 2021 report; and*
- 2. Require the development agreement be signed by the property owner within 240 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.*

August 24, 2021 Special – Case 20520: Development Agreement for 6330 and 6324 Quinpool Road, between Oxford Street and Preston Street

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 4, 2021; and*
- 2. Require the agreement be signed by the property owner within 150 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.

September 7, 2021 Special – Case 20761: Development Agreement for lands fronting Robie Street, College Street, and Carlton 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 June 9, 2021 report;*
- 2. Approve, by resolution, the Discharge Agreement, which shall be substantially of the same form as set out in Attachment B of the staff report dated June 9, 2021; and*
- 3. Require the Development Agreement and Discharge Agreement be signed by the property owner within 240 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.*

September 7, 2021 Special – Case 22927: Development Agreement for 2032-2050 Robie 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 14, 2021;*
- 2. Approve, by resolution, the proposed discharging agreements, which shall be substantially of the same form as set out in Attachments B and C of the staff report dated June 14, 2021; and*
- 3. Require the development agreement and discharging agreements be signed by the property owner within 240 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.*

September 21, 2021– Case 23186: Development Agreement to allow a multi-unit residential addition to a municipally registered heritage property at 1029 South Park 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 May 14, 2021; and*
- 2. Require the development agreement be signed by the property owner within 240 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.*

September 21, 2021 – Case 22539: Amendments to the Stage I and Stage II Development Agreements for Phase 3 of Rockingham South at the intersection of Dunbrack Street and Ruth Goldbloom Drive, Halifax

Motion approved that Halifax and West Community Council:

1. *Approve the proposed Amending Stage I Development Agreement, which shall be substantially of the same form as set out in Attachment A of the staff report dated May 6, 2021; and*
2. *Require the Amending Stage I Development Agreement be signed by the property owner within 240 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.*

October 12, 2021 – Case 23528: Land Use By-law amendment (rezoning) for 1601 Ketch Harbour Road, Sambro

Motion approved that Halifax and West Community Council adopt the amendment to the Land Use By-law for Planning District 5, as set out in Attachment A of the staff report dated September 1, 2021.

Variance Hearings were held on the following matters:

January 19, 2021 – Cases 23041 and 23042: Appeal of Variance Refusal – 5956 and 5964 Emscote Drive, Halifax, N.S.

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

March 30, 2021 - Case 23102: Appeal of Variance Refusal – 1891 Vernon Street, Halifax

Motion approved that Halifax and West Community Council allow the appeal.

Public Participation:

In accordance with the July 29, 2020 direction of the Minister of Municipal Affairs and Housing under section 14 of the Emergency Management Act, and the April 19, 2021 provincial amendments to the Halifax Regional Municipality Charter, Community Council meetings were held virtually between December 9, 2020 and October 12, 2021. Public Participation resumed at Halifax and West Community Council's May 11, 2021 meeting.

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

Section 14 of the *Emergency Management Act* was implemented by the Minister of Municipal Affairs and Housing on March 22, 2020.

In accordance with the July 29, 2020 direction of the Minister of Municipal Affairs and Housing under section 14 of the *Emergency Management Act*, Halifax and West Community Council meetings were held virtually until October 12, 2021 meeting. Community Council agendas and reports are posted on Halifax.ca, and draft minutes of the meeting will be made available on halifax.ca within three business days.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications associated with this report.

ALTERNATIVES

Halifax and West Community Council could choose not to accept the 2021 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.

Report Prepared by: Haruka Aoyama, Legislative Assistant, Office of the Municipal Clerk, 902-579-7239
