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Item No. 1.1
Halifax and West Community Council
December 16, 2024

TO: Chair and Members of Halifax and West Community Council

FROM: Brad Anguish, Commissioner of Operations

DATE: October 9, 2024

SUBJECT: Halifax and West Community Council – 2024 Annual Report

ORIGIN

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.

EXECUTIVE SUMMARY

The information contained in this report is a high-level summary of the activities and actions taken at Halifax and West Community Council during December 5, 2023 and November 25, 2024.

RECOMMENDATION

It is recommended that Halifax and West Community Council table the 2024 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
- District 8 – Halifax Peninsula North
- District 9 – Halifax West Armdale
- District 10 – Halifax – Bedford Basin West
- District 11 – Spryfield – Sambro Loop
- District 12 – Timberlea – Beechville – Clayton Park – Wedgewood

DISCUSSION

Halifax and West Community Council met 13 times between December 5, 2023 and November 25, 2024, virtually via Zoom, and in person.

Community Council met on the following dates:

- December 5, 2023
- December 12, 2023 joint meeting with Regional Council for the purposes of Item 15.5.1
- January 16, 2024
- January 23, 2024 joint meeting with Regional Council for the purposes of Item 12.1
- February 12, 2024 special
- February 20, 2024 special joint meeting with Harbour East-Marine Drive Community Council and North West Community Council
- February 27, 2024
- May 14, 2024
- July 16, 2024
- August 13, 2024
- September 9, 2024
- October 8, 2024
- November 25, 2024

Halifax and West Community Council's business for the period of December 5, 2023 and November 25, 2024 included the following:

- 13 public hearings;
- 1 variance appeal hearings;
- 11 staff reports;
- 4 report from Board and Committees;
- 0 motions from a Community Council member;
- 0 requests for information reports brought forward by members of Community Council;
- 97 pieces of correspondence;
- 0 petitions;
- 0 presentations;
- 0 speaker during public participation;
- 9 information reports; and
- Community Council met in camera (in private) 1 time.

Public Hearings were held on the following matters:

December 5, 2023:

PLANAPP 2023-00465: Rezoning of 4 Cherry Lane, Halifax

Public Hearing held and closed. 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 October 30, 2023.

PLANAPP-2023-00334: Development Agreement for 749 Herring Cove Road, Halifax

Public Hearing held and closed. 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 September 26, 2023; 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.

January 16, 2024:

Case # 2023-00191: Development Agreement for Bellarosa Way, Halifax

Public Hearing held and closed. 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 November 8, 2023; 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.

PLANAPP 2023-00651: Rezoning of 2 Marie Avenue, Halifax

Public Hearing held and closed. 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 November 20, 2023.

February 12, 2024 Special:

Case 2023-00534 (formerly case 24638): Development Agreement for 6590 Bayers Road, Halifax

Public Hearing held and closed. 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 22, 2023; and
2. Require the 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.

February 20, 2024 Special Joint:

Case 2023-01049: Suburban Planning Area Land Use By-law Amendments to Interim Bonus Zoning Requirements for Applicable Plan Amendment Applications

Public Hearing held and closed. Motion approved that Halifax and West Community Council adopt the amendments to the Land Use By-laws within its jurisdiction, as set out in revised Attachment C of the staff report dated October 23, 2023.

February 27, 2024:

PLANAPP 2023-00417 (formerly 23741): Development Agreement for Reginald Court, Herring Cove

Public Hearing held and closed. Motion approved that Halifax and West Community Council adopt:

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 November 9, 2023; 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.

July 16, 2024:

PLANAPP 2023-00563: Development Agreement for 870 and 874/876 Herring Cove Road, Herring Cove

Public Hearing held and closed. 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 supplementary staff report dated June 26, 2024; 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.

August 13, 2024:

PLANAPP 2024-00240: Substantive Amendment to Development Agreement for 6324 & 6330 Quinpool Road, Halifax

Public Hearing held and closed. 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 June 26, 2024; 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.

Case 24359: Development Agreement for 2537-39 Agricola Street, Halifax for a 27.3m mixed-use addition to a registered heritage property

Public Hearing held and closed. 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 3, 2024, with amendments to the second sentence of section 3.5.5 of the proposed development agreement to read "Furthermore, any elevator enclosure shall be subject to the requirements of the Regional Center Land Use Bylaw, as amended from time to time,"; 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.

November 25, 2024:

Case 24505: Development Agreement for 10 Kirk Road, Halifax for a bare land condominium development and rehabilitation of a registered heritage property

Public Hearing held. Motion approved that Halifax and West Community Council:

1. Defer item 10.1.1 Case 24505: Development Agreement for 10 Kirk Road, Halifax for a bare land condominium development and rehabilitation of a registered heritage property until the later of:

- a. Regional Council receives the supplementary report from Item 2; or
 - b. If Regional Council does not direct the supplementary report from Item 2 to a future meeting of Halifax and West Community Council; and
2. Recommend that Regional Council direct the Chief Administrative Officer to provide a supplementary staff report regarding public access to the tow path which crosses the property located at 10 Kirk Road, Halifax and return to Regional Council for consideration of the report.

PLANAPP-2023-00396: Heritage Development Agreement for 173-175 St Margarets Bay Road (Craigmore)

Public Hearing held and closed. 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 July 18, 2024; 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.

Variance Hearings were held on the following matters:

September 9, 2024:

Case VAR-2024-00531: Appeal of Variance Approval – 3291, Westerwald Street, Halifax

Motion **defeated** that Halifax and West Community Council allow the appeal - decision of the Development Officer was upheld.

Public Participation:

No public participation was received by Halifax and West Community Council for the period of December 5, 2023 and November 25, 2024.

Additional information on the matters dealt with by Community Council and the minutes of the meetings can be viewed online at <https://www.halifax.ca/city-hall/agendas-meetings-reports>.

Planning Advisory Committees:

HRM has three Planning Advisory Committees, the North West Planning Advisory Committee, reporting to the North West Community Council, the Harbour East-Marine Drive Planning Advisory Committee, reporting to Harbour East-Marine Drive Community Council, and the Halifax Peninsula Planning Advisory Committee, reporting to the Halifax and West Community Council. Planning Advisory Committees hold public meetings associated with municipal planning strategy amendment applications as deemed necessary. On April 22, 2022 the Province approved legislative changes to the *Halifax Regional Municipal Charter* which suspended planning advisory committees for a period of three years.

FINANCIAL IMPLICATIONS

No financial implications at this time.

RISK CONSIDERATION

No risk considerations were identified.

COMMUNITY ENGAGEMENT

Meetings of the Halifax and West Community Council are open to public attendance and members of the public are invited to address the Community Committee for up to five (5) minutes during the Public Participation portion of the meeting. Meetings are live webcast on Halifax.ca. The agenda, reports, video, and minutes of the Community Council are posted on Halifax.ca.

ENVIRONMENTAL IMPLICATIONS

No environmental implications were identified.

ALTERNATIVES

Halifax and West Community Council could choose not to table the 2024 Annual Report. This is not the recommended action.

LEGISLATIVE AUTHORITY

Halifax Regional Municipality Charter, SNS 2008, c 39:

25 The powers and duties of a community council include

- (a) monitoring the provision of services to the community and recommending the appropriate level of services, areas where additional services are required and ways in which the provision of services can be improved;
- (b) the establishment of one or more advisory committees;
- (c) recommending to the Council appropriate by-laws, regulations, controls and development standards for the community;
- (d) recommending to the Council appropriate user charges for the different parts of the community;
- (e) making recommendations to the Council respecting any matter intended to improve conditions in the community including, but not limited to, recommendations respecting
 - (i) inadequacies in existing services provided to the community and the manner in which they might be resolved, additional services that might be required and the manner in which the costs of funding these services might be raised, and
 - (ii) the adoption of policies that would allow the people of the community to participate more effectively in the governance of the community; and
- (f) making recommendations to the Council on any matter referred to it by the Council.

27 (1) 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.

Administrative Order One, *The Procedures of the Council Administrative Order*, schedule 8 Community Council Rules of Governing Procedures.

ATTACHMENTS

None.

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