



**HALIFAX AND WEST COMMUNITY COUNCIL
MINUTES
May 15, 2018**

PRESENT: Councillor Stephen D. Adams, Chair
Councillor Lindell Smith, Vice Chair
Councillor Waye Mason
Councillor Shawn Cleary
Councillor Russell Walker
Councillor Richard Zurawski

STAFF: Donna Boutilier, Solicitor
Phoebe Rai, Legislative Assistant
David Perusse, Legislative Assistant

The following does not represent a verbatim record of the proceedings of this meeting.

The agenda, reports, supporting documents, and information items circulated are online at halifax.ca.

The meeting was called to order at 6:01 p.m. adjourned at 8:42 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 6:01 p.m.

2. APPROVAL OF MINUTES – April 17, 2018

MOVED by Councillor Cleary, seconded by Deputy Mayor Mason

THAT the minutes of April 17, 2018 be approved.

MOTION PUT AND PASSED.

3. APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS

Additions:

16.1 Case 20151: Amendments to the Halifax MPS and associated development agreement for 31 and 33 Brewer Court, Halifax

16.2 Councillor Cleary – Internal Conversion

MOVED by Councillor Cleary, seconded by Councillor Walker

THAT the agenda be approved as amended.

Two-third majority vote required.

MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES – NONE

5. CALL FOR DECLARATION OF CONFLICT OF INTERESTS – NONE

6. MOTIONS OF RECONSIDERATION – NONE

7. MOTIONS OF RESCISSION – NONE

8. CONSIDERATION OF DEFERRED BUSINESS – NONE

9. NOTICES OF TABLED MATTERS – NONE

10. HEARINGS

10.1 PUBLIC HEARINGS

10.1.1 Case 21618: Substantive Amendments to an Existing Development Agreement for 5511 Bloomfield Street, Halifax

The following was before Community Council:

- A staff recommendation report dated March 28, 2018.
- A Memorandum dated March 26, 2018 submitted from the Chair of Halifax Peninsula Planning Advisory Committee
- Correspondence was submitted from: Jesse Robson, Marion Clyde, Judith Meyrick, Jane Hart, Cliff White, Sandie Pereira, Beth Lachance, Ron Skibbens, Jim Williams, Jane Finlay-Young, Mik Owen, Martha Radice, Katherine Kitching, Jean-Francois Turcotte, Tom Creighton, Kenneth Malay, Eric Thompson, Les Johnson and Leith Johnson.
- Summary handout from Ron Skibbens and Katherine Kitching containing 86 submissions.

Stephanie Salloum, Planner II, provided the staff presentation on the application by WSP Canada Inc. to amend their existing development agreement for the mixed-use development at 5511 Bloomfield Street, Halifax.

Responding to a question of clarification, Salloum noted that the number of letters received from residents cited in the presentation did not include correspondence submitted through the Clerk's Office after the staff report was complete.

The Chair opened the hearing and invited the applicant to come forward and address Community Council.

Connor Wallace, Urban Planner, WSP spoke on behalf of the applicant. Wallace noted the proposed development was a significant improvement to what is currently enabled and highlighted the changes that were incorporated based on public consultation. Wallace emphasized the improved interface between the building and street and improved safety measures.

The Chair reviewed the rules of procedure for public hearings and invited anyone wishing to speak on the matter to address Community Council.

Ron Skibbens, North End informed Community Council that they had surveyed the community in regard to this matter and had prepared a handout summarizing the results. Skibbens advised that the surveys point to broad public concern regarding safety, lack of parking, and lot coverage of the proposed development. Not a single respondent recommended approving the proposal without modification. Skibbens concluded by urging Councillors to reject to seek revisions to the proposal.

Norman Moulton, North End questioned the twenty additional units in the revised proposal and voiced concern for the impact of stress related to construction noise on the seniors located in nearby Almon Place. Moulton commented that there will be added traffic congestion turning onto Bloomfield Street and asked Community Council to address pedestrian safety at the intersection.

Mitchell Rhodes, Bloomfield Street expressed frustration that there had been construction taking place before the design was approved, and with garbage coming from the site. Rhodes indicated displeasure with both the original Development Agreement and the current proposal.

Corlene Leslie, North End noted that the proposal would restrict the amount of sunlight entering Almon Place. Leslie also expressed concern regarding wind tunnels, parking, and pedestrian safety.

Grace Goodall, North End agreed with comments from previous speakers.

Katherine Kitching, Bloomfield Street referenced language in the Municipal Planning Strategy respecting scale and character of neighbourhoods, and suggested that at over eight stories the proposal pushed the limits of what could be considered an appropriate scale. Kitching recommended improvements to the Bloomfield streetwall, an increase in the number of parking spots, reducing to one amenity room on the top level, maintaining the above ground parking lot with landscaped green open space at grade, and including an affordable housing component to encourage diversity.

Lynzie Smith, Amazing Space Interiors, Almon Street indicated their business had heard no concerns from customers regarding parking and they were pleased with the design proposal.

Craig Snow, Halifax supports the project because they feel the development would be attractive to young professionals and retirees, and the structure will blend nicely with the rest of the streetscape.

Sakura Saunders, Bilby Street echoed concerns of other residents and emphasized the need for affordable housing to ensure that local residents are not priced out of the neighbourhood.

David Quinn, North End expressed no concern with the proposed development because it will contribute to the revitalization of the area.

Carla MacLellan, Amazing Space Interiors, Almon Street noted that their business has seen an increase of foot traffic since moving to the area over two years ago, but feels the community is underserved by restaurants and other amenities. MacLellan said she hoped the development would include a restaurant with a patio for their customers and residents to enjoy.

Danny Chediac, Bilby Street advised that the community could use additional density, and spoke in favour of having a continuous streetwall rather than the surface parking lot.

Brandon Chapdelaine, Halifax expressed support for the changes made by the developer to address safety including a lighted pathway and recessed commercial space.

Dan MacLellan, Halifax noted that there is a need for more apartment buildings on the peninsula for people moving to the city from rural areas.

Steve Hart, Fuller Terrace questioned the benefit to local residents from the proposed development and spoke to the sense of community in the area.

Pete Lavell, Belle Aire Terrace provided concerns regarding the lot coverage and infilling increasing mass and density, noting that this removes the potential for more interesting design elements. Lavell expressed the view that the only way to make a modern concrete building blend with the wood-framed and shingled housing in the neighbourhood would be to limit its size.

Iain Morrison, North End addressed concerns from previous speakers regarding the impact of additional construction work on the community, suggesting that the proposed changes would not create a significant increase to the noise and traffic disruption in the area. Morrison noted that the design blends with the community, the space for local business is a positive, and the building would be an improvement over the current parking lot eyesore.

Mornay MacConnachie, North End spoke in favour of the proposal to add business and people to the area as well as visual appeal to the neighbourhood.

Cliff White, Black Street provided commentary with respect to the character of the neighbourhood and spoke in opposition to the development and the process for considering the development agreement amendment application. While staff acknowledged there was "some concern" raised by residents at the Public Information Meeting, White indicated the concerns were significant.

Nicholas Izumi, North End noted that there is already an existing Development Agreement, so the discussion should not be focused on whether increased density is needed in the area but on the merits of the proposed amendments. Izumi expressed concern with the lack of parking and the compliance matter.

Jim Williams, Fuller Terrace echoed concerns raised by previous speakers and urged Community Council to reject the application.

Valerie Salter, North End suggested that having a building instead of the parking lot would be better for the community, and that the apartments will be attractive to local retirees wishing to downsize.

Mik Owen, Black Street spoke to the need for more density in the area, but noted that the proposed amendments were inappropriate to the area and urged Community Council to refuse the application due to the impact on parking and infill.

Richard Stevens, North End advised that there have always been traffic and parking issues in the area. Stevens values the proposed green space and potential use of amenity space by people in the community.

Laura Russell, Northwood Terrace expressed concern for the safety of neighbourhood children due to the additional traffic.

The Chair then called three times for anyone wishing to address Community Council on this matter; there being none, it was MOVED by Councillor Smith, seconded by Councillor Zurawski

THAT the public hearing close.

MOTION PUT AND PASSED.

MOVED by Councillor Smith, seconded by Councillor Cleary

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; 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.**

Members of Community Council entered into a discussion on the matter. Highlights include:

- Any concerns regarding violations of the noise by-law or garbage should be reported to 311;
- Affordable housing would be of great value to the area, but at the moment the Community Council does not have a mechanism to address this; and
- The proposed lot coverage would be approximately ninety-four percent (94%).

MOVED by Councillor Smith, seconded by Deputy Mayor Mason

THAT Halifax and West Community Council approve the proposed amending development agreement 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. The amending agreement shall be substantially of the same form as set out in Attachment A of the staff report with revisions to the schedules and text to reflect the change in streetwall on Almon Street

Councillor Smith advised that the intent of the amendment is to step back the Almon Street streetwall by ten feet to improve walkability.

AMENDMENT PUT AND PASSED.

The question was called on the amended motion as follows:

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.**

AMENDED MOTION PUT AND PASSED.

10.1.2 Case 21076: Halifax Peninsula LUB Amendment (Rezoning) for 3834 Robie Street, Halifax, Peninsula

The following was before Community Council:

- A staff recommendation report dated March 7, 2018.
- A Memorandum dated January 22, 2018 submitted from the Chair of Halifax Peninsula Planning Advisory Committee

Scott Low, Planner II, provided the staff presentation on the application by Shelley Dickey Land Use Planning to rezone the lands at 3834 Robie Street, Halifax, from R-2 (General Residential Zone) to R-2A (General Residential Conversion Zone).

The Chair opened the hearing and invited the applicant to come forward and address Community Council.

Shelley Dickey, Shelley Dickey Land Use Planning spoke on behalf of the applicant. Dickey noted that the building has contained 6 apartment units since the mid 1960s and asked for rezoning in order to allow these units to remain.

The Chair reviewed the rules of procedure for public hearings and invited anyone wishing to speak on the matter to address Community Council. The Chair called three times for anyone wishing to address Community Council on this matter; there being none, it was MOVED by Councillor Cleary, seconded by Deputy Mayor Mason

THAT the public hearing close.

MOTION PUT AND PASSED.

MOVED by Councillor Smith, seconded by Councillor Walker

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.

MOTION PUT AND PASSED.

10.2 VARIANCE APPEAL HEARINGS – NONE

11. CORRESPONDENCE, PETITIONS & DELEGATIONS

11.1 Correspondence

The Legislative Assistant noted that the Municipal Clerk's Office has received correspondence on items 10.1.1, 13.1.1, 14.1.1, which was circulated to members of the Community Council.

11.2 Petitions - None

11.3 Presentations - None

12. INFORMATION ITEMS BROUGHT FORWARD – NONE

13. REPORTS

13.1 STAFF

13.1.1 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 was before Community Council:

- A staff recommendation report dated March 6, 2018.
- A Memorandum dated April 23, 2018 submitted from the Chair of Halifax Peninsula Planning Advisory Committee
- Correspondence was submitted by Michele Gerard.

MOVED by Deputy Mayor Mason, seconded by Councillor Smith

THAT Halifax and West Community Council recommend that Halifax Regional Council:

- 1. Give First Reading to consider the amendments to the Municipal Planning Strategy for Halifax and the amendments to the Land Use By-law for Halifax Peninsula as contained in Attachments C and D of the staff report dated March 6, 2018, and schedule a joint public hearing.**
- 2. Give First Reading to consider the Schmidville Heritage Conservation District Plan and the Schmidville Heritage Conservation District Bylaw as contained in Attachments A and B of the staff report dated March 6, 2018, and schedule a public hearing; and**
- 3. Adopt the amendments to the Municipal Planning Strategy for Halifax, the Land Use By-law for Halifax Peninsula, the Schmidville Heritage Conservation District Plan, and the Schmidville Heritage Conservation District Bylaw, as set out in Attachments A, B, C, and D of the staff report dated March 6, 2018.**

MOTION PUT AND PASSED.

14. COMMITTEES

14.1 HERITAGE ADVISORY COMMITTEE

14.1.1 Case 20923 – Application for a Development Agreement, 2720 Gottingen Street, Halifax.

The following was before Community Council:

- A recommendation report from the Heritage Advisory Committee dated April 26, 2018.
- A Memorandum dated September 17, 2017 submitted from the Chair of Halifax Peninsula Planning Advisory Committee
- Correspondence was submitted by George and Leo Christakos.

MOVED by Councillor Smith, seconded by Deputy Mayor Mason

THAT Halifax and West Community Council:

- 1. Give notice of motion to consider the proposed development agreement, as set out in Attachment A of the staff report dated March 16, 2018, to allow a restaurant, pub and residential units within the existing building located at 2720 Gottingen Street and schedule a public hearing.**

MOTION PUT AND PASSED.

14.2 WESTERN COMMON ADVISORY COMMITTEE

14.2.1 Further Ecological Testing on the Groundwater at the Ragged Lake Composting Facility

The following was before Community Council:

- A recommendation report from the Western Common Advisory Committee dated April 23, 2018.

MOVED by Councillor Walker, seconded by Councillor Zurawski

THAT Halifax and West Community Council request a staff report on further ecological testing being performed on the groundwater at the Ragged Lake Composting Facility site, in concurrence with the recommendation put forward in the Stantec report, as outlined in the correspondence from Peter Lund dated March 23, 2018.

A brief discussion ensued, with Members of Community Council indicating they would prefer if recommendations from the Committee were brought forward more systematically.

MOTION PUT AND PASSED.

MOVED by Councillor Cleary, seconded by Deputy Mayor Mason

THAT Halifax and West Community Council request the Western Commons Advisory Committee to provide further recommendations in a more comprehensive approach.

MOTION PUT AND PASSED.

14. MOTIONS - NONE

15. IN CAMERA (IN PRIVATE) - NONE

16. ADDED ITEMS

16.1 Case 20151: Amendments to the Halifax MPS and associated development agreement for 31 and 33 Brewer Court, Halifax

The following was before Community Council:

- A staff recommendation report dated April 9, 2018

MOVED by Councillor Cleary, seconded by Councillor Walker

THAT Halifax and West Community Council recommend that Regional Council:

- 1. Give First Reading to consider the proposed amendments to the Halifax Municipal Planning Strategy (MPS) as set out in Attachment A of the staff report dated April 9, 2018, to align the Mainland South Generalize Future Land Use Map (GFLUM) boundary with the property boundary and to extend the existing designations to said boundary at lands off Brewer Court, Halifax, and schedule a joint public hearing; and**
- 2. Approve the proposed amendments to the Halifax Municipal Planning Strategy, as set out in Attachment A of this report.**

THAT Halifax and West Community Council:

- 3. Give Notice of Motion to consider the proposed development agreement, as set out in Attachment B of this report, to permit a 6-unit townhouse and a semidetached dwelling at lands off Brewer Court, Halifax. The public hearing for the development agreement shall be held concurrently with that indicated in Recommendation 1.**

MOTION PUT AND PASSED.

16.2 Councillor Cleary – Internal Conversion

MOVED by Councillor Cleary, seconded by Deputy Mayor Mason

THAT Halifax and West Community Council direct staff to prepare a recommendation report regarding the Halifax Peninsula Land Use By-law for lands within the Peninsula West Area 1 schedule to enable the internal conversion of existing residential buildings to a maximum of six units.

It was noted that there are several houses in the area with capacity for 5 or 6 units that are not fully utilized due to rezoning that took place in 2003.

MOTION PUT AND PASSED.

17. NOTICES OF MOTION - NONE

18. PUBLIC PARTICIPATION

No one came forward to address Community Council during public participation.

**19. DATE OF NEXT MEETING – May 22, 2018 (Special Meeting)
June 12, 2018 (Regular Meeting)**

20. ADJOURNMENT

The meeting adjourned at 8:42 p.m.

Phoebe Rai
Legislative Assistant