

**HALIFAX AND WEST COMMUNITY COUNCIL
MINUTES
July 30, 2018**

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

STAFF: Karen Brown, Solicitor
David Perusse, Legislative Assistant
Simon Ross-Siegel, 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 6:00 p.m. adjourned at 7:25 p.m.

1. CALL TO ORDER

The meeting was called to order at 6:00 p.m. in the Council Chamber, 3rd Floor City Hall, 1841 Argyle Street, Halifax.

2. APPROVAL OF MINUTES – June 26, 2018

MOVED by Councillor Cleary, seconded by Councillor Zurawski

THAT the minutes of June 26, 2018 be approved as presented.

MOTION PUT AND PASSED.

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

MOVED by Councillor Walker, seconded by Councillor Cleary

THAT the agenda be approved as presented.

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 21439: Halifax Mainland Land Use Bylaw amendment to add lounges as a permitted use in the C-2C (Dutch Village Road Mixed Use) Zone

The following was before Community Council:

- A staff recommendation report dated May 22, 2018
- Staff presentation for Case 21439
- Correspondence submitted by Darlene Duggan and Nancy Kelly

Jennifer Chapman, Planner III, provided Community Council with a staff presentation on Case 21439: Halifax Mainland Land Use Bylaw amendment to add lounges as a permitted use in the C-2C (Dutch Village Road Mixed Use) Zone.

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

Troy Arsenault, Applicant and owner of The Anchor restaurant, spoke to the proposed amendments to the Halifax Mainland Land Use Bylaw to add lounges as a permitted use in the C-2C (Dutch Village Road Mixed Use). They noted the difficulty of running a restaurant under their current restaurant licence, and how the rezoning would assist in alleviating some of these issues.

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

THAT the public hearing close.

MOTION PUT AND PASSED.

MOVED by Councillor Walker, seconded by Councillor Cleary

THAT Halifax and West Community Council adopt the amendment to the C-2C (Dutch Village Road Mixed Use) Zone of the Halifax Mainland Land Use By-law, as set out in Attachment A of the staff report dated May 22, 2018.

MOTION PUT AND PASSED.

10.1.2 Case 21385: Rezoning request for lands located off Herring Cove Road and Mansion Avenue, Herring Cove

The following was before Community Council:

- A staff recommendation report dated June 18, 2018
- Staff presentation on Case 21385
- Presentation from Armco Capital Inc

Dean MacDougall, Planner II, provided Community Council with a staff presentation on Case 21385 concerning a request to rezone PIDs 40414831 and 40019028 and a portion of PIDs 00325985, 00330803, 00330811 off the Herring Cove Road, known as the Green Acres Subdivision, from R-1 (Single Family Dwelling) zone to R-2 (Two Family Dwelling) zone.

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

Adam McLean, Armco Capital Inc, spoke to the purpose of the rezoning request for lands located off Herring Cove Road and Mansion Avenue. They noted that their development will promote more affordable housing within the Municipality with over 800 units being proposed. They further noted that the development will include new paving and storm water infrastructure. Holding ponds have been constructed on an interim basis to address some of the storm water capacity issues until the development is able to proceed. They have also discussed with staff the possibility of adding a turning lane off of Herring Cove road in the future to alleviate some on the access and traffic issues.

Responding to questions from members of Community Council, McLean noted that there will be sidewalks on both sides of the street on some of the roads being proposed. However, the majority will have sidewalks on one side in accordance with standards set out by the Municipality. Additionally, there are three (3) community parks that have been designated within the development itself.

The Chair then called for anyone wishing to address Community Council on this matter.

Matthew Lahey, Herring Cove Road, Halifax, expressed concern about access off Herring Cove Road and the effect that the proposed roads would have on their property

Glen Wodpier, Armco Inc Engineer, responded to the concerns raised by Matthew Lahey, noting that there is a driveway at the intersection between Herring Cove Road and Green Acres. They noted that they have spoken about the driveway with HRM planning staff and have developed detailed plans on how it can be accommodated. They further noted that all of the work currently being undertaken is on the Applicant's property and the HRM's right of way. However, the private driveway is being accommodated in these plans and Armco staff are open to continued discussions with property owners.

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

THAT the public hearing close.

MOTION PUT AND PASSED.

MOVED by Councillor Walker, seconded by Councillor Cleary

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 June 18, 2018.

MOTION PUT AND PASSED.

10.1.3 Case 19531: Development Agreement for the northern corner of Young Street and Windsor Street, Halifax

The following was before Community Council:

- A staff recommendation report dated June 11, 2018
- A memorandum from the Halifax Peninsula Planning Advisory Committee dated November 24, 2015
- Staff presentation on Case 19531
- Presentation from WM Fares Architects
- Correspondence submitted by Keith Chapman, Leroy O'Hearn, Judi O'Hearn and Indu Bhatnagar

Andrew Bone, Planner III, provided Community Council with a staff presentation on Case 19531: Development Agreement for the northern corner of Young Street and Windsor Street, Halifax to enable a mixed use, commercial and high density residential development.

Responding to questions from members of Community Council, Bone noted that there is flexibility to convert some of the commercial units in the proposed development to residential depending on the demand. There would also be onsite greenspace that would be available to residents only.

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

Jake Duvall, WM Fare Architects, provided a presentation on Case 19531: Development Agreement for the northern corner of Young Street and Windsor Street, Halifax. They noted that the proposed design was guided by a site visit to follow the current pedestrian paths through the site.

Responding to questions from members of Community Council, Duvall noted that the development will be built with accessibility in mind, with units built to building code standards.

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

THAT the public hearing close.

MOTION PUT AND PASSED.

MOVED by Councillor Smith, seconded by Deputy Mayor Mason

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 11, 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.**

Responding to further questions from members of Community Council, Bone noted that staff used the same notification area for both of the public information meetings on the development. They further noted that planning staff have consulted with Transit on the proposed development, and the bus stops in the area may be adjusted to reflect the needs of the new development in the future.

MOTION PUT AND PASSED.

10.2 Variance Hearings - NONE

11. CORRESPONDENCE, PETITIONS & DELEGATIONS

11.1 Correspondence

The Legislative Assistant noted that correspondence was received for items 10.1.1 and 10.1.3. This correspondence was circulated to Community Council.

For a detailed list of correspondence received, refer to the specific agenda item.

11.2 Petitions - None

11.3 Presentations - None

12. INFORMATION ITEMS BROUGHT FORWARD – NONE

13. REPORTS

13.1 STAFF

13.1.1 Case 21706: Non-substantive amendments to an existing development agreement on lands at Lovett Lake (5 PIDs), Beechville.

The following was before Community Council:

- A staff recommendation report dated June 18, 2018
- A staff presentation for Case 21706

Brittney MacLean, Planner II, provided Community Council with a staff presentation on Case 21706: Non-substantive amendments to an existing development agreement on lands at Lovett Lake (5 PIDs), Beechville.

MOVED by Councillor Zurawski, seconded by Councillor Smith

THAT Halifax and West Community Council:

- 1. Approve, by resolution, 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 18, 2018, to extend the development commencement date for the proposed development at Lovett Lake (5 PIDs), Beechville; and**
- 2. Require the amending development agreement be signed by the property owners 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.**

MOTION PUT AND PASSED.

13.2 COMMITTEE REPORTS

13.2.1 Point Pleasant Park Advisory Committee - Lease of Point Pleasant Park Lodge

The following was before Community Council:

- A recommendation report from the Point Pleasant Park Advisory Committee dated June 4, 2018

MOVED by Deputy Mayor Mason, seconded by Councillor Walker

THAT Halifax and West Community Council:

1. **Endorse an extension of a 1-year lease of Point Pleasant Park Lodge to the Sable Island Institute, ending February 28, 2019;**
2. **Request a staff report on the best use of the Lodge in meeting the goals of the Point Pleasant Park Comprehensive Plan.**

MOTION PUT AND PASSED.

14. MOTIONS - NONE

15. IN CAMERA (IN PRIVATE) – NONE

16. ADDED ITEMS – NONE

17. NOTICES OF MOTION - NONE

18. PUBLIC PARTICIPATION

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

19. DATE OF NEXT MEETING – August 7, 2018

20. ADJOURNMENT

The meeting was adjourned at 7:25 p.m.

David Perusse
Legislative Assistant