



**HALIFAX & WEST COMMUNITY COUNCIL  
MINUTES  
May 6, 2014**

**PRESENT:** Councillor Linda Mosher, Chair  
Councillor Waye Mason, Vice Chair  
Councillor Jennifer Watts  
Councillor Russell Walker  
Councillor Stephen Adams  
Councillor Reg Rankin

**REGRETS:** None

**STAFF:** Ms. Roxanne MacLaurin, Solicitor  
Mr. Liam MacSween, Legislative Assistant

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

*The agenda, supporting documents, and information items circulated to Community Council are available online: <http://www.halifax.ca/Commcoun/west/140506hwccAgenda.php>*

*The meeting was called to order at 6:00 p.m. and recessed at 6:31 p.m. Halifax and West Community Council reconvened at 7:00 p.m. and adjourned at 8:25 p.m.*

**1. CALL TO ORDER**

The Chair called the meeting to order at 6:00 p.m.

**2. APPROVAL OF MINUTES – March 25 & April 8, 2014**

**MOVED by Councillor Walker, seconded by Councillor Watts that Halifax & West Community Council approve the minutes as presented. MOTION PUT AND PASSED.**

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

Additions:

13.1 **Councillor Mason** – Point Pleasant Park Advisory Committee Bi-Monthly Meetings

13.2 **Councillor Rankin** – Request for Staff Report – Re-purposing of HRM Public Lands in Timberlea

13.3 **Councillor Rankin** – Request for Staff Report – Request for Sidewalk Installation – St. Margaret’s Bay Road

The Chair noted that the public hearings will commence at 7:00 p.m. as advertised, and that all other agenda items will be dealt with prior to that time.

**MOVED by Councillor Walker, seconded by Councillor Mason that the agenda be approved as amended. MOTION PUT AND PASSED.**

Councillor Walker welcomed Councillor Rankin back to Halifax & West Community Council and noted that Councillor Rankin will be reassuming his constituency duties.

Councillor Watts acknowledged former Councillor Mary Wile who was in attendance at the meeting.

**4. BUSINESS ARISING OUT OF THE MINUTES**

Councillor Watts requested an update on status sheet Item #9 – Offleash Dog Park in Africville Park. The Legislative Assistant noted that there were no updates to the status sheet. The Legislative Assist

**5. MOTIONS OF RECONSIDERATION – NONE**

**6. MOTIONS OF RESCISSION – NONE**

**7. CONSIDERATION OF DEFERRED BUSINESS – NONE**

**8. HEARINGS**

**8.1 PUBLIC HEARINGS**

The public hearings were held later in the meeting. Please see pages 7-13.

**8.2 VARIANCE APPEAL HEARINGS**

**8.2.1 Case 19016: Appeal of Variance Refusal – 6271 Duncan Street, Halifax**

The following was before Community Council:

- *A staff recommendation report dated April 14, 2014*
- *A petition containing seven signatures in support of Case 19016*

The Chair invited staff to present on Case 19016. Ms. Stephanie Norman, Development Technician Intern, gave a presentation on Case 19016: Appeal of Variance Refusal for 6271 Duncan Street, Halifax.

The Chair thanked Ms. Norman for her presentation and read the procedures with respect to Variance Appeal Hearings. The Chair requested that the Applicant(s) come forward to address Community Council.

**Mr. Mark Gentile**, Applicant, introduced his wife, **Melanie Feore** and commented that they had purchased the building at 6271 Duncan Street in October of 2013. He noted that they did not put the addition on the home as it was put there by a previous owner. He noted that they were not fully aware of the circumstances of the home at the time of purchase or when the variance was requested.

**Ms. Melanie Feore** noted that the previous owner used the building as a rooming house for international students. She commented that her wish is to convert the home to two, two unit executive flats. She advised that there is ample parking in the rear of the parking for multiple vehicles and noted that they will not be adding to curbside parking. She remarked that she and Mr. Gentile brought the building up to code and did a great deal of work to the home. She explained that her wish as well as that of Mr. Gentile, is to complete an internal conversion of the home which will not change the dimensions of property.

Ms. Feore noted that she had invited neighbours into the home and many were impressed with the work that was done. She commented that there were neighbours that wished to come to the meeting and speak on their behalf but could not because of scheduling conflicts. She referenced the petition signed by seven neighbours in support of the appeal and concluded by stating that their building on Duncan Street is a long term investment and that in no way do they plan on owning a run-down property.

The Chair invited property owners within the 30 meter notification area to come forward to address community Council in relation to Case 19016. None were present. The Chair called three more times for speakers to address community Council. As there were none, she asked the Applicant(s) if they wish to speak for a final time. The Applicant (s) indicated that they did not wish to address Community Council for a final time.

**MOVED by Councillor Watts, seconded by Councillor Adams that the Variance Appeal Hearing be closed. MOTION PUT AND PASSED.**

Councillor Watts commented that she received no calls in relation to this case and noted that there does not seem to be a concern in the neighbourhood with respect to the Variance Application. She suggested that the change in use will be positive for the neighbourhood and that there will be no change to the foot print of the existing building.

**MOVED by Councillor Watts, seconded by Councillor Mason that Halifax and West Community Council allow the appeal of Case 19016 and approve the request for a variance.**

**MOTION PUT AND PASSED.**

**9. CORRESPONDENCE, PETITIONS & DELEGATIONS**

**9.1 Correspondence**

The Legislative Assistant noted correspondence which was received in regard to Item No. 8.1.5 - Case 18734: Rezoning, 8A-8D Hillcrest Street, Halifax and noted that it has been circulated to Community Council.

**9.2 Petitions**

Councillor Watts noted that there was a petition containing seven signatures that was received in support of the Variance Appeal hearing, Case 19016 which was distributed to members of Community Council.

**9.3 Presentation – None**

**10. REPORTS**

**10.1 STAFF**

**10.1.1 Case 18107: Development Agreement, Prospect Road, Goodwood**

The following was before Community Council:

- *A staff recommendation report dated April 21, 2014*

**MOVED by Councillor Adams, seconded by Councillor Walker that Halifax and West Community Council move notice of motion to consider the proposed development agreement, as contained in Attachment A of the staff report dated April 21, 2014, to permit a service station and commercial uses on vacant lands immediately south of 1300 Prospect Road and schedule a public hearing.**

The chair noted that the public hearing for Case 18107 will be held at the regularly scheduled meeting of Halifax and West Community Council on June 4, 2014.

**MOTION PUT AND PASSED.**

**11. MOTIONS - NONE**

**12. IN CAMERA**

**12.1 Approval of In Camera Minutes – April 8, 2014**

This matter was dealt with in public session. The following motion was passed.

**MOVED by Councillor Watts, seconded by Councillor Walker that Halifax & West Community Council approve the In Camera Minutes of April 8, 2014 as circulated.**

**MOTION PUT AND PASSED.**

**13. ADDED ITEMS**

**13.1 Councillor Mason – Point Pleasant Park Advisory Committee Bi-Monthly Meetings**

Councillor Mason gave a verbal update on several items being dealt with by the Point Pleasant Park Advisory Committee, such as a request for an enforcement blitz with respect to dogs and dog owners within the park and the implementation of a site plan for a playground in the park.

Councillor Mason also noted that a great deal of progress has been made with respect to the work plan for Point Pleasant Park Advisory Committee and that the Committee passed a motion to meet bi-monthly as monthly meetings are no longer required.

**MOVED by Councillor Mason, seconded by Councillor Watts request that Halifax and West Community Council request that the Terms of Reference of the Point Pleasant Park Advisory Committee be revised to reflect bi-monthly meetings beginning in September 2014.**

**MOTION PUT AND PASSED.**

**13.2 Councillor Rankin – Request for Staff Report – Re-purposing of HRM Public Lands in Timberlea**

Councillor Rankin noted that he would like staff to investigate, by way of a staff report, the potential repurposing of public lands located adjacent to Beechville-Lakeside-Timberlea School. He commented that the repurposing of these lands will assist in alleviating traffic concerns and provide a safe drop off area for school children.

**MOVED by Councillor Rankin, seconded by Councillor Walker that Halifax and West Community Council request a staff report outlining the merit of converting a small portion of HRM public land, located adjacent to the beech Ville-Lakeside-Timberlea School, formerly used as a soccer field, to be re-purposed to a drop off area for school children providing safe access to the school and reducing related vehicular traffic along Mountain Maple Drive**

**MOTION PUT AND PASSED.**

**13.3 Councillor Rankin – Request for Staff Report – Request for Sidewalk Installation – St. Margaret’s Bay Road**

Councillor Rankin provided commentary on his request for staff to investigate the installation of a portion of sidewalk between Beechville and the entrance to the Bayers Lake Industrial Park. He commented that the Province as well as the community should be approached to assist in the costs of implementing the portion of the sidewalk in that area.

**MOVED by Councillor Rankin, seconded by Councillor Walker that Halifax and West Community Council request a staff report examining the installation of 900 meters of sidewalk between Beechville (Intersection of Sheppards Run and St. Margaret’s Bay Road) and the entrance to the Bayers Lake Industrial Park (Intersection of Lake Lands Boulevard and St. Margaret’s Bay Road).**

**MOTION PUT AND PASSED.**

**14. NOTICES OF MOTION**

**14.1 Councillor Mason**

**Take Notice that at the next regular Halifax and West Community Council meeting to be held on June 4, 2014 I propose to move the following:**

**That Halifax and West Community Council request the staff report regarding R2A bedroom count amendments be expanded to include habitable room limits and other housekeeping amendments including but not limited to height, height precincts, and lot coverage.**

**15. PUBLIC PARTICIPATION**

Public Participation held and closed. No speakers came forward.

**16. DATE OF NEXT MEETING – June 4, 2014**

The Chair noted two public hearings scheduled for June 4, 2014:

- Case 18232: Substantive Amendments to the existing development agreement for Brunello Estates, Timberlea
- Case 18107: Development Agreement, Prospect Road, Goodwood

Halifax and West Community Council recessed at 6:31 p.m. and reconvened at 7:00 p.m.

**8.1 PUBLIC HEARINGS**

**8.1.1 Case 18555: LUB Amendment and Development Agreement – 2857- 2863 Isleville Street and 5559 Bilby Street, Halifax**

The following was before Community Council:

- *A staff recommendation report dated February 27*

The Chair invited staff to present on Case 18555. Ms. Dali Salah, Planner, gave a presentation on Case 18555 – Land Use By-law Amendment and Development Agreement – 2857-2863 Isleville Street and 5559 Bilby Street, Halifax.

Ms. Salah noted that the proposed development agreement limits the population density of the development to 80 persons. She noted that the Applicant requested that staff clarify that point.

The Chair thanked Ms. Salah for her presentation and read the procedures respecting Public Hearings. She invited the Applicant present on Case 18555.

**Mr. Jeffery Hagan** stated that he represents the developers WSP and Onyx Properties. He commented that the proposed development is named after Mama Camille, a woman who served the North end with honour and diligence. He explained that the developers held an open house event to gain public opinion with respect to the development and noted that the response was positive.

Mr. Hagan commented that the Public Information Meeting was also well attended and the proposed development reflects key urban design elements that are unique to area. He commented that there was a request from the community that there be no blank walls looking down on the Bilby side entrance of building. Mr. Hagan thanked Halifax and West Community Council for allowing him to present and noted that he would be happy to answer any questions that they may have.

The Chair thanked Mr. Hagan and opened the public hearing. She noted that there was one name on the sign-up sheet and requested that Mr. Darren Watts come forward and address Community Council.

**Mr. Darren Watts** of 2875 Agricola Street, Halifax commented that he moved in to the neighbourhood twelve years ago. He noted that he did so because the area is mixed use, livable and child friendly. He noted that he is very thankful that the developer incorporated these elements in to the design of the building, but commented that he still feels that the height is too high and that there is too high of a percentage of bachelor and one bedroom apartments to accommodate families. He further commented that the proposed development will have a significant impact on traffic, the industrial uses in the area, as well as a loss of streetscape. He concluded by requesting that Halifax and West Community Council reduce the height and further increase the density of the proposed development by adding more two bedroom units.

The Chair thanked Mr. Watts for his comments and called three times for any further speakers. There were none. The Chair invited the applicant to address Community Council for a final time.

Mr. Hagan, Applicant, stated that the developer is more than comfortable with the minimum amount of required two (or more) bedroom units as stipulated in the proposed development agreement. He further commented that the community is very open to the green space that will be available as part of the proposed development. He concluded that the designers of the building were very sensitive with respect to height.

**MOVED by Councillor Watts, seconded by Councillor Mason that the Public Hearing be closed. MOTION PUT AND PASSED.**

Ms. Salah noted that in terms of the unit mix, the proposed development agreement requests that a minimum of 44 percent of residential units include two or more bedrooms, which accounts for approximately 18 to 20 units.

**MOVED by Councillor Watts, seconded by Councillor Mason that Halifax & West Community Council adopt the amendment to Map ZM-2 of the Halifax Peninsula Land Use By-Law as presented in Attachment A and Maps 1 and 2 of the staff report dated February 27, 2014**

Councillor Watts noted that she has seen the presentation several times and noted that the proposed development will be positive for the neighbourhood.

**MOTION PUT AND PASSED.**

**8.1.2 Case 18591 – LUB Amendment and Development Agreement – 5530-5532 Bilby Street, Halifax**

The following was before Community Council:

- *A staff recommendation dated February 27, 2014*

The Chair invited staff to present on Case 18591. Ms. Dali Salah, Planner, gave a presentation on Case 18591 – Land Use By-law Amendment and Development Agreement for 5530-5532 Bilby Street, Halifax.

The Chair thanked Ms. Salah for her presentation and read the procedures respecting Public Hearings. She requested that the Applicant come forward to address Community Council.

Mr. Blaise Morrison, Applicant noted that he represents WSP Group which is the Developer for Case 18591. He noted that a community open house meeting was held regarding the proposed development. He advised that opinions from community attendees were sought and taken under consideration when submitting the application to HRM. He commented that the design team went over the themes that were brought up during the open house and that two main considerations were examined as a result, the historic context of the community as well as the character of the community.

Mr. Morrison commented that WSP ground knew that it was dealing with a very rich historic area, with a great deal of industrial and mixed used buildings. He noted that neighbourhood in which the proposed development is located is continually changing and that the past, present and future had to be considered with respect to the re-imagination of the property. He expressed some challenges that were faced in the design of the building in relation to height. He noted that the smoke stack from the formal industrial use of the property has been incorporated into the design and noted that people will want to look up at it.

Mr. Morrison cited traffic and parking concerns from the community and commented that the design of the proposal takes these concerns under consideration. He noted that there will be underground parking for residents and that 55% of the building will house 2 bedroom units (or more), further increasing density. Mr. Morrison thanked Halifax and West Community Council and noted that he would be happy to answer any questions.

Councillor Watts asked for clarification regarding the interface with property owners to the south of the proposed development.

Mr. Morrison commented that the proposed development backs on to three residential properties. He noted that the designers have introduced Ivy screening and required landscaping on the south elevation of the proposed development. He remarked that the privacy of neighbours and residents of the building needs to be respected and that shadings and window coverings will be incorporated to ensure more privacy.

The Chair thanked Mr. Morrison for his presentation and opened the public hearing. She noted one person on the speakers list and requested that Mr. Darren Watts come forward to address Community Council.

**Mr. Darren Watts** of 2875 Agricola Street stated that he wished to thank the developer for ensuring that 55 % of the residential units in the proposed development will be two bedroom and up. He commented that he has some concern with the proposed height of the building. The Chair called three times for any further speakers, there were none present. The Chair asked the Applicant if he would like to address Community Council for a final time, he did not.

**MOVED by Councillor Mason, seconded by Councillor Watts that the Public Hearing be closed. MOTION PUT AND PASSED.**

**MOVED by Councillor Watts, seconded by Councillor Walker that Halifax & West Community Council Adopt the amendment to Map ZM-2 of the Halifax Peninsula Land Use By-Law as presented in Attachment A and Maps 1 and 2 of the staff report dated February 27, 2014**

Councillor Watts stated that she appreciates that staff and developer have engaged the community regarding the proposed development. She commented that the process has been very good and that the development is a reflection of the desire for densification and residential uses.

**MOTION PUT AND PASSED.**

**8.1.3 Case 18655: Rezoning - 552 Washmill Lake Drive, Halifax**

The following was before Community Council:

- *A staff recommendation report dated March 20, 2014*

The Chair invited staff to present on Case 18655. Mr. Paul Sampson, Planner gave a presentation on Case 18655: Rezoning – 552 Washmil Lake Drive, Halifax.

The Chair thanked Mr. Sampson and read the procedures with respecting Public Hearings and requested that the Applicant come forward to address Community Council.

**Mr. Greg Boyd**, of 8 Lakeview Road, stated that he is speaking on behalf of the property owner, Mr. James Gordon Smith. Mr. Boyd commented that Mr. Smith has lived on the property his entire life. He noted that he was unaware that he was non-conforming as a result of being lumped in to schedule K. He requested that Halifax and West Community Council rezone the property to R-2P so that Mr. Smith can obtain the proper permits and operate his auto repair business.

The Chair thanked Mr. Boyd for his presentation and opened the public hearing. The Chair read the public hearing sign-up sheet and requested that Ms. Mary Wile come forward and address Community Council.

**Ms. Mary Wile**, 331 Lacewood Drive, thanked Halifax and West Community Council and noted that she was present at the meeting as a representative for Jim Smith. She explained that Mr. Smith operates an automotive repair and parts business from this location as his father did before him. She noted that Mr. Smith would very much like to continue to operate his business and support his family. She concluded by stating that Halifax and West Community Council should support the staff recommendation.

The Chair thanked Ms. Wile for her comments and called three more times for members of the public to come forward and address Community Council. As there were no further speakers the Chair invited the applicant to speak for a final time on Case 18655. The applicant did not wish to address Halifax and West Community Council any further.

**MOVED by Councillor Watts, seconded by Councillor Mason that the Public Hearing be closed. MOTION PUT AND PASSED.**

**MOVED by Councillor Walker, seconded by Councillor Rankin that Halifax & West Community Council approve the proposed rezoning of 552 Washmill Lake Drive, Halifax, from schedule K to the R-2P (General Residential) Zone, as provided in attachment A of the staff report dated March 20, 2014.**

Councillor Walker noted that he had visited the site on several occasions and that there are a great deal of schedule K lands still out there that need to be rezoned. He requested that his colleague support the staff recommendation as presented.

**MOTION PUT AND PASSED.**

**8.1.4 Case 18474: Rezoning - Property ID No. 00338319, Washmill Lake Drive, Halifax**

The following was before Community Council:

- *A staff recommendation/information report dated March, 20, 2014*

The Chair invited staff to present on Case 18474. Ms. Leah Perrin, Development Approvals Intern, gave a presentation on Case 18474 regarding the Rezoning of Property ID No. 0033819, Washmill Lake Drive, Halifax.

The Chair thanked Ms. Perrin for her presentation and read the procedures respecting Public Hearings. She requested that the Applicant come forward to address Community Council.

The Applicant stated that he did not have much to say. He commented that he is a public servant and he wished to thank HRM staff for the diligent work on this project. He noted that his property conforms to the Municipal Planning Strategy and the Land Use By-law for Halifax Mainland. He further noted that he is not asking for Variance and that he plans to develop a simple residential building for his own residence and to support his family.

The Chair thanked the Applicant for his presentation and opened the public hearing. The chair noted that there were no signatures on the sign-up sheet. She called three times for members of the public to come forward and address Halifax & West Community Council in relation to Case 18474. There were no further speakers.

**MOVED by Councillor Watts, seconded by Councillor Adams that the Public Hearing be closed. MOTION PUT AND PASSED.**

**MOVED by Councillor Walker, seconded by Councillor Rankin that Halifax & West Community Council approve the proposed rezoning of the property to the east of the CBC transmitter lands on Washmill Lake Drive, Halifax, PID No. 00338319, from the schedule**

**“K” and the I-2 (Radio Transmitter) Zone to the R-2P (General Residential) Zone, as provided in attachment A of the staff report dated March 20, 2014.**

Councillor Walker stated that he received no calls or emails on this case. He commented that he visited the site and the rezoning of the area will be a marked improvement.

The Chair noted for the record that one email was received in opposition to the application and can be found in the staff reported dated March 20, 2014.

**MOTION PUT AND PASSED.**

**8.1.5 Case 18734: Rezoning, 8A-8D Hillcrest Street, Halifax**

The following was before Community Council:

- *A staff recommendation report dated March 18, 2014*
- *Correspondence dated April 30, 2014 from Caroll Donegani*
- *Correspondence from Mark Tanner, Kathy Tanner, and Ed Penney dated May 6, 2014*

The Chair invited staff to present on Case 18734. Ms. Leah Perrin, Development Technician Intern gave a presentation on Case 18734: Rezoning, 8A-8D Hillcrest Street, Halifax.

The Chair thanked Ms. Perrin for her presentation. The Chair read the procedures respecting Public Hearings and requested that the Applicant come forward to address Community Council.

Mr. Giovanni Cianfaglione, Applicant, stated that he is the owner of 8A-8 D Hillcrest Street and noted that he is a hard working law abiding citizen of Fairview. He commented that he has lived in Fairview since 1984 and wanted his first home to be there to be close to his family. He noted that when he purchased the property he also inherited three sets of tenants and did not think that it was fair to remove them from the property with the exception of one tenant who was not working. He noted that he received a letter from HRM stating that his property was not in compliance. Prior to receiving the letter Mr. Cianfaglione stated that he invested \$100,000 in upgrades to the property with the goal of attaining long term family oriented tenants.

Mr. Cianfaglione advised that if this rezoning application is not approved, he will be forced sell the property at a loss. Further to this, he noted that the fate of his tenants will be unknown. He concluded by stating that he cares very much about Fairview and wants to see it grow and thrive. He respectively requested that Halifax and West Community Council approve the rezoning of his property from R-2A to R-2P.

The Chair thanked Mr. Cianfaglione for his presentation and called for members of the public to come forward and address Community Council regarding Case 18734.

The Chair called three times for any further speakers, as there were none it was **MOVED by Councillor Walker, seconded by Councillor Adams that the Public Hearing be closed.**  
**MOTION PUT AND PASSED.**

**MOVED by Councillor Walker, seconded by Councillor Adams that Halifax & West Community Council approve the proposed rezoning of 8A-8D Hillcrest Street, Halifax, from R-2 (Two Family Dwelling) Zone to R-2P (General Residential) Zone as provided in attachment A of the staff report dated March 18, 2014.**

**MOTION PUT AND PASSED.**

**17. ADJOURNMENT**

The meeting was adjourned at 8:25 p.m.

Liam MacSween  
Legislative Assistant

**INFORMATION ITEMS**

**Halifax & West Community Council Minutes**  
**May 6, 2014**

1. Memorandum from the Legislative Assistant dated April 29, 2014 re: Requests for Presentation to Halifax & West Community Council - None