



**HALIFAX REGIONAL COUNCIL  
MINUTES  
January 24, 2017**

**PRESENT:**

Mayor Mike Savage  
Deputy Mayor Steve Craig  
Councillors: Steve Streach  
David Hendsbee  
Bill Karsten  
Lorelei Nicoll  
Sam Austin  
Tony Mancini  
Waye Mason  
Lindell Smith  
Shawn Cleary  
Russell Walker  
Stephen Adams  
Richard Zurawski  
Matt Whitman  
Lisa Blackburn  
Tim Outhit

**STAFF:**

Mr. Jacques Dubé, Chief Administrative Officer  
Mr. John Traves, Municipal Solicitor  
Mr. Kevin Arjoon, Municipal Clerk  
Ms. Sheilagh Edmonds, Legislative Assistant  
Ms. Krista Vining, Legislative Assistant

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

A video recording of this meeting is available:  
[http://archive.isiglobal.ca/vod/halifax/archive\\_2017-01-24\\_live.mp4.html](http://archive.isiglobal.ca/vod/halifax/archive_2017-01-24_live.mp4.html)

The agenda, supporting documents, and information items circulated to Council are available online:  
<http://www.halifax.ca/council/agendasc/170124rc-agenda.php>

*The meeting was called to order at 2:00 p. m. and recessed at 4:53 p.m. Council reconvened at 6:00 p.m., and adjourned at 7:04 p.m.*

**1. CALL TO ORDER**

The Mayor called the meeting to order at 2:00 p.m. and Council stood for a moment of reflection.

**2. SPECIAL COMMUNITY ANNOUNCEMENTS & ACKNOWLEDGEMENTS**

Councillors noted a number of special community announcements and acknowledgements.

**3. APPROVAL OF MINUTES – NONE**

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

Additions:

13.1 Councillor Hendsbee – Eastern Shore Recreation Needs Assessment / Sheet Harbour Lions Community Centre

17.1 Mobile Food Market – Winter Pilot and Long Term Support

At the request of Councillor Whitman, Council agreed to move item 14.3.1 up on the agenda to be dealt with as the first order of business.

MOVED by Councillor Nicoll, seconded by Councillor Karsten

**THAT the agenda be approved as amended.**

Two-third majority vote required.

**MOTION PUT AND PASSED.**

- 5. BUSINESS ARISING OUT OF THE MINUTES - NONE**
- 6. CALL FOR DECLARATION OF CONFLICT OF INTERESTS - NONE**
- 7. MOTIONS OF RECONSIDERATION – NONE**
- 8. MOTIONS OF RESCISSION – NONE**
- 9. CONSIDERATION OF DEFERRED BUSINESS – NONE**
- 10. NOTICES OF TABLED MATTERS – NONE**

**11. PUBLIC HEARING**

**11.1 Case 19858 – Amendments to the Halifax Municipal Planning Strategy and Peninsula Land Use By-Law for 6345 Coburg Road, Halifax**

This was dealt with later in the meeting. See page 12.

**12. CORRESPONDENCE, PETITIONS & DELEGATIONS**

**12.1 Correspondence**

The Clerk noted that correspondence was received for items: 11.1, 14.1.7 and 17.1. This correspondence was circulated to Council.

## 12.2 Petitions

### 12.2.1 Deputy Mayor Craig

Deputy Mayor Craig submitted a petition with 355 signatures from the residents of Matador Court, Rankin Drive, Rogers Drive, Smokey Drive and Glendale Manor expressing concern about the safety hazard in crossing Glendale to reach the bus stops. The petition requested the installation of a crosswalk and crosswalk lights at Glendale and Rankin Drive and Glendale and Smokey Drive in Lower Sackville.

### 12.2.2 Councillor Smith

Councillor Smith submitted a petition with 126 signatures requesting traffic calming measures to reduce through traffic on Creighton Street and Uniacke Street. In submitting the petition Councillor Smith requested that it be forwarded to staff for report back to Council.

Item 14.3.1 was addressed at this time.

### 14.3.1 Proposed Amendments to Administrative Order 2014-001-ADM – Tax Relief for Non-Profit Organizations Program Fiscal Year 2016-17- Proposed Renewal of Tax Relief and Additions to Programs

The following was before Council:

- A recommendation report submitted by the Vice Chair of the Grants Committee dated November 8, 2016, with attached staff report dated October 27, 2016
- A staff supplementary information report dated January 6, 2017

MOVED by Councillor Whitman seconded by Councillor Walker

**THAT Halifax Regional Council adopt the amendments to Administrative Order 2014-001-ADM, the Tax Relief for Non-Profit Organizations Administrative Order, as recommended at the November 7, 2016 Grants Committee meeting and as outlined in the Attachment 1 of the staff supplementary information report dated January 6, 2017.**

Councillor Whitman referred to 4408 St. Margaret's Bay Road on page 4, schedule 29 of the October 27, 2016 staff report and advised that he would like to send this back to the Grants Committee for reconsideration. He noted that there is an issue with land ownership, adding that it was a former fire station owned by the Province.

MOVED by Councillor Whitman, seconded by Councillor Karsten

**THAT the motion be amended to refer '4408 St. Margaret's Bay Road, Lewis Lake (Estabrook Community Hall/HRM/Province of NS)' back to the Grants Committee for further consideration.**

**MOTION TO AMEND WAS PUT AND PASSED UNANIMOUSLY.**

Councillor Austin referred to pages 9 and 10, table 4 of the October 27, 2016 staff report and explained that there were several properties in which part of the property was tax exempt, but because of the layout of the land, i.e. they have more than one lot, they have been denied based on the rationale that the property could be consolidated. Councillor Austin advised that these properties serve one function and, in his view, to deny these lots tax relief based on the rationale that they could consolidate their property would be imposing a cost for no real advantage on the non-profits. Councillor Austin noted that he had discussed this issue with other Councillors who have similar properties in their district, and with their agreement he would include those properties in an amendment to forward them back to the Grants Committee for reconsideration.

MOVED by Councillor Austin, seconded by Councillor Mancini

**THAT the motion be amended to refer the following applications back to the Grants Committee for reconsideration:**

- **36 Oakdale Crescent (Austenville Owls Club)**
- **38 Oakdale Crescent (Austenville Owls Club)**
- **379 Shore Drive Bedford (Bedford Basin Yacht Club)**
- **2230 Maitland Street (North End Community Clinic)**
- **3175 Saint Margaret's Bay Road (Society for Women Healing from Addictions and Abuse)**

**MOTION TO AMEND WAS PUT AND PASSED UNANIMOUSLY.**

Not Present: Councillor Whitman

For the information of the new members of Council, Councillor Walker noted that he was Chair of the Grants Committee and he explained that, for any application to be referred back, there should be new information supplied to the Committee that would warrant reconsideration of the application. As well he advised that the Councillor making the referral should be in attendance at the meeting to speak to the matter.

Councillor Austin advised that, due to an oversight, the Banook Canoe Club did not submit their application on time; and that he was prepared to move an amendment to refer it to the Grants Committee for consideration.

A brief discussion ensued with staff responding to questions. It was noted that there were 10 groups in a similar circumstance to the Banook Canoe Club, and that to ensure fairness and consistency in the policy, that they should be included with the Banook Canoe Club in being referred back to the Grants Committee.

MOVED by Councillor Austin, seconded by Councillor Karsten

**THAT the motion be amended to refer the following applications to the Grants Committee for reconsideration:**

- **Alrasoul Islamic Society Centre**
- **Banook Canoe Club Limited**
- **Black Educators Association Conditional: excludes residential**
- **Ketch Harbour Area Residents Association**
- **Lawrencetown Community Centre**
- **MacDonald House Association**
- **Saint Leonard's Society of NS**
- **Feeding Others of Dartmouth**
- **River Community Centre Association**
- **Sheet Harbour Rockets**

**MOTION PUT AND PASSED (12 in favour, 4 against)**

In favour: Mayor Savage; and Councillors: Streach, Hendsbee, Karsten, Nicoll, Austin, Mancini, Smith, Adams, Zurawski, Blackburn, and Outhit

Against: Deputy Mayor Craig; and Councillors: Mason, Cleary, and Walker.

Not Present: Councillor Whitman

**THE MAIN MOTION, AS AMENDED, WAS PUT AND PASSED.** (14 in favour, 1 against)

In favour: Mayor Savage; Deputy Mayor Craig; and Councillors: Streach, Hendsbee, Karsten, Nicoll, Austin, Mancini, Smith, Walker, Adams, Zurawski, Blackburn, Craig, and Outhit.

Against: Councillor Cleary

Not Present: Councillors Mason and Whitman

**13. INFORMATION ITEMS BROUGHT FORWARD – NONE**

**13.1 Councillor Hendsbee – Eastern Shore Recreation Needs Assessment / Sheet Harbour Lions Community Centre**

The following was before Regional Council:

- A 'Request for Council's Consideration' form submitted by Councillor Hendsbee.
- A supplementary information report dated January 12, 2017 submitted by the Director of Parks and Recreation and the Chief Librarian/Chief Executive Officer.

Councillor Hendsbee advised that he was bringing this matter forward because he wanted Regional Council to provide direction to staff that would enable them to attend a community meeting, prior to the next Regional Council meeting of February 7, 2017, and respond to questions pertaining to the January 12, 2017 staff report.

In response to a question of clarification, Ms. Denise Schofield, Manager, Recreation Support Services, explained that last October, Regional Council deferred a decision with regard to funding a community enhancement of the Eastern Shore School pending more information on the site and design aspect of the school. She added that the supplementary information report before Council contains this information.

MOVED by Councillor Hendsbee, seconded by Councillor Streach

**THAT Regional Council direct HRM Recreation Staff to attend a community meeting regarding the Sheet Harbour Recreation Centre, to be in attendance to respond to public questions on the Supplementary Information Report dated January 12, 2017 and the impact on a potential community recreation centre in Sheet Harbour, and to direct staff to bring forward the deferred Council motion (October 6, 2015) to Regional Council for determination on February 7, 2016.**

**MOTION PUT AND PASSED.** (9 in favour, 7 against)

In favour: Mayor Savage, Deputy Mayor Craig; and Councillors: Streach, Hendsbee, Walker, Adams, Zurawski, Blackburn, and Outhit.

Against: Councillors: Karsten, Nicoll, Austin, Mancini, Mason, Smith, and Cleary.

Not Present: Councillor Whitman

**14. REPORTS**

**14.1 CHIEF ADMINISTRATIVE OFFICER**

**14.1.1 Ratification of Councillor Appointments from Standing Committees and Community Councils**

The following was before Council:

- A staff recommendation report dated January 11, 2017

- A revised motion memo submitted by the Office of the Municipal Clerk with a revised Attachment 1

MOVED by Councillor Mason, seconded by Councillor Cleary

**That Halifax Regional Council:**

1. **Adopt the recommendations of the Standing Committees and Community Council Appointments as outlined in the revised Attachment #1, circulated at the January 24, 2017 meeting.**
2. **Rescind the appointment of Councillor Russell Walker as the Halifax and West Community Council representative of the Grants Committee, and appoint Councillor Lindell Smith, as the Halifax and West Community Council representative on the Grants Committee.**
3. **Rescind the appointment of Councillor Tony Mancini to the Transportation Standing Committee, and appoint Councillor Richard Zurawski to the Transportation Standing Committee.**
4. **Rescind the appointment of Councillor Tony Mancini to the Community Design Advisory Committee as the Transportation Standing Committee representative and appoint Councillor Richard Zurawski to the Community Design Advisory Committee as the Transportation Standing Committee representative.**
5. **Appoint Councillor Matt Whitman to the Special Events Advisory Committee as the North West Community Council representative for a term to November 30, 2018 as outlined in the revised Attachment #1, circulated at the January 24, 2017 meeting.**

**MOTION PUT AND PASSED UNANIMOUSLY.**

Not present: Councillors Whitman and Outhit

#### **14.1.2 Provincial Contribution Agreement – Clean Water & Wastewater Fund**

The following was before Council:

- A staff recommendation report dated November 29, 2016

MOVED by Councillor Streach, seconded by Councillor Hendsbee

**THAT Halifax Regional Council authorize the Mayor and Municipal Clerk to sign the attached (Appendix A of the staff report dated November 29, 2016) Contribution Agreement with the Provincial Minister of Municipal Affairs, to receive funding for the Fall River Water Servicing Project.**

**MOTION PUT AND PASSED UNANIMOUSLY.**

Not present: Councillor Whitman

#### **14.1.3 Proposed Amendments to Administrative Order 29, Respecting HRM Civic Addressing Policies - Case CA0109 – Street Naming from August 1 – September 31, 2016**

The following was before Council:

- A staff recommendation report dated December 14, 2016

MOVED by Councillor Hendsbee, seconded by Councillor Nicoll

**THAT Halifax Regional Council adopt the proposed amendments to Administrative Order 29 Respecting HRM Civic Addressing Policies as set out in Attachment A of the staff**

report dated December 14, 2016 in order to approve the naming of two new public streets, six new private lanes, and one island water access as identified in Attachment B and Maps 1-9 of the staff report December 14, 2016.

**MOTION PUT AND PASSED UNANIMOUSLY.**

Not present: Councillor Whitman

**14.1.4 Proposed Amendments to Administrative Order 29, Respecting HRM Civic Addressing Policies - Case CA0110 – Street Naming from October 1 – November 30, 2016**

The following was before Council:

- A staff recommendation report dated December 14, 2016

MOVED by Councillor Blackburn, seconded by Deputy Mayor Craig

**THAT Halifax Regional Council adopt the proposed amendments to Administrative Order 29 Respecting HRM Civic Addressing Policies as set out in Attachment A of the staff report dated December 14, 2016 in order to approve the naming of three new public streets and two new private lanes as identified in Attachment B and Maps 1-4 of the staff report December 14, 2016.**

**MOTION PUT AND PASSED UNANIMOUSLY.**

Not present: Councillor Whitman

**14.1.5 Funding Program for Spaying and Neutering of Cats**

The following was before Council:

- A staff recommendation report dated October 7, 2016

MOVED by Councillor Adams, seconded by Councillor Nicoll

**THAT Halifax Regional Council approve the creation an Administrative Order to establish a 5-year pilot grant program to assist with the spay and neutering of cats. The program would commence in 2017-18 and provide funding of up to \$50,000 annually to charitable organizations pending operating budget capacity, as described in the Financial Implications section of the staff report dated October 7, 2016.**

At the request of Councillor Karsten, Councillor Adams agreed to a friendly amendment to the motion to request a staff report back to Council at the end of the 5-year pilot program

The motion now reads as follows:

**That Halifax Regional Council approve the creation an Administrative Order to establish a 5-year pilot grant program to assist with the spay and neutering of cats. The program would commence in 2017-18 and provide funding of up to \$50,000 annually to charitable organizations pending operating budget capacity, as described in the Financial Implications section of the staff report dated October 7, 2016. Staff is to report back to Council at the end of the 5 year program.**

**MOTION PUT AND PASSED UNANIMOUSLY.**

Not present: Councillor Whitman

**14.1.6 Province of Nova Scotia Request for Proposal No.60146639, Local Voice Services (Landlines)**

The following was before Council:

- A staff recommendation report dated December 22, 2016

MOVED by Deputy Mayor Craig, seconded by Councillor Nicoll

**THAT Halifax Regional Council:**

- 1. Award the contract resulting from Province of Nova Scotia RFP No. 60146639, Local Voice Services to Bell Aliant Regional Communications, Limited Partnership (“Bell Aliant”) ending on December 31, 2019 at an estimated cost of \$2,274,791 including HST; with funding from Operating Account A421-6201 as per the financial implications section of the staff report dated December 22, 2016;**
- 2. Direct the CAO to execute the contract subject to approval as to form and authority by HRM Legal Services; and**
- 3. Direct the CAO to delegate to the Director of Finance and ICT, the ability to extend the contract to ensure co-termination with the Province of Nova Scotia’s contract with Bell Aliant subject to the Municipality’s operational requirements and satisfactory performance on the part of Bell Aliant.**

**MOTION PUT AND PASSED UNANIMOUSLY.**

Not present: Councillor Whitman

**14.1.7 Case 20594 – Amendments to the Municipal Planning Strategy and Land Use By-Law for Planning Districts 14 and 17 for lands at Fall River Opportunity Site B**

The following was before Council:

- A staff recommendation report dated December 16, 2016
- Correspondence submitted from David Harrison and Glenn Clark

MOVED by Councillor Streach, seconded by Councillor Karsten

**THAT Halifax Regional Council:**

- 1. Initiate the process to consider amending the Municipal Planning Strategy and Land Use By-law for Planning Districts 14 and 17 to enable the development four, 5-storey multiple unit dwellings at a density of 8 units per acre for lands at Fall River Opportunity Site B, off the Fall River Road as more particularly described in the staff report dated December 16, 2016; and**
- 2. That prior to proceeding with further analysis of the proposal, direct that staff engage the Fall River community on the topic of seniors housing and return to Regional Council with the results of that engagement for further direction concerning the amendment process.**

Councillor Streach indicated that he had an amendment to put forward in regard to recommendation 2.

MOVED by Councillor Streach, seconded by Councillor Karsten

**THAT the motion be amended to direct that staff engage the Fall River/Waverly community on the broader topic of seniors housing and return to Regional Council with the results of that engagement.**



In speaking to his amendment, Councillor Streach advised that it provides the same consultation as noted in recommendation 2 without impeding the timeline of recommendation 1.

**THE AMENDMENT TO THE MOTION WAS PUT AND PASSED.** (14 in favour, 1 against)

In favour: Mayor Savage, Deputy Mayor Craig; and Councillors: Streach, Hendsbee, Karsten, Nicoll, Austin, Mancini, Mason, Smith, Walker, Adams, Blackburn, and Outhit.

Against: Councillor Cleary

Not present: Councillors Zurawski and Whitman

On a point of clarification, Ms. Maureen Ryan, Planner III addressed Council and explained that when a Plan Amendment process is being initiated, Council directs staff to follow the public participation program for municipal planning strategy amendments as approved by Regional Council on February 27, 1997. She noted that this is standard wording that gives staff the legislative authority to proceed with public engagement, and suggested that Council include this in its motion.

The Mayor questioned if Council were in agreement to include this in the motion, **to which Council agreed.**

Ms. Ryan also pointed out that the applicant wanted two additional properties, as noted on Map 1 (Generalized Future Land Use) and Map 2 (Zoning and Notification) included in this process and she recommended that Council include these properties in its motion.

The Municipal Solicitor concurred and referred Council to Alternative 1 of the staff report and advised that it reflects the motion moved by the Councillor and the issues raised by staff.

There was general consensus among Council to revise the motion as noted by the Municipal Solicitor.

The motion now reads:

MOVED by Councillor Streach, seconded by Councillor Karsten

**THAT Regional Council:**

- 1. Initiate the process to amend the MPS and LUB for Planning Districts 14 and 17 to enable the development of four, 5-storey multiple unit dwellings at a density of 8 units per acre on Residential Opportunity Site B and the two additional properties as illustrated on Maps 1 and 2, subject to addressing the phosphorous generation and traffic matters referenced within the December 16th staff report. In doing so, staff is directed to follow the public participation program for municipal planning strategy amendments as approved by Regional Council on February 27, 1997.**
- 2. Direct that staff engage the Fall River/Waverly community on the broader topic of seniors housing and return to Regional Council with the results of that engagement.**

**MOTION AS AMENDED WAS PUT AND PASSED** (14 in favour, 2 against)

In favour: Mayor Savage, Deputy Mayor Craig; and Councillors: Streach, Hendsbee, Karsten, Nicoll, Austin, Mancini, Mason, Smith, Walker, Adams, Blackburn, and Outhit.

Against: Councillors: Cleary and Zurawski

Not Present: Councillor Whitman

**14.2 COMMUNITY PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE**

**14.2.1 Report Request – Community Planning & Economic Development Standing Committee Terms of Reference**

The following was before Council:

- A recommendation report submitted by the Chair of the Community Planning & Economic Development Standing Committee dated January 13, 2017

MOVED by Councillor Mason, seconded by Councillor Hendsbee

**THAT Halifax Regional Council request a staff report regarding the addition of heritage to Section 3.3 of the Committee’s terms of reference and following sections read that the Committee has oversight over “arts, culture, recreation and heritage”.**

**MOTION PUT AND PASSED UNANIMOUSLY.**

Not present: Councillor Whitman

**14.3 GRANTS COMMITTEE**

**14.3.1 Proposed Amendments to Administrative Order 2014-001-ADM – Tax Relief for Non-Profit Organizations Program Fiscal Year 2016-17- Proposed Renewal of Tax Relief and Additions to Programs**

This matter was addressed earlier in the meeting, see page 3.

**14.4 SPECIAL EVENTS ADVISORY COMMITTEE**

**14.4.1 2018 Canadian Sport Tourism Alliance Sport Events Congress Event Hosting Fee**

The following was before Council:

- A recommendation report submitted by the Acting Chair of the Special Events Advisory Committee dated January 12, 2017

MOVED by Councillor Adams, seconded by Councillor Mancini

**THAT Halifax Regional Council:**

- 1. Authorize the Chief Administrative Officer (CAO) to negotiate and execute an agreement with the Canadian Sport Tourism Alliance for hosting the 2018 Sport Event Congress outlining key terms and conditions;**
- 2. Approve funding up to a maximum amount of \$150,000 from the Community and Events Reserve, Q621, to host the 2018 Sport Events Congress conditional on Halifax securing the Congress and securing funding towards the hosting expenses from the Province of Nova Scotia; and**
- 3. Direct staff to continue to explore funding from potential sponsors and up to a 50% (\$75,000) cost share from the Province of Nova Scotia.**

**MOTION PUT AND PASSED UNANIMOUSLY.**

Not present: Councillors Streach and Whitman

**14.5 MEMBERS OF COUNCIL**

**14.5.1 Councillor Walker – HRM’s Neighbourhood and Special District Signage Policy**

The following was before Council:

- A request for Council’s consideration form submitted by Councillor Walker

MOVED by Councillor Walker, seconded by Councillor Mason

**THAT Halifax Regional Council request a staff report to amend the Neighbourhood and Special District Signage Policy dated March 11, 2008 to include:  
Policy 1.5 Neighbourhood signs are permitted in the HRM street right-of-way.**

In response to questions, Councillor Walker clarified that, even though he was proposing that neighbourhood signs be permitted to be in the street right of way, the signs would still have to meet all the rules and regulations associated with sign placement in the right-of-way.

Questions of funding, maintenance, and ownership of the signs were raised and it was suggested that the report should address these issues.

**MOTION PUT AND PASSED UNANIMOUSLY.**

Not present: Councillor Whitman

**14.5.2 Councillor Austin – Back to Our Roots Urban Farm Market**

The following was before Council:

- A request for Council’s consideration form submitted by Councillor Austin
- A revised request for Council’s consideration form submitted by Councillor Austin

MOVED by Councillor Austin, seconded by Councillor Mancini

**THAT Halifax Regional Council request a staff report considering a pilot project allowing the Back to Our Roots Urban Farm to hold their weekly market at the Woodside Ferry Terminal from June – September.**

In response to a question Councillor Austin clarified that it would be for one day a week, and that the current day the group has their market is Thursdays.

**MOTION PUT AND PASSED UNANIMOUSLY.**

Not present: Councillor Whitman

**15. MOTIONS - NONE**

**16. IN CAMERA (IN PRIVATE) – NONE**

**17. ADDED ITEMS**

**17.1 Mobile Food Market – Winter Pilot and Long Term Support**

The following was before Council:

- A recommendation report submitted by the Chair of the Community Planning & Economic Development Standing Committee dated January 9, 2017, with attached staff report dated December 20, 2016
- Correspondence submitted from Jason Craig

MOVED by Councillor Mason, seconded by Councillor Mancini

**THAT Halifax Regional Council:**

1. **Approve an in-kind contribution of the use of an HRM fleet vehicle and other supports to enable a 16-week Mobile Food Market Winter Pilot, in partnership with the Mobile Food Market Advisory Team, as outlined in the staff report dated December 20, 2016;**
2. **Approve a further extension to the in-kind contribution of the use of an HRM vehicle and other supports to enable a transition year for the Mobile Food Market (June 2017 to April 2018), in partnership with the Mobile Food Market Advisory Team, as outlined in the staff report dated December 20, 2016; and**
3. **Direct staff to explore further options, and report to Council for its consideration, to support the long-term viability of the Mobile Food Market, including continuing to provide in-kind supports, and/or permanently conveying a surplus bus to the Mobile Food Market.**

A brief discussion ensued with staff responding to questions. Staff was asked to give consideration to extending the project to the Harrietsfield area, Sackville, and Dartmouth east.

**MOTION PUT AND PASSED UNANIMOUSLY.**

Not present: Councillor Whitman

**18. NOTICES OF MOTION - NONE**

Council recessed at 4:53 p.m.

Council reconvened at 6:00 p.m. and commenced with the Public Hearing for Case 19858.

**11. PUBLIC HEARING – 6:00 P.M.**

**11.1 Case 19858 – Amendments to the Halifax Municipal Planning Strategy and Peninsula Land Use By-Law for 6345 Coburg Road, Halifax**

The following was before Council:

- A recommendation report submitted by the Chair of Halifax and West Community Council dated November 21, 2016, with attached staff report dated November 1, 2016
- An extract of minutes from the Regional Council meeting held on December 6, 2016
- Correspondence from Stephen Dolan and Brenda Bourgeois, Ann Carmichael, Richard H. Oland, Karen and Dr. Gordon Boyd, and Stephanie Leon and George Skene.
- Staff presentation
- Applicant's presentation

Mr. David Lane, Planner II presented the application of WM Fares Group on behalf of Chris Moore to develop a five-storey, 35-unit residential building at the corner of Coburg Road and Larch Street, Halifax.

Mr. Lane responded to questions on the setbacks for Coburg Road (14 feet) and Larch Street (10 feet), explaining that staff was agreeable to these setbacks as long as quality materials were used to ensure a vibrant streetscape. Mr. Lane also confirmed the ground level units will have access from the street.

Mayor Savage opened the public hearing and invited the applicant to come forward and address Council.

**Mr. Jacob JeBailey, Principal Architect at WM Fares Architects** reviewed the proposed development, showing renderings of the site plan and the grade elevations and setbacks on Coburg Road and Larch Street. Mr. JeBailey provided an overview of the project modifications made following the Public Information Meeting and feedback received.

Mayor Savage reviewed the rules of procedure for public hearings and called for any members of the public wishing to speak on the matter.

**Ms. Catherine Cody, Halifax** was concerned with the proposal's footprint covering 70 percent of the property, and questioned the fairness as her application for a three foot addition on her home had been denied as the footprint would have covered more than 40 percent of her property. Ms. Cody saw issue with the proposal's height, the loss of sunlight and the building further obstructing the view. She spoke about the potential loss of well-established trees in the neighbourhood due to the amount of construction and not wanting people looking into her backyard from their balconies. She commented on the nearby universities and not knowing who would be living in the proposed development, suggesting that the area needed families rather than transient people. Ms. Cody pointed out that she chose the neighbourhood because it is safe and walkable for her children, but that the additional 35 units would only add to the significant noise level in the area and she did not think Council would want this this type of development in their backyards.

**Ms. Inessa Toutsenko, Halifax** spoke about the issues Coburg Place previously had with its foundation, and how condo fees had to be increased to fix the issue. She wondered if the underground parking for the proposed development would affect Coburg Place's foundation where the buildings are in close proximity. Ms. Toutsenko supported Ms. Cody's points of concern with the noise levels and the potential loss of trees due to construction.

**Ms. Meredith Annett, Halifax** spoke about the on street parking challenges in the neighbourhood, suggesting that some tenants may have more than one vehicle and will have to find parking on the street. She commented on the challenges of living next to university students and how student living changes the neighbourhood and residents not wanting the neighbourhood to look rundown.

**Mr. Jeremy Banks, student at Dalhousie School of Architecture and Planning** pointed out that he was not hearing concerns on the noise levels from the nearby 17-storey building or the three-storey building, and that the proposal has a parking spot for every unit. He explained that his concern was with affordable housing and availability, indicating that even though he may not be able to afford to live on the peninsula now, spaces like this needed to be built as it will likely be affordable in five to ten years. He shared concerns raised on the preservation of trees and spoke to the health and privacy benefits, as well as the importance of preserving the neighbourhood. He commented that even though the proposal may not be perfect, it is the type of development that the Municipality needs to be considering how it can be supported in the future in a way that integrates and continues to respond to the neighbourhood and community.

**Mr. Chris Moore, property owner** thanked Council for considering the proposal and provided background on himself, his family and their business. Mr. Moore pointed out that he lives and works within walking distance to Coburg Road. He explained that he and his family strive to make a positive impact on the community, taking pride in the work they do, and are very cautious about who they bring into their buildings. Mr. Moore commended WM Fares Architects for their carrying out of the application and how they have satisfied all the requirements in the process over the past two years and the adjustments made to the proposal based on the feedback from the public and staff to fit within the neighborhood and community. He wanted the community and Council to be proud of the proposed development.

**Ms. Karen Boyd, Halifax** agreed with points made by Ms. Cody on the proposal's footprint, on street parking challenges, no parking for visitors and the obstruction of sunlight to neighbouring properties. She was concerned with trees being damaged from construction and homes being damaged from blasting. She also agreed with points made about the building not drawing families and tenants being able to see into her backyard. Ms. Boyd spoke about garbage and rodent increase and noted that surveyors connected to the project had been on her property without her knowledge. Ms. Boyd expressed concern with the developers not following by-laws and codes for other developments and wondering what guarantee residents will have if this development is granted.

The Mayor called three times for any other members of the public wishing to speak on the matter. There being none, it was MOVED by Councillor Nicoll, seconded by Councillor Mason

**THAT the public hearing be closed.**

**MOTION PUT AND PASSED.**

MOVED by Councillor Mason, seconded by Councillor Karsten

**THAT Halifax Regional Council approve the proposed amendments to the Halifax Municipal Planning Strategy (MPS) and Halifax Peninsula Land Use By-Law (LUB), as set out in attachments A and B of the staff report dated November 1, 2016, to enable a multi-unit residential building at 6345 Coburg Road, Halifax.**

Members of Council spoke in support of the motion with the rationale that the proposed development exemplifies what is being considered for this area of Coburg Road in the draft Centre Plan for high order residential (e.g. six-storeys). Members agreed that the proposed amendments would give the Community Council and staff more control around the specifics of the building's design through a development agreement. Members also commented on the concerns raised about blasting, speaking to pre and post blasting inspections and the developer being responsible to address any issues that may arise.

In response to questions raised, staff clarified that under the R2 Zone the footprint coverage for as-of-right development is 35 percent and if approved, the amendments would allow the footprint to be increased to 70 percent coverage in order to achieve a multi-unit development. Staff also confirmed that a shadow impact study is only done for 10-storey or higher developments and spoke to the parking ratios being proposed in the application.

Discussion was also held around the following points:

- the importance of tree retention and the health benefits
- increasing density in the urban core
- living in walkable neighbourhoods/communities
- how the proposed development fits for professionals in the early phase of life or people retiring and transitioning from their homes and being able to remain in the same neighbourhood/community
- the differences between university students living in an apartment building versus a house (e.g. garbage, noise)

**MOTION PUT AND PASSED.** (15 in favour, 1 against)

In favour: Mayor Savage, Deputy Mayor Craig, Councillors Streach, Hendsbee, Karsten, Nicoll, Austin, Mancini, Mason, Cleary, Walker, Adams, Zurawski, Blackburn and Outhit

Against: Councillor Lindell Smith

Not present: Councillor Whitman

**19. ADJOURNMENT**

The meeting adjourned at 7:04 p.m.

Kevin Arjoon  
Municipal Clerk