

**HALIFAX AND WEST COMMUNITY COUNCIL  
MINUTES  
January 8, 2019**

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

STAFF: Karen Brown, Solicitor  
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](http://halifax.ca).*

*The meeting was called to order at 6:00 p.m. and adjourned at 6:26 p.m.*

**1. CALL TO ORDER**

The Chair called the meeting to order at 6:00 p.m. in Halifax Hall, 2<sup>nd</sup> Floor City Hall, 1841 Argyle Street, Halifax.

**2. APPROVAL OF MINUTES – December 12, 2018 & December 11, 2019 Joint Community Council**

MOVED by Councillor Cleary, seconded by Councillor Zurawski

**THAT the minutes of December 12, 2018 and December 11, 2018 be approved as presented.**

**MOTION PUT AND PASSED.**

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

*Additions:*

*16.1 Case 22019 – Residential Conversions in the South End and Peninsula Centre Detailed Plan Areas*

Councillor Mason requested that Community Council defer consideration of Item 16.1 Case 22019 – Residential Conversions in the South End and Peninsula Centre Detailed Plan Areas, to the next meeting of Halifax and West Community Council, as they wished for members to have more time to read the report.

MOVED by Councillor Mason, seconded by Councillor Zurawski

**THAT Halifax and West Community Council defer consideration of Case 22019 – Residential Conversions in the South End and Peninsula Centre Detailed Plan Areas, to the February 5, 2019 meeting of Halifax and West Community Council, or the next regular meeting thereafter.**

**MOTION PUT AND PASSED.**

MOVED by Councillor Walker, seconded by Councillor Smith

**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 - None**

**10.2 Variance Hearings - None**

## 11. CORRESPONDENCE, PETITIONS & DELEGATIONS

### 11.1 Correspondence

The Legislative Assistant noted that the Municipal Clerk's Office received correspondence relating to item 13.1.1. 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 21081: Rezoning for 59 Kearney Lake Road, Halifax

The following was before Community Council:

- A staff recommendation report dated November 7, 2018
- Correspondence submitted by Aaron Carpenter, Stacy Wentzell, Linda Jessop, Sarah Medill, Kyle Turner, Heather Lynch, Harvey Neave, Greg Sewell, Jillian Achenbach, Robert Knapp, Maria Murray, Yanna Theoharopoulos, and Don Murray

MOVED by Councillor Walker, seconded by Councillor Zurawski

**THAT Halifax and West Community Council give First Reading to consider approval of the proposed amendment to Map ZM-1 of the Halifax Mainland Land Use By-law, as set out in Attachment A of the staff report dated November 7, 2018, to rezone lands at 59 Kearney Lake Road from R-1 (Single Family Dwelling) Zone to R-3 (General Residential and Low Rise Apartment) Zone and schedule a public hearing.**

Councillor Walker noted that two (2) petitions have been received on this item, and that they intend to have both submitted for the record at the Public Hearing for this matter. Walker also requested that all correspondence submitted on this item be carried forward and recirculated to members of Community Council at the Public Hearing.

### MOTION PUT AND PASSED.

#### 13.1.2 Case 21336: Amendments to the Halifax Municipal Planning Strategy and Halifax Mainland Land Use By-law to enable multi-unit residential development on a portion of 29 McFatridge Road, Halifax

The following was before Community Council:

- A staff recommendation report dated November 19, 2018

MOVED by Councillor Walker, seconded by Councillor Smith

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

1. **Give First Reading to consider the proposed amendments to the Municipal Planning Strategy for Halifax and the Land Use By-law for Halifax Mainland, as set out in Attachment A and Attachment B of the staff report dated November 19, 2018, to reduce residential parking requirements in the C-2C (Dutch Village Road Mixed-Use) Zone, and to re-designate and rezone lands at 29 McFatridge Road in Halifax (fronting Joseph Howe Drive), to allow for multi-unit residential development, and schedule a public hearing; and**

2. Approve the proposed amendments to the Municipal Planning Strategy for Halifax and to the Land Use By-law for Halifax Mainland, as set out in Attachments A and B of the staff report dated November 19, 2018.

**MOTION PUT AND PASSED.**

**13.1.3 Case 21606: Amendment to the Building Height Requirements of the Halifax Peninsula Land Use By-Law for 5450 Cornwallis Street, Halifax**

The following was before Community Council:

- A staff recommendation report dated November 13, 2018

MOVED by Councillor Mason, seconded by Councillor Smith

**THAT Halifax and West Community Council give First Reading to consider approval of the proposed amendments to the Land Use By-law for Halifax Peninsula, as set out in Attachment A of the staff report dated November 13, 2018, to amend the maximum building height and setback requirements for 5450 Cornwallis Street, Halifax and schedule a public hearing.**

**MOTION PUT AND PASSED.**

**13.1.4 Case 21861: Non-substantive amendments to an existing development agreement on lands at 2569, 2571, 2573, 2575, 2579 and 2581 Brunswick Street, Halifax.**

The following was before Community Council:

- A staff recommendation report dated October 24, 2018

MOVED by Councillor Smith, seconded by Councillor Mason

**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 October 24, 2018, to extend the development commencement date for the proposed development at 2569, 2571, 2573, 2575, 2579 and 2581 Brunswick Street, Halifax; 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.

Responding to questions from members of Community Council, Dean MacDougall, Development Technician, noted that the completion date will be six (6) years from the registration of the amending development agreement.

**MOTION PUT AND PASSED.**

**13.1.5 Case 21941: Non-substantive amendments to an existing development agreement at 2287 Prospect Road, Hatchet Lake**

The following was before Community Council:

- A staff recommendation report dated November 13, 2018

MOVED by Councillor Cleary, seconded by Councillor Walker

**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

- November 13, 2018, to extend the commencement and completion date of construction for the proposed development at 2287 Prospect Road (PID 40545626), Hatchet Lake; 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.**

**13.1.6 Case 20267: Amendments to the Halifax Municipal Planning Strategy and Halifax Peninsula Land Use By-law, and a proposed development agreement to enable a five-storey building on lands fronting Chebucto Road, Beech Street and Elm Street, Halifax**

The following was before Community Council:

- A staff recommendation report dated November 28, 2018
- Halifax Peninsula Planning Advisory Committee Memo dated December 17, 2017

MOVED by Councillor Cleary, seconded by Councillor Walker

**THAT Halifax and West Community Council:**

1. Recommend that Halifax Regional Council give First Reading to consider the proposed amendments to the Municipal Planning Strategy for Halifax and the Land Use By-law for Halifax Peninsula, as set out in Attachments A and B of the staff report dated November 28, 2018, to allow a five-storey plus penthouse mixed-use building by development agreement at 6482 Chebucto Road, 2586 Beech Street and 2585 Elm Street, Halifax, and schedule a public hearing;
2. Recommend that Halifax Regional Council adopt the proposed amendments to the MPS and the LUB, as set out in Attachments A and B of the staff report dated November 28, 2018; and
3. Give Notice of Motion to consider the proposed development agreement, as set out in Attachment C of the staff report dated November 28, 2018, to permit a five-storey plus penthouse mixed-use building at 6482 Chebucto Road, 2586 Beech Street and 2585 Elm Street, Halifax. The public hearing for the proposed development agreement shall be held concurrently with the public hearing referenced in part 1 of the recommendation.

Councillor Smith request that staff provide Council and Community Council with the Gross Floor Area Ratio (GFAR) numbers when this matter comes forward for a public hearing.

**MOTION PUT AND PASSED.**

**14. MOTIONS - NONE**

**15. IN CAMERA (IN PRIVATE)**

Community Council moved into an In Camera (In Private) session at 6:15 p.m. to deal with Item 15.1, and reconvened in public session at 6:24 p.m.

**15.1 Personnel Matter – Halifax Peninsula Planning Advisory Committee Appointments**

The following matter was dealt with In Camera (In Private), and the following was ratified in public session:

MOVED by Councillor Cleary, seconded by Councillor Walker

**THAT Halifax and West Community Council:**

1. Appoint one resident to the Halifax Peninsula Planning Advisory Committee for a term to November 30, 2020, in accordance with the direction given during the January 8, 2019 In Camera (In Private) session of Community Council;
2. Appoint one resident to the Halifax Peninsula Planning Advisory Committee for a term to November 30, 2019, in accordance with the direction given during the January 8, 2019 In Camera (In Private) session of Community Council;
3. Appoint an alternative for first consideration when/if a vacancy occurs during the term in accordance with the direction given during the January 8, 2019 In Camera (In Private) session of Community Council;
4. Direct that the names of the successful appointees be released to the public following ratification and notification of applicants; and
5. Direct that the private and confidential report dated January 2, 2019 not be released to the public.

**MOTION PUT AND PASSED.**

**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 – February 5, 2019**

**20. ADJOURNMENT**

The meeting was adjourned at 6:26 p.m.

David Perusse  
Legislative Assistant