



**HALIFAX AND WEST COMMUNITY COUNCIL
SPECIAL MEETING
MINUTES
May 11, 2021**

PRESENT: Councillor Lindell Smith, Chair
Councillor Kathryn Morse, Vice Chair
Councillor Shawn Cleary
Councillor Patty Cuttell
Councillor Iona Stoddard
Councillor Waye Mason

STAFF: Carl Purvis, Urban and Rural Planning Applications Program Manager
Meg MacDougall, Solicitor
Haruka Aoyama, Legislative Assistant
Alicia Wall, Legislative Support

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 6:03 p.m., and recessed at 6:57 p.m.
Community Council reconvened in at 7:00 p.m., and adjourned at 8:27 p.m.*

1. CALL TO ORDER

The Chair called the meeting to order at 6:03 p.m.

2. APPROVAL OF THE MINUTES – April 27, 2021

MOVED by Councillor Cleary, seconded by Councillor Stoddard

THAT the minutes of April 27, 2021 be approved as circulated.

MOTION PUT AND PASSED.

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

MOVED by Councillor Cleary, seconded by Councillor Cuttell

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 Hearing

10.1.1 Case 22396: Rezoning and Development Agreement for lands off Elm Grove Avenue and Myra Road, Timberlea

The following was before Community Council:

- Staff recommendation report dated February 17, 2021
- Staff presentation dated May 5, 2021
- Applicant presentation dated May 11, 2021
- Correspondence from Cheryl Raftus and Paul Raftus

Dean MacDougall, Planner II, Current Planning presented case 22396. The applicant is proposing a multi-lot residential subdivision consisting of 47 single-family dwellings and 20 townhouses. The lands are currently vacant and are surrounded by a variety of uses including a golf course, commercial and residential.

Public engagement was achieved through a webpage, mailout notification and a Public Information Meeting held on Feb 4, 2020. Feedback from the public included concerns regarding stormwater management, flooding, traffic and lack of park space. Stormwater management changes were made to the application as a result of consultation with staff. A copy of the staff presentation is on file.

Community Council asked questions of clarification around minimum lot frontage and area.

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

Connor Wallace, Zzap, Applicant stated that public consultation has been completed and concerns identified by the public include stormwater, servicing capacity, impacts on the surrounding community and traffic. A Traffic Impact Study has been completed in accordance with HRM standards and no significant impacts were identified. The Traffic Impact Study has been accepted by HRM engineers, who have also confirmed there is adequate service for this development. The development will have two access points which will help mitigate traffic. Protecting the brook and the wetlands is a priority. A copy of the presentation is on file.

Community Council took a short recess.

The Chair reviewed the rules of procedure for public hearings and called for the registered speakers to speak on the matter.

Adam Travis, Halifax, likes the walkability of the design and the fact that the brook and wetlands are being preserved. It was noted the smaller lots will help reduce sprawl. The importance of ensuring climate change and sustainability are taken into consideration was also noted, as well as the need for a pedestrian crossing over St. Margarets Bay Road at Governors Lake Drive.

MOVED by Councillor Stoddard, seconded by Councillor Mason

THAT the public hearing be closed.

MOTION PUT AND PASSED.

Community Council acknowledged the high traffic volumes on St. Margaret's Bay Road and the environmental concerns.

Staff noted that a development agreement can only regulate lands within the development, therefore constructing a pedestrian crossing over St. Margarets Bay Road cannot be a requirement of the development agreement.

MOVED by Councillor Stoddard, seconded by Councillor Mason

THAT Halifax and West Community Council adopt the amendment to the Land Use By-law for Timberlea/Lakeside/Beechville, as set out in Attachment A of the staff report dated February 17, 2021.

MOTION PUT AND PASSED.

MOVED by Councillor Stoddard, seconded by Councillor Cleary

THAT the Halifax and West Community Council recommend that Regional Council request a staff report to analyze the potential of adding a pedestrian crossing at the intersection of Governors Lake Drive and St. Margarets Bay Road.

MOTION PUT AND PASSED.

11. CORRESPONDENCE, PETITIONS & DELEGATIONS

11.1 Correspondence

The Legislative Assistant noted that correspondence was received for items 10.1.1, 13.1.1, 13.1.2, and this correspondence was circulated to Community Council.

Correspondence was received from Marjorie Willison regarding case 23120, and 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 22898: 13th Amendment to Brunello Estates Development Agreement, Timberlea

The following was before Community Council:

- Staff recommendation report dated February 17, 2021
- Staff presentation dated May 11, 2021
- Correspondence from Andrew Giles

Dean MacDougall, Planner II, Current Planning presented case 22898. The site is about 600 acres in size. The applicant is seeking a non-substantive amendment to development a multi-unit building. As this is considered a non-substantive amendment, a Public Information Meeting/Public Hearing was not required. Engagement was done by way of signage on the site and a webpage. A copy of the staff presentation is on file.

MOVED by Councillor Stoddard, seconded by Councillor Mason

THAT Halifax and West Community Council:

1. Approve, by resolution, the proposed thirteenth amending development agreement, which shall be substantially of the same form as set out in Attachment A of the staff report dated February 17, 2021; and

2. Require the thirteenth amending development agreement be signed by the property owners within 240 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.

13.1.2 Council request for rezoning of PIDs 00271585, 00323139, 00323147 on and near Williams Lake, Halifax

The following was before Community Council:

- Staff recommendation report dated March 17, 2021
- Staff presentation dated May 11, 2021
- Correspondence from Kathleen Hall

Leah Perrin, Principal Planner, Planning & Development presented to Community Council. These parcels were listed for sale in late 2019 and the community is concerned that the lands will be developed without their community value and environmental features taken into consideration. The lands are currently designated Urban Settlement and Urban Reserve under the Regional Municipal Planning Strategy. A copy of the staff presentation is on file.

MOVED By Councillor Cuttell, seconded by Councillor Morse

THAT Halifax and West Community Council extend the meeting past 8:00 p.m.

MOTION PUT AND PASSED.

MOVED by Councillor Cleary, seconded by Councillor Mason

THAT Halifax and West Community Council recommend that Regional Council direct the Chief Administrative Officer to:

- 1. Initiate a process to consider site-specific amendments to the Halifax Secondary Municipal Planning Strategy and Halifax Mainland Land Use By-law for PID 00323139, and portions of PIDs 00271585 and 00323147 zoned Residential Development District (RDD), in order to better protect the environmentally-sensitive features identified on Maps 3a and 3b of the Mainland South SPS; and follow the public participation program for municipal planning strategy amendments as approved by Regional Council on February 27, 1997; and**
- 2. Consider amendments to the Regional Municipal Planning Strategy, the Halifax Secondary Municipal Planning Strategy and Halifax Mainland Land Use By-law for lands currently designated and zoned Urban Reserve in the Purcell's Cove Backlands area (as shown on Map 1 of this report), through the ongoing Regional Plan Review (Case 22257) in order to protect environmentally-significant features in the area, consistent with the policy directions outlined in this report.**

MOTION PUT AND PASSED.

13.2 WESTERN COMMON ADVISORY COMMITTEE

13.2.1 Implementing Natural Surface Back Country Trails within Interior of the Western Common Wilderness Common

The following was before Community Council:

- Western Common Advisory Committee recommendation report dated April 30, 2021

MOVED by Councillor Cuttell, seconded by Councillor Stoddard

THAT the Western Common Advisory Committee recommends Halifax and West Community Council recommends that Regional Council request a staff report considering proposed amendments to the Western Common Wilderness Common Master Plan to consider the implementation of natural surface backcountry trails within interior areas of the Western Wilderness Common.

MOTION PUT AND PASSED.

14. MOTIONS - NONE

15. IN CAMERA (IN PRIVATE) – NONE

16. ADDED ITEMS – NONE

17. PUBLIC PARTICIPATION

Kathleen Hall, Halifax, Backlands Coalition, was happy to see the motion pass and indicated time is of the essence in ensuring that future development will not have negative impacts on watercourses in the area. They would also like to see a broader definition for the term “environmentally sensitive”.

Martha Leary, Halifax, feels there needs to be reliable protections in place for the wilderness areas until a formal community vision for Spryfield is developed.

Karen McKendry, Jollimore, Ecology Action Centre, noted the importance of protecting environmentally sensitive features in the area and developing mechanisms to do so. The suggestion of applying the

Regional Park zone to private property and other government lands was made, as well as ways to incentivize people.

18. DATE OF NEXT MEETING – June 22, 2021

19. ADJOURNMENT

The meeting was adjourned at 8:27 p.m.

Alicia Wall
Legislative Support