



**HALIFAX AND WEST COMMUNITY COUNCIL  
MINUTES  
February 28, 2017**

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

STAFF: Ms. Sheilagh Edmonds, 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/index.php>*

*The meeting was called to order at 6:00 p.m. and recessed at 6:34 p.m.*

**1. CALL TO ORDER**

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

**2. APPROVAL OF MINUTES – January 17, 2017**

MOVED by Councillor Smith, seconded by Councillor Walker

**THAT the minutes of January 17, 2017 be approved.**

**MOTION PUT AND PASSED.**

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

MOVED by Councillor Smith, seconded by Councillor Mason

**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 APPEAL HEARINGS - NONE**

**11. CORRESPONDENCE, PETITIONS & DELEGATIONS**

**11.1 Correspondence**

The Clerk advised that correspondence had been submitted for items 13.1.3 and 13.3.1.

**11.2 Petitions - None**

**11.3 Presentation - None**

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

**13. REPORTS**

**13.1 STAFF**

**13.1.1 Case 20246: Rezoning for the former Briarwood Golf Course Lands, Herring Cove Road, Halifax (First Reading)**

The following was before Community Council:

- A staff recommendation report dated January 13 2017.

MOVED by Councillor Walker, seconded by Councillor Mason

**THAT Halifax and West Community Council give First Reading to consider approval of the proposed rezoning, as set out in Attachment A of the January 13, 2017 staff report, to rezone a portion of the former Briarwood golf course, located at Herring Cove Road in Halifax from the R-1 (Single Family Dwelling) Zone to the R-2 (Two-Family Dwelling) Zone of the Land Use By-law for Halifax Mainland, and schedule a public hearing for April 18, 2017.**

Councillor Cleary expressed concern that Community Council was dealing with a property that was currently in arrears and that it could possibly have different ownership in a couple of weeks. He suggested that it be deferred to the next meeting, at which time there would be more clarity around property ownership.

MOVED by Councillor Cleary, seconded by Councillor Zurawski

**THAT this matter be deferred to the March 22, 2017 meeting.**

**MOTION TO DEFER PUT AND PASSED.**

**13.1.2 Case 20120: Rezoning Request – Lands at Parkmoor Avenue, Hayes Street and Charlton Avenue, Halifax (First Reading)**

The following was before Community Council:

- A staff recommendation/information report dated December 15, 2016.

MOVED by Councillor Walker, seconded by Councillor Zurawski

**THAT Halifax and West Community Council give first reading to consider approval of the proposed rezoning, as set out in Attachment A of the December 15, 2016 staff report, to rezone one portion of the lands located at Parkmoor Avenue, Hayes Street and Charlton Avenue in Halifax from the R-1 (Single Family Dwelling) Zone to R-2 (Two-Family Dwelling) Zone and another portion of the same lands from the R-2 Zone to R-1 Zone of the Land Use By-law for Halifax Mainland, and schedule a public hearing for April 18, 2017.**

**MOTION PUT AND PASSED.**

**13.1.3 Case 18966: Amendments to the Halifax MPS and the Halifax Peninsula LUB For 6009 and 6017 Quinpool Road, Halifax**

The following was before Community Council:

- A staff recommendation report dated January 20, 2017.
- Correspondence submitted from: Steve Parcell, Dr. Dorianne E. Rheaume, Heidi Lauckner, Cathy Driscoll, Barbara Hill-Taylor, Joanne Light, Margaret Galbraith, Pam Cooley, Kim Thompson, Dan McCarthy, Candace Stevenson, Margie Macdonald, Peter Fillmore, Sandy Greenberg, Mary Meidell, Mary-Jo MacKay, Linda Davis, Elisabeth Gold, Elizabeth Heffelfinger, Art McKay, Helen Sinclair, Monica Rojo, Taiya Barss, Sheilagh Hunt, Greg Woolner, Greg Skinner, Joanna Bull, Gwen Davies, Julie Post, Sonia Salisbury MD, Deborah Luscomb, David Murphy, Jane Finlay-Young, Frank Taussig, Carole Woodhall, Brian Gifford, Pat Whitman and

Chris Annand, Park to Park Community Association, Robert Swinamer, Ronald Mitton, Janis Wood Catano, Ariel Harper Nave, Peter Lavell, Ian Porter, Richard Rudnicki, Timk Leary, Karen Beazley, Beverly Miller, Claire McNeil, Poppy Cox, Judith Fingard, Kathy Spencer, Dr. Lois Murray, Lara Morris, Tania Sures, Heather MacLeod, Joan Honeywell, Kristine McCutcheon, Ruth Post, Margo Grant, Stella Lord, Bill Lord, Vivian Layton, Myra Donnelly-Gay, Harold LeBlanc, Scott Robson, Nancy Johnston, Nancy Covington, Dr. Judy Haiven, Judy and Harry Adams, Jen Powley, Angela Deveaux, Beth Abbott, Lois E. Murray, Mary Evans, Glenn Fraser, Janet Ross, Janet M. Stevenson, Melanie Briand, Milan Mckay, Gary and Sue Brumwell, Rebecca Jamieson and Christopher Beaumont, Joan Fraser, Kathy Legge, Friedemann Brauer, Rollie Thompson, Molly DeShong, Tim Leary, and Andrea Arbic.

MOVED by Councillor Smith, seconded by Councillor Walker

**That Halifax and West Community Council recommend Regional Council:**

- 1. Give First Reading to consider the proposed amendments to the Municipal Planning Strategy and the Land Use By-law for the Halifax Peninsula, as set out in Attachments A and B of the January 20, 2017 staff report, to allow for a 29 storey mixed use development at 6009 and 6017 Quinpool Road, Halifax and schedule a public hearing; and**
- 2. Approve the amendments to the Halifax Municipal Planning Strategy and Peninsula Land Use By-law as set out in Attachments A and B of the January 20, 2017 staff report.**

Councillor Smith advised that Community Council received a substantial amount correspondence from residents who are very much opposed to the proposed development with concerns expressed about the height of the proposed building; the development was not in keeping with the surrounding neighbourhood; and that it was not supported in the proposed Centre Plan. Councillor Smith advised that he had an alternate motion to bring forward, and he requested Community Council to defeat the motion on the floor.

**MOTION PUT AND DEFEATED.**

MOVED by Councillor Smith, seconded by Councillor Cleary

**That Halifax and West Community Council recommend Regional Council:**

- 1. Give First Reading to consider the proposed amendments to the Municipal Planning Strategy and the Land Use By-law for the Halifax Peninsula, as set out in Attachments A and B of the January 20, 2017 report, with the exception that the overall height of the development as referenced in 2.10.1(c) of the proposed policy be amended to allow for a building no greater than 62 metres, and schedule a public hearing.**
- 2. Approve the amendments to the Halifax Municipal Planning Strategy and Peninsula Land Use By-law as set out in Attachments A and B as amended.**

In moving the motion, Councillor Smith explained that the 62 metres in height equates to just over 200 feet which is roughly the height of a 20 storey building, and he added that the Centre Plan will allow for a 20 storey building at this corner. Councillor Smith also advised that this would reduce some of the shadowing impact.

**MOTION PUT AND PASSED.**

**13.1.4 Case 20215: Land Use By-law Amendment for 1840 St. Margaret's Bay Road, Timberlea – Micro-Alcohol Production Facility (First Reading)**

The following was before Community Council:

- A staff recommendation report dated January 19, 2017.

MOVED by Councillor Zurawski, seconded by Councillor Walker

**That Halifax and West Community Council give First Reading to consider approval of the proposed amendments to the Land Use By-law for Timberlea/Lakeside/Beechville, as contained in Attachment A of the January 19, 2017 staff report, to permit Micro-alcohol Production Facilities in the C-2(General Business) Zone, and schedule a public hearing for March 22, 2017.**

**MOTION PUT AND PASSED.**

**13.1.5 Case 20489: Development Agreement 5540 Kaye Street, Halifax (First Reading)**

The following was before Community Council:

- A staff recommendation/information report dated January 20, 2017.
- A memorandum dated September 30, 2016 from the Chair of the District 7 and 8 Planning Advisory Committee.

MOVED by Councillor Smith, seconded by Councillor Mason

**That Halifax and West Community Council give Notice of Motion to consider the proposed development agreement, as set out in Attachment A of the January 20, 2017 staff report, to allow a single dwelling unit within the 6th floor penthouse of 5540 Kaye Street, Halifax and schedule a public hearing for April 18, 2017.**

**MOTION PUT AND PASSED.**

**13.1.6 Case 20375: Substantive Amendments to Development Agreement Rockingham South, Halifax (Notice of Motion)**

The following was before Community Council:

- A staff recommendation report dated January 11, 2017.

MOVED by Councillor Walker, seconded by Councillor Zurawski

**That Halifax and West Community Council give notice of motion to consider the proposed Stage 1 amending development agreement, as set out in Attachment A of the January 11, 2017 staff report and schedule a public hearing for March 22, 2017.**

**MOTION PUT AND PASSED.**

**13.1.7 Case 18322: Development Agreement for 6124 Coburg Road and 1460, 1462, 1470 and 1474 Seymour Street, Halifax (Supplemental Report)**

The following was before Community Council:

- A staff supplementary recommendation report dated January 20, 2017.

MOVED by Councillor Mason, seconded by Councillor Smith

**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 report dated January 20, 2017, to permit the development of a mixed residential and commercial building at 6124 Coburg Road and 1460, 1462, 1470 and 1474 Seymour Street, Halifax; and
2. Require that the proposed development 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 otherwise this approval will be void and obligations arising hereunder shall be at an end.

**MOTION PUT AND PASSED.**

**13.2 MEMBERS OF COMMUNITY COUNCIL- NONE**

**13.3 COMMITTEES:**

**13.3.1 Heritage Advisory Committee: Case 20405: Amendments to the Halifax MPS and Halifax Peninsula LUB for Halifax Grammar School, 915, 921, 945 and 967 Tower Road, Halifax**

The following was before Community Council:

- A recommendation report dated February 6, 2017 submitted from the Chair of the Heritage Advisory Committee, with an attached staff report dated January 3, 2017.
- Memorandum from the District 7 & 8 Planning Advisory Committee dated October 25, 2016
- Correspondence was submitted from Shanchun Li and Yajun Pan.

MOVED by Councillor Mason, seconded by Councillor Walker

**That Halifax & West Community Council recommend that Regional Council:**

1. Give First Reading to consider the proposed amendments to the Municipal Planning Strategy for Halifax (MPS) and Land Use By-law for Halifax Peninsula (LUB), as set out in Attachments A and B of the January 3, 2017 report, to enable a proposed expansion of the Halifax Grammar School, and schedule a public hearing; and
2. Approve the proposed amendments to the Halifax MPS and LUB for Halifax Peninsula, as set out in Attachments A and B of the January 3, 2017 staff report.

**MOTION PUT AND PASSED.**

**14. MOTIONS- None**

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

**15.1 Minutes – January 17, 2017**

Community Council did not convene in camera.

MOVED by Councillor Walker, seconded by Councillor Mason

**That the minutes of January 17, 2017 be approved.**

**MOTION PUT AND PASSED.**

**16. ADDED - NONE**

**17. NOTICES OF MOTION**

**17.1 Councillor Cleary**

Councillor Cleary Gave Notice that at the next meeting of Halifax and West Community Council, he will move a motion that Halifax and West Community Council request a staff report regarding the opportunities and challenges related to implementing a policy ensuring applicants in a land use matter must have no arrears in municipal taxes on a subject property prior to and during consideration of an application.

**18. PUBLIC PARTICIPATION**

Mr. Alan Ruffman addressed Community Council and advised that there is an area between Herring Cove Road and Purcells Cove Road which is a wild-life pathway and he emphasized the importance of maintaining this pathway, particularly in light of the continuous development occurring on Herring Cove Road. He suggested that 500 metres would be an ideal width for the pathway and that, in future, the Municipality consider rezoning or purchasing certain lots to preserve the pathway.

Councillor Mason noted that it may be appropriate for staff to attend a Community Council meeting in the future and provide an update on the Green Network Functional Plan.

**19. DATE OF NEXT MEETING – Wednesday, March 22, 2017**

**20. ADJOURNMENT**

The meeting was adjourned at 6:34p.m.

Sheilagh Edmonds  
Legislative Assistant