

**HALIFAX AND WEST COMMUNITY COUNCIL
MINUTES
March 7, 2019**

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

STAFF: Karen Brown, Senior Solicitor
Phoebe Rai, 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.

The meeting was called to order at 6:00 p.m. and adjourned at 7:18 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 6:00 p.m. in Council Chamber, 3rd Floor City Hall, 1841 Argyle Street, Halifax.

2. APPROVAL OF MINUTES – February 5, 2019

MOVED by Councillor Walker, seconded by Councillor Cleary

THAT the minutes of February 5, 2019 be approved as presented.

MOTION PUT AND PASSED.

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

MOVED by Councillor Zurawski, 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

10.1.1 Case 22019: Residential Conversions in the South End and Peninsula Centre Detailed Plan Areas

The following was before Community Council:

- A staff recommendation report dated November 14, 2018
- A memorandum from the Chair of the Halifax Peninsula Planning Advisory Committee dated December 3, 2018
- A staff presentation dated March 7, 2019
- Correspondence dated March 7, 2019 submitted by Krista Jackson

Jamy-Ellen Klenavic, Planner II, provided the staff presentation regarding Case 22019: Residential Conversions in the South End and Peninsula Centre Detailed Plan Areas.

The Chair opened the public hearing and called three (3) times for any members of the public wishing to address Community Council on this matter; there being none, it was MOVED by Councillor Mason, seconded by Councillor Smith

THAT the public hearing close.

MOTION PUT AND PASSED.

MOVED by Councillor Mason, seconded by Councillor Cleary

THAT Halifax and West Community Council adopt the amendments to the Land Use By-law for Halifax Peninsula, as set out in Attachment A of the staff report dated November 14, 2018.

MOTION PUT AND PASSED.

10.1.2 Case 20369: Rezoning for 635, 651, 661, 669, 677, 685, 693, and 701 St. Margaret's Bay Road, Halifax

The following was before Community Council:

- A staff recommendation report dated January 14, 2019
- A staff presentation dated March 7, 2019
- A presentation from the applicant dated March 7, 2019
- Correspondence from Chris Le Fort, Andy Lynch, Shashi Gujar, The Degaust Family, and Laurel Jane Bradly

Carl Purvis, Planning Applications Program Manager, provided the staff presentation regarding Case 20369: Rezoning for 635, 651, 661, 669, 677, 685, 693, and 701 St. Margaret's Bay Road, Halifax. Purvis referenced a possible land-use by-law violation identified in the staff report, and advised that this has been further investigated and it was determined to be compliant.

The Chair opened the public hearing and invited the Applicant to come forward and address Community Council.

Kourosh Rad, Property Owner and Cesar Saleh, W.M. Fares Group, spoke as the Applicant on this matter providing context for the rezoning application.

The Chair then called for anyone wishing to address Community Council on this matter.

Fouad Abi-daoud, Halifax expressed support for the rezoning application.

Andy Lynch, Halifax spoke against rezoning the area, reiterating the points raised in the correspondence they submitted to the Community Council.

Kim Bridson, Halifax identified themselves as a resident of the affected units and indicated they were in support of the rezoning application.

Nathan Barringer, Halifax noted they have no complaints against the property owner and tenants, and they support the rezoning application.

Jane Jackson, Halifax suggested that a sidewalk and crosswalk nearby would improve accessibility but had no concerns with the proposal, noting it would be an improvement to the neighbourhood.

Brad MacQueen, Halifax offered support for rezoning the area.

Carl Scott, Halifax advised they were supportive of the application.

Isaac Habib, Halifax advised that as a neighbour with two rentals nearby they were in support of the application as the development was an improvement to the area.

Paula Maras, Halifax indicated they were not in support of the application due to concerns with the effects of increased density on commuter traffic in the area.

The Chair then called three (3) times for anyone else wishing to address Community Council on this matter; there being none, it was MOVED by Councillor Cleary, seconded by Councillor Mason

THAT the public hearing close.

MOTION PUT AND PASSED.

MOVED by Councillor Cleary, seconded by Councillor Walker

THAT Halifax and West Community Council adopt the amendments to the Land Use By-law for Halifax Mainland, as set out in Attachment A of the staff report dated January 14, 2019.

Councillors noted that they will work with traffic staff to consider options to address pedestrian concerns.

MOTION PUT AND PASSED.

10.2 Variance Hearings - NONE

11. CORRESPONDENCE, PETITIONS & DELEGATIONS

11.1 Correspondence

The Legislative Assistant noted that correspondence was received for items 10.1.1 and 10.1.2. 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

11.3.1 Support for School Food Programs and Initiatives - Margo Riebe-Butt, Nourish Nova Scotia

The following was before Community Council:

- A presentation dated March 7, 2019

Kayla Thomas presented on behalf of Margo Riebe-Butt regarding Nourish Nova Scotia's advocacy work for a universal healthy school food program and food literacy initiatives.

12. INFORMATION ITEMS BROUGHT FORWARD – NONE

13. REPORTS

13.1 STAFF – NONE

13.2 BOARDS AND COMMITTEES

13.2.1 Case 20928: Development Agreement for 5720-5722 Inglis Street, Halifax

The following was before Community Council:

- A recommendation report dated August 23, 2018 from the Chair of the Heritage Advisory Committee, with attached staff report dated December 20, 2018

MOVED by Councillor Mason, seconded by Councillor Cleary

THAT Halifax and West Community Council give notice of motion to consider the proposed development agreement, as set out in Attachment A of the staff report dated December 20, 2018, to allow a twelve-unit residential building located at 5720-5722 Inglis Street and schedule a public hearing.

MOTION PUT AND PASSED.

13.2.2 Case 22005: Internal Conversions, Peninsula West Area 1 Schedule, Halifax Peninsula Land Use Bylaw

The following was before Community Council:

- A memorandum from the Chair of the Halifax Peninsula Planning Advisory Committee dated February 27, 2019

MOVED by Councillor Cleary, seconded by Councillor Mason

THAT Halifax and West Community Council request a supplementary staff report regarding Case 22005 including the following:

- **Clarification around the intent of the request; and**
- **Timing of the request in relation to Centre Plan implementation.**

Carl Purvis, Planning Applications Program Manager, responded to questions of clarification, noting that staff are not typically concerned as much with intent as with planning rationale, and the Centre Plan timelines are publicly available. Purvis advised that the case was considered twice by the Planning Advisory Committee with no resolution, so staff will refer to the discussion held in their report to the Community Council without a formal recommendation being made.

MOTION PUT AND DEFEATED.

14. MOTIONS - NONE

15. IN CAMERA (IN PRIVATE) – NONE

16. ADDED ITEMS – NONE

17. NOTICES OF MOTION – NONE

18. PUBLIC PARTICIPATION

The Chair called three (3) times for any members of the public wishing to address Community Council; there were none.

19. DATE OF NEXT MEETING – April 9, 2019

20. ADJOURNMENT

The meeting was adjourned at 7:18 p.m.

Phoebe Rai
Legislative Assistant