



**HALIFAX AND WEST COMMUNITY COUNCIL
SPECIAL MEETING MINUTES
May 13, 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: 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.

The meeting was called to order at 6:01 p.m. and adjourned at 7:20 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 6:01 p.m. in Council Chamber, 3rd Floor City Hall, 1841 Argyle Street, Halifax.

2. APPROVAL OF THE ORDER OF BUSINESS

MOVED by Councillor Mason, seconded by Councillor Zurawski

THAT the agenda be approved as presented.

MOTION PUT AND PASSED.

3. CALL FOR DECLARATION OF CONFLICT OF INTERESTS - NONE

4. Regional Centre Secondary Municipal Planning Strategy and Land Use Bylaw (Package A)

The following was before Community Council:

- A staff recommendation report dated April 3, 2019
- A memorandum from the Chair of the Halifax Peninsula Planning Advisory Committee dated May 7, 2019
- A staff presentation titled "Centre Plan 'Package A'"
- Correspondence submitted by Scott Hodgson, Michael Teehan, Peggy Cameron, Heather MacAulay and Eugene Pieczonka

MOVED by Councillor Zurawski, seconded by Councillor Mason

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

- 1. Give First Reading and schedule a public hearing to consider the Regional Centre Secondary Municipal Planning Strategy and the Regional Centre Land Use By-law, as contained in Attachments A and B of the staff report dated April 3, 2019;**
- 2. Give First Reading and schedule a public hearing to consider the proposed amendments to the Halifax Municipal Planning Strategy, and the Halifax Peninsula Land Use By-law, as contained in Attachments I to J-2 of the staff report dated April 3, 2019;**
- 3. Adopt the Regional Centre Secondary Municipal Planning Strategy, and the Regional Centre Land Use By-law as contained in Attachments A and B of the staff report dated April 3, 2019; and**
- 4. Adopt the proposed amendments to the Halifax Municipal Planning Strategy, and the Halifax Peninsula Land Use By-law, as contained in Attachments I to J-2 of the staff report dated April 3, 2019.**

Kasia Tota, Principal Planner, Dali Salih, Planner II, Luc Ouellet, Planner III, and Justin Preece, Planner II, provided Community Council with a presentation on the Regional Centre Secondary Municipal Planning Strategy and Land Use By-law (Package A).

Councillor Mason spoke to the additional recommendations set out in the memorandum from the Chair of the Halifax Peninsula Planning Advisory Committee, dated May 7, 2019; suggesting that the motion before Community Council be amended to include an examination of these recommendations.

MOVED by Councillor Mason, seconded by Councillor Cleary

THAT the motion be amended to add the following:

- 5. Request a supplementary staff report examining the recommendations outlined in the memorandum from the Chair of the Halifax Peninsula Planning Advisory Committee, dated May 7, 2019.**

MOTION TO AMEND PUT AND PASSED.

The motion before Community Council was as follows:

MOVED by Councillor Zurawski, seconded by Councillor Mason

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

- 1. Give First Reading and schedule a public hearing to consider the Regional Centre Secondary Municipal Planning Strategy and the Regional Centre Land Use By-law, as contained in Attachments A and B of the staff report dated April 3, 2019;**
- 2. Give First Reading and schedule a public hearing to consider the proposed amendments to the Halifax Municipal Planning Strategy, and the Halifax Peninsula Land Use By-law, as contained in Attachments I to J-2 of the staff report dated April 3, 2019;**
- 3. Adopt the Regional Centre Secondary Municipal Planning Strategy, and the Regional Centre Land Use By-law as contained in Attachments A and B of the staff report dated April 3, 2019;**
- 4. Adopt the proposed amendments to the Halifax Municipal Planning Strategy, and the Halifax Peninsula Land Use By-law, as contained in Attachments I to J-2 of the staff report dated April 3, 2019; and**
- 5. Request a supplementary staff report examining the recommendations outlined in the Memorandum from the Chair of the Halifax Peninsula Planning Advisory Committee, dated May 7, 2019.**

Responding to questions from members of Community Council, Preece and Tota noted that the parks selected for include in the Shadow Impact Assessment Protocol (Attachment B, Schedule 27) were mainly parks located within the vicinity of designated future growth nodes. It was noted that Murray Warrington Park is not currently included on Schedule 27.

Councillor Smith noted that they wish to bring an amendment to add a list of additional recommended considerations for Package A, including the inclusion of Murray Warrington Park in Attachment B, Schedule 27.

MOVED by Councillor Smith, seconded by Councillor Mason

THAT the motion be amended to add the following:

- 6. Consider the following list of amendments to the proposed Regional Centre Secondary Municipal Planning Strategy and Land Use By-law's maps and schedules regarding the urban structure, zoning, floor area ratio, height, and precincts:**

Regional Centre Land Use By-Law (Attachment B)

• Pg. 10

- Add level 3 site plans to do direct mailouts to addresses within the notification area.
- 24 (a) the prescribed Start time of 7:00pm change to "Starting at 6:00 p.m. no later than 7:00 p.m."
- Add Murray Warrington Park to Schedule 27

Proposed Changes

- **Corner of Columbus and Isleville St.**
 - Review for the Removal of HR-1 designation
- **Corner of Stanley and Isleville St.**
 - Remove HR-1 (5601)
- **Young St.**
 - Review properties 6461, 6457, 6461 and their designation
- **North St. to Almon St.**
 - This was an area that seen the destruction of homes. (Homes Not Hondas) the designation for this area is very aggressive with established residential intertwined. Review these properties
- **Charles St. and Windsor St.**
 - Review 6168, 6174, 6172
- **Windsor St. between North St and Willow**
 - Remove 6177
- **Windsor St, and Duncan**
 - Remove 6135
- **Windsor St. Between Duncan St. and Lawrence St.**
 - 6121 change 14 meters
- **Windsor St. Between Lawrence St. and Allen St.**
 - Review properties not fronting Windsor street
- **North St. and Agricola St.**
 - Change 5689, 5693, 2605, 2609, 2613 to 20 meters
- **North St.**
 - Change 5685 to 17 meters
- **Oxford St. and Bayers Rd. (Old RCMP Site)**
 - More flexibility on this site, possible DA

Other Changes

- **Schedule 24: Bonus rate Districts**
 - Add legend to map that corresponds with the Districts

MOTION TO AMEND PUT AND PASSED.

The motion before Community Council was as follows:

MOVED by Councillor Zurawski, seconded by Councillor Mason

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

1. **Give First Reading and schedule a public hearing to consider the Regional Centre Secondary Municipal Planning Strategy and the Regional Centre Land Use By-law, as contained in Attachments A and B of the staff report dated April 3, 2019;**
2. **Give First Reading and schedule a public hearing to consider the proposed amendments to the Halifax Municipal Planning Strategy, and the Halifax Peninsula Land Use By-law, as contained in Attachments I to J-2 of the staff report dated April 3, 2019;**
3. **Adopt the Regional Centre Secondary Municipal Planning Strategy, and the Regional Centre Land Use By-law as contained in Attachments A and B of the staff report dated April 3, 2019;**
4. **Adopt the proposed amendments to the Halifax Municipal Planning Strategy, and the Halifax Peninsula Land Use By-law, as contained in Attachments I to J-2 of the staff report dated April 3, 2019;**

5. Request a supplementary staff report examining the recommendations outlined in the Memorandum from the Chair of the Halifax Peninsula Planning Advisory Committee, dated May 7, 2019; and
6. Consider the following list of amendments to the proposed Regional Centre Secondary Municipal Planning Strategy and Land Use By-law's maps and schedules regarding the urban structure, zoning, floor area ratio, height, and precincts:

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MOTION PUT AND PASSED AS AMENDED.

The Chair thanked Tota, Salih, Ouellet, and Preece for the presentation.

5. DATE OF NEXT MEETING – June 11, 2019

6. ADJOURNMENT

The meeting adjourned at 7:20 p.m.

David Perusse
Legislative Assistant