

**HALIFAX AND WEST COMMUNITY COUNCIL
MINUTES
October 15, 2019**

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

REGRETS: Councillor Waye Mason
Councillor Russell Walker

STAFF: Meg MacDougall, Solicitor
David Perusse, Legislative Assistant
Simon Ross-Siegel, 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 6:04 p.m. and adjourned at 6:21 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 6:04 p.m. in Council Chamber, 3rd Floor City Hall, 1841 Argyle Street, Halifax.

2. APPROVAL OF MINUTES – September 19, 2019

MOVED by Councillor Cleary, seconded by Councillor Zurawski

THAT the minutes of September 19, 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 Smith, seconded by Councillor Cleary

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

10.2.1 Case 22123: Appeal of Variance Refusal – 5527 Kane Place, Halifax

The following was before Community Council:

- A staff recommendation report dated July 9, 2019
- A staff presentation titled “Case 22123: Appeal of Variance Refusal – 5527 Kane Place, Halifax”
- An appellant presentation
- Correspondence submitted by Sabrina Cherry

Laura Walsh, Planner I, provided Community Council with a presentation on Case 22123: Appeal of Variance Refusal – 5527 Kane Place, Halifax.

Responding to questions from members of Community Council, MacIntyre noted that structures for a shed under 200 square feet would not prompt a need to obtain a development agreement.

The Solicitor reviewed the rules of procedure for variance hearings and the Chair invited the Appellant(s) to come forward and address Community Council.

Alasdair McLean, Appellant and property owner, spoke to Community Council about their variance appeal. They provided pictures of the shed for members of Community Council and noted that they designed the shed’s shape and colour scheme with a desire to ensure it would be consistent with the character of existing structures in the area. They stated that if the structure were to be placed closer to

the house, it would require a crane to move the shed into the back yard and that the presence of some power lines make it difficult to place the shed in a safe alternate location on the property.

The Chair called for anyone in the notification area wishing to address Community Council on this matter.

The Chair called three (3) times for anyone in the notification area wishing to address Community Council on this matter. There being none, it was MOVED by Councillor Cleary, seconded by Councillor Smith

THAT the variance hearing be closed.

MOTION PUT AND PASSED.

MOVED by Councillor Smith, seconded by Councillor Zurawski

THAT Halifax and West Community Council allow the appeal.

MOTION PUT AND PASSED. (Development Officer's decision overturned.)

The Chair thanked Laura Walsh for the presentation.

11. CORRESPONDENCE, PETITIONS & DELEGATIONS

11.1 Correspondence

The Legislative Assistant noted that the Municipal Clerk's Office received correspondence relating to item(s) 10.2.1. This correspondence was circulated to members of Community Council.

For a detailed list of correspondence received, refer to the specific item.

11.2 Petitions

11.3 Presentations

12. INFORMATION ITEMS BROUGHT FORWARD – NONE

13. REPORTS

13.1 STAFF

13.1.1 Case 22382: Rezoning to RA-4 to allow an Auxiliary Dwelling Unit on a property fronting Pioneer Hill, Whites Lake

The following was before Community Council:

- A staff recommendation report dated September 27, 2019

MOVED by Councillor Cleary, seconded by Councillor Zurawski

THAT Halifax and West Community Council give First Reading to consider approval of the proposed amendment to the Land Use By-law for Planning District 4 (Prospect), as set out in Attachment A of the staff report dated September 27, 2019, to allow an auxiliary dwelling unit on PID 41420860, Pioneer Hill, Whites Lake and schedule a public hearing.

MOTION PUT AND PASSED.

13.1.2 Case 22029: Development Agreement for 6009 and 6017 Quinpool Road, Halifax

The following was before Community Council:

- A staff recommendation report dated October 9, 2019

MOVED by Councillor Smith, 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 October 9, 2019, to permit a mixed-use, multiple-unit residential and commercial building, with the exception that section 3.2.2 (a) in the Development Agreement is deleted and replaced with the following:

- (a) Regional Council has accepted cash-in-lieu as the contribution for affordable dwelling housing units and the Municipality has received the full amount of \$1,800,000 in lieu of a contribution of affordable housing dwelling units pursuant to 98C(1)(b)(iv) of the Halifax Peninsula Land Use By-law.**

and schedule a public hearing.

MOTION PUT AND PASSED.

13.1.3 Case 21847: Time Extension to existing Development Agreement for PID 40306730, property adjacent to 1300 Prospect Road, Goodwood

The following was before Community Council:

- A supplementary staff recommendation report dated September 10, 2019

MOVED by Councillor Cleary, seconded by Councillor Zurawski

THAT Halifax and West Community Council give notice of motion to consider the new proposed amending development agreement, as set out in Attachment A of the supplementary staff report dated September 10, 2019, to permit a four-year extension to the deadline for commencement of development and a five (5) year time extension for development completion for lands at PID 40306730, Prospect Road, Goodwood with an increased wetland buffer, and schedule a public hearing.

MOTION PUT AND PASSED.

13.1.4 Case 21389: Child Care Centre Development Agreement for 55 Kearney Lake Road and 4 Grosvenor Road, Halifax

The following was before Community Council:

- A staff recommendation report dated September 4, 2019

MOVED by Councillor Zurawski, 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 September 4, 2019, to consider the expansion of an existing child care centre at 55 Kearney Lake Road and the addition of a new child care centre at 4 Grosvenor Road, allowing for up to 80 children under care, and schedule a public hearing.

MOTION PUT AND PASSED.

13.2 BOARDS AND COMMITTEES – NONE

13.3 MEMBERS OF COMMUNITY COUNCIL – NONE

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

- November 13, 2019;
- December 11, 2019

20. ADJOURNMENT

The meeting was adjourned at 6:21 p.m.

Simon Ross-Siegel
Legislative Assistant