

**HALIFAX AND WEST COMMUNITY COUNCIL  
MINUTES  
March 11, 2020**

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

REGRETS: Councillor Shawn Cleary

STAFF: Karen Brown, Senior Solicitor  
Krista Vining, 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](http://halifax.ca).*

*The meeting was called to order at 6:00 p.m. and adjourned at 6:51 p.m.*

## **1. CALL TO ORDER**

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

## **2. APPROVAL OF MINUTES – February 18, 2020**

MOVED by Councillor Walker, seconded by Councillor Zurawski

**THAT the minutes of February 18, 2020 be approved as circulated.**

**MOTION PUT AND PASSED.**

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

MOVED by Councillor Mason, seconded by Councillor Zurawski

**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 22485: Application to rezone lands at 3620 Highland Avenue, Halifax**

The following was before Community Council:

- A staff recommendation report dated February 11, 2020
- A memorandum from the Halifax Peninsula Planning Advisory Committee dated November 29, 2019
- Staff Presentation

Meaghan Maund, Planner II, Current Planning presented the application by Doug Hubley to rezone the subject lands from R-2 (General Residential) to R-2T (Townhouse) Zone to enable the construction of a townhouse building. Initially the applicant had submitted a concept design showing a four-unit townhouse building, however, staff assessed the proposal against the R-2T Zone requirements and concluded the site could only accommodate a three-unit townhouse building.

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

**Doug Hubley, Applicant** explained that a four (4) unit apartment building could be built as-of-right, but that the proposed townhouses was a better fit for the neighborhood and accomplishes HRM's goals for more infill projects and greater density on the peninsula.

The Chair reviewed the rules of procedure for public hearings and called three times for any members of the public wishing to speak on the matter, there were none.

MOVED by Councillor Mason, seconded by Councillor Walker

**THAT the public hearing be closed.**

**MOTION PUT AND PASSED.**

MOVED by Councillor Smith, seconded by Councillor Mason

**THAT Halifax and West Community Council adopt the amendment to Map ZM-1 of the Halifax Peninsula Land Use By-law, as set out in Attachment A of the staff report dated February 11, 2020.**

**MOTION PUT AND PASSED.**

## **10.2 VARIANCE APPEAL HEARINGS**

### **10.2.1 Case 22607: Appeal of Variance Refusal – 6303 Yale Street, Halifax**

The following was before Community Council:

- A staff recommendation report dated February 20, 2020
- Staff presentation
- Correspondence from Kelly Walker, Anne-Louise Dauphinee, Katie Wilson-Day, Doug Wilson

Matthew Conlin, Planner presented Case 22607 appeal of variance refusal for 6303 Yale Street, Halifax to reduce the minimum lot frontage and lot area requirements to permit the constructions of a two-unit dwelling on a vacant lot.

The Solicitor reviewed the rules of procedure for variance hearings and the Chair invited the property owner to come forward and address Community Council.

**Kelly Walker, property owner** read their correspondence submitted to Community Council. Walker highlighted that they, their partner and another couple were looking to downsize their respective homes and build a new two (2) unit dwelling on a vacant lot on Yale Street. Walker explained that the footprint setbacks and total square footage of the proposed duplex was the same as a single-family dwelling. They had met with neighbours adjacent to the property and along Yale Street to introduce themselves and describe their intent; providing copies of the site plans and drawings, and have received support for the proposal. Walker commented that the proposed duplex was in keeping with the character of the street, consistent with the sustainable evolution of the land use on Yale Street, and would only serve to enhance the neighbourhood. It was noted that several homes on Yale Street had been converted from single-family dwellings to duplexes and a variance would not have been required if there had of been a dwelling on the property.

**Theodor K., Halifax** spoke in support of proposal, noting that it was appropriate for area.

**Paul Marr, Halifax** supported the proposal, noting that it had been a vacant lot for eight (8) years, but wanted to ensure the development looked residential. Marr pointed out that some neighbours were not aware of the proposal until they were notified of the variance.

The Chair called three times for any other speakers within the notification area to come forward and address Community Council; there were none.

MOVED by Councillor Mason, seconded by Councillor Smith

**THAT the variance hearing be closed.**

**MOTION PUT AND PASSED.**

MOVED by Councillor Smith, seconded by Councillor Walker

**THAT Halifax and West Community Council allow the appeal.**

**MOTION PUT AND PASSED.**

Decision of the Development Officer overturned.

## **11. CORRESPONDENCE, PETITIONS & DELEGATIONS**

### **11.1 Correspondence**

The Legislative Assistant noted that correspondence was received for item 10.2.1. 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 Ken Donnelly, Co-Chair of Beechville Lakeside Timberlea Rec Centre Community Consultation Committee re: BLT Rec Centre Campaign**

Ken Donnelly introduced members of the Committee and gave an overview of the Beechville Lakeside Timberlea Rec Centre Campaign to build a new recreation centre. A copy of the presentation is on file.

Donnelly responded to questions raised by Community Council, noting the existing Lakeside Community Centre was aging and disrepair, did not have a gymnasium, and was too small for the size of the community it serves. The Committee was proposing a new recreation centre that would serve the BLT community and have some form of library component, gym and multipurpose room. They were also looking at options to provide cross promotion between the facility and outdoor amenities with the nearby trails and multipurpose field. Donnelly further commented on the community's need for improved transit.

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

## **13. REPORTS**

### **13.1 STAFF**

#### **13.1.1 Case 21916: Amendments to the Halifax Municipal Planning Strategy and Halifax Mainland Land Use By-law and Development Agreement for a 12-storey mixed-use development at 3514 Joseph Howe Drive, Halifax**

The following was before Community Council:

- A staff recommendation report dated February 12, 2020

MOVED by Councillor Walker, seconded by Councillor Smith

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

- 1. Give First Reading to consider the proposed amendments to the Halifax Municipal Planning Strategy and Halifax Mainland Land Use By-law, as set out in Attachments A and B of the staff report dated February 12, 2020, to enable streetwall heights of up to 5 storeys and overall building heights of up to 12 storeys within 'Area A' of the Plan Dutch Village Road Area by development agreement, and schedule a public hearing;**
- 2. Approve the proposed amendments to the Halifax Municipal Planning Strategy and Halifax Mainland Land Use By-law, as set out in Attachments A and B.**

It is further recommended that Halifax and West Community Council give Notice of Motion to consider the proposed development agreement, as set out in Attachment C of the staff report dated February 12, 2020, to allow a 12-storey mixed-use development at 3514 Joseph Howe Drive, Halifax. The public hearing for the proposed development agreement shall be held concurrently with the public hearing referenced in Recommendation 1.

**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)**

**15.1 In Camera (In Private) Minutes – February 18, 2020**

This matter was dealt with in public.

MOVED by Councillor Walker, seconded by Councillor Mason

**THAT the In Camera (In Private) minutes of February 18, 2020 be approved as circulated.**

**MOTION PUT AND PASSED.**

**16. ADDED ITEMS – NONE**

**17. NOTICES OF MOTION – NONE**

**18. PUBLIC PARTICIPATION**

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

**19. DATE OF NEXT MEETING – April 14, 2020**

**20. ADJOURNMENT**

The meeting was adjourned at 6:51 p.m.

Krista Vining  
Legislative Assistant