



**HALIFAX AND WEST COMMUNITY COUNCIL
SPECIAL MEETING
MINUTES
July 8, 2020**

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

REGRETS: Councillor Wayne Mason

OTHERS PRESENT: Councillor Paul Russell

STAFF: Meg MacDougall, Solicitor
Krista Vining, Legislative Assistant
Alicia Wall, Legislative Support

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 Community Council adjourned at 6:27 p.m.

1. CALL TO ORDER

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

2. APPROVAL OF MINUTES – March 11, 2020, Special May 14, 2020 and June 17, 2020

MOVED by Councillor Cleary, seconded by Councillor Smith

THAT the minutes be approved as presented.

MOTION PUT AND PASSED.

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

Addition:

In accordance with Administrative Order One, Section 10 Special Meetings of Council:

(1) Subject to section 31 regarding quorum, at a special meeting of the Council, the Council shall only consider or decide upon a matter set forth in the notice calling the special meeting, unless all the Members that may be elected to the Council consent to considering or deciding on an additional matter.

7.1.3 Case 21730: Development Agreement for 205 Bedford Highway, Halifax

The Legislative Assistant confirmed receipt of written confirmation from all members of the Community Council agreeing to the addition.

MOVED by Councillor Cleary, seconded by Councillor Walker

THAT the agenda be approved as amended.

MOTION PUT AND PASSED.

4. CALL FOR DECLARATION OF CONFLICT OF INTERESTS

Councillor Cleary declared a conflict of interest for Item 5.1.1, explaining that they were one of the applicant's for Case 22642.

Councillor Cleary recused themselves and exited the meeting at this time.

5. HEARINGS

5.1 PUBLIC HEARINGS – 6:00 p.m.

5.1.1 Case 22462: Development Agreement for the expansion of an existing day care at 6583 Quinpool Road, Halifax

The following was before Community Council:

- A staff recommendation report dated February 5, 2020
- A memorandum from the Halifax Peninsula Planning Advisory Committee dated November 29, 2019
- Correspondence from Kate Ervine and Gavin Fridell dated June 24, 2020

Cameron Robertson, Principal Planner presented Case 22462 to enter into a development agreement to expand an existing child care centre at 6853 Quinpool Road, Halifax. The expansion would increase the number of children in care from 14 to 20. A copy of the presentation is on file.

In response to a question raised, Robertson clarified that the development agreement could be written to include both a fence and vegetation at the rear of the property.

The Chair opened the Public Hearing and invited the applicant to come forward and address Community Council.

Michelle Cleary, applicant explained that this was their 18th year in operation and had been at the current location for eight (8) years, making significant improvements to the building and the property during that time. Cleary spoke to the need for high quality childcare in Halifax, confirming that a Traffic Impact Statement had been completed and a fence would be built at the rear of the property. They noted that the neighbors in the area were supportive of the application.

Cleary responded to a question respecting vegetation at the rear of the property, suggesting that additional trees would create too much shade on their property.

The Chair reviewed the rules of procedure for public hearings. There were no registered speakers.

MOVED by Councillor Zurawski, seconded by Councillor Walker

THAT the public hearing be closed.

MOTION PUT AND PASSED.

MOVED by Councillor Zurawski, 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 staff report dated February 5, 2020; and**
- 2. Require the agreement be signed by the property owner within 200 days, or any extension thereof granted by Council on request of the property owner, from the date of final approval by Council and any other bodies as necessary, including applicable appeal periods, whichever is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.**

MOTION PUT AND PASSED.

Councillor Cleary rejoined the meeting at this time.

6. CORRESPONDENCE, PETITIONS & DELGATIONS

6.1 Correspondence

The Legislative Assistant noted that correspondence was received for Item 5.1.1. This correspondence was circulated to Community Council.

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

6.2 Petitions – NONE

6.3 Delegations – NONE

7. REPORTS

7.1 Case 22288: Development Agreement for a commercial recreation use at the south corner of Prospect Road and McGraths Cove Road, McGraths Cove

The following was before Community Council:

- A staff recommendation report dated July 2, 2020

MOVED by Councillor Walker, 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 July 2, 2020, to permit a development agreement for a commercial recreation use, (low impact campground) on approximately 19 hectares (47 acres) of land located at the south corner of Prospect Road and McGraths Cove Road, and schedule a public hearing.

MOTION PUT AND PASSED.

7.1.2 Case 22190: Development Agreement for 11 Osprey Drive, Shad Bay

The following was before Community Council:

- A staff recommendation report dated February 25, 2020

MOVED by Councillor Walker, seconded by Councillor Zurawski

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 February 25, 2020, to permit 16-units of senior citizens housing at 11 Osprey Drive, Shad Bay, and schedule a public hearing.

MOTION PUT AND PASSED.

7.1.3 Case 21730: Development Agreement for 205 Bedford Highway, Halifax

The following was before Community Council:

- A staff recommendation report dated June 24, 2020

MOVED by Councillor Walker, seconded by Councillor Cleary

THAT Halifax and West Community Council give First Reading to consider the proposed development agreement, as set out in Attachment A of the staff report dated June 24, 2020, to permit an eight storey, mixed-use development at 205 Bedford Highway that includes 18 affordable housing units, and schedule a public hearing.

MOTION PUT AND PASSED.

8. ADJOURNMENT

The meeting was adjourned at 6:27 p.m.

Alicia Wall
Legislative Support