



**HALIFAX AND WEST COMMUNITY COUNCIL
SPECIAL MEETING
MINUTES
August 19, 2020**

PRESENT: Councillor Stephen Adams, Chair
Councillor Lindell Smith, Vice Chair
Councillor Shawn Cleary
Councillor Richard Zurawski
Councillor Waye Mason

REGRETS: Councillor Russell Walker

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 6:02 p.m. and Community Council adjourned 6:41 at p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 6:02 p.m.

2. APPROVAL OF MINUTES – Special August 11, 2020

MOVED by Councillor Zurawski, seconded by Councillor Cleary

That the minutes 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 Mason

That the Order of Business be approved as presented.

MOTION PUT AND PASSED.

4. CALL FOR DECLARATION OF CONFLICT OF INTERESTS – NONE

5. HEARINGS

5.1 PUBLIC HEARINGS – 6:00 p.m.

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

The following was before Community Council:

- Staff recommendation report dated February 25, 2020
- Staff presentation dated August 19, 2020
- KWR Approvals Inc. presentation
- Correspondence from Margaret Deighton dated July 29, 2020

Jacqueline Belisle, Planner II, Rural Policy and Applications presented Case 22190, which is a proposal for a 16-unit building to be used as senior citizen housing. The building form already exists and was formerly used as a 16-unit motel. There is an existing development agreement registered against the property to permit motel use that will need to be discharged. The motel use ceased around 2015. Belisle spoke to the as of right uses and the definition of senior citizen housing, which is housing designed for occupation by senior citizens. Some key aspects of the proposed development agreement are that there will be up 16 studio units and there would be one unit and one entrance that is barrier free. A copy of the presentation is on file.

In response to question from the Community Council, Belisle explained that the property was serviced by well and septic and must meet the Department of Environment requirements. Public engagement was achieved through a mailout and the website. Concerns from the public included evening traffic volumes, nighttime noise and vehicular noise and lights.

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

Kevin Riles, Project Manager, KWR Approvals Inc. stated that the property is 4.9 acres in size and generally surrounded by forest. The rent is currently in the range of \$500 to \$600 with the youngest tenant being 55 years of age, and the oldest tenant being 90. A traffic impact statement was completed and showed no significant impacts. A copy of the presentation is on file.

The Chair reviewed the rules of the Public Hearing.

Valerie Coolen, Bayside stated this was a beautiful unique area and expressed concerns around some activity in the area.

MOVED by Councillor Mason, seconded by Councillor Cleary

That the public hearing be closed.

MOTION PUT AND PASSED.

The Chair invited the applicant to respond to comments made during the Public Hearing. Kevin Riles indicated that there is a superintendent for the building and the speaker's concerns would be passed along.

MOVED by Councillor Cleary, seconded by Councillor Mason

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 25, 2020;**
- 2. Contingent on the approval of the proposed Development Agreement substantially in the same form as set out in Attachment A, approve, by resolution, the discharge of the existing development agreement, as shown in Attachment B of this report; and**
- 3. Require both the development agreement and the discharge agreement be signed by the property owner within 120 days, or any extension thereof, granted by Council on request of the property Original Signed Case 22190: Development Agreement 11 Osprey Drive, Shad Bay Community Council Report - 2 - July 8, 2020 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.

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 - NONE

8. ADJOURNMENT

The meeting was adjourned at 6:41 p.m.

Alicia Wall
Legislative Support