



P.O. Box 1749  
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**Item No. 1.1**  
**Halifax and West Community Council**  
**December 10, 2020**

**TO:** Chair and Members of Halifax and West Community Council

**-ORIGINAL SIGNED-**

**SUBMITTED BY:**

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Krista Vining, Legislative Assistant, Office of the Municipal Clerk

**DATE:** December 1, 2020

**SUBJECT:** **Halifax and West Community Council – 2020 Annual Report**

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**ORIGIN / LEGISLATIVE AUTHORITY**

Section 27(1) of the *HRM Charter* states as follows:

*A community council shall hold an annual public meeting in the community in each year to report to the public concerning its activities and to receive the views of the public respecting all matters within its mandate. The powers and duties of Community Councils are outlined in section 25 of the HRM Charter.*

Halifax and West Community Council requested that the Legislative Assistant maintain a record of the Community Council's business for the first annual meeting held in 2013 and annually held thereafter.

**RECOMMENDATION**

It is recommended that Halifax and West Community Council accept the 2020 Halifax and West Community Council Annual Report as presented.

**BACKGROUND**

Halifax and West Community Council was established on December 3, 2012 by Administrative Order 48, Respecting the Creation of Community Councils.

Halifax and West Community Council includes the following districts:

- District 7 – Halifax South Downtown (Councillor Waye Mason)
- District 8 – Halifax Peninsula North (Councillor Lindell Smith)
- District 9 – Halifax West Armdale (Councillor Shawn Cleary)
- District 10 – Halifax – Bedford Basin West (Councillor Kathryn Morse)
- District 11 – Spryfield – Sambro Loop – Prospect Road (Councillor Patty Cuttell)
- District 12 – Timberlea – Beechville – Clayton Park – Wedgewood (Councillor Iona Stoddard)

## **DISCUSSION**

Halifax and West Community Council met fifteen (15) times between December 11, 2019 and November 26, 2020. Meetings of Halifax and West Community Council took place in the Council Chamber, 3rd Floor City Hall, 1841 Argyle Street, Halifax until March 22, 2020 when direction from the Minister of Municipal Affairs and Housing under section 14 of the *Emergency Management Act* was given and special meetings were held virtually. Halifax and West Community Council met on the following dates:

- January 21, 2020
- February 18, 2020
- March 11, 2020
- May 14, 2020 special
- June 17, 2020 special
- July 8, 2020 special
- July 28, 2020 special
- August 11, 2020 special
- August 19, 2020 special
- August 26, 2020 special
- September 8, 2020 special
- September 24, 2020 special
- November 18, 2020 special
- November 26, 2020 special joint public hearing with North West Community Council

Halifax and West Community Council's business for the period covering December 11, 2019 and November 24, 2020 includes the following:

- 15 public hearings
- 3 variance appeal hearings
- 29 staff reports
- 0 reports from Board and Committees
- 1 councillor initiated motion
- 0 requests for information reports brought forward by members of Community Council
- 4 petitions
- 1 presentation
- 0 speakers during public participation
- 15 information reports
- 2 In Camera (In Private) meetings

### **Public Hearings were held on the following matters:**

**December 11, 2019** - Case 21847: Time Extension to existing Development Agreement for PID 40306730, property adjacent to 1300 Prospect Road, Goodwood

*Motion approved 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 September 10, 2019; and*
2. *Require the agreement be signed by the property owner within 120 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.*

**December 11, 2019** - Case 21971: Rezoning and Development Agreement for Child Care Centre at 165 Roxbury Crescent, Halifax

*Motion defeated that Halifax and West Community Council adopt the amendment to Map ZM-1 of the Halifax Mainland Land Use By-law as set out in Attachment A of the staff report dated October 10, 2019.*

**December 11, 2019** - Case 22314: Application by Jason Wong, to rezone lands at 3850 Robie Street, Halifax from the R-2 (General Residential) zone to the R-2A (General Residential Conversion) zone

*Motion approved 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 September 17, 2020.*

**February 18, 2020** - Case 22177: Development Agreement for Almon Street and Gladstone Street, Halifax

*Motion approved 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 January 7, 2020 with the following amendments:
  - a) Section 7.3.1 be amended to change 4 years to 3 years; and
  - b) Section 7.5.1 be amended to change 7 years to 6 years; and
2. Require the agreement be signed by the property owner within 120 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.

**February 18, 2020** - Case 21952: Development Agreement and Discharging Agreement, Civic 50, 60 and 70 Armstrong Court, Halifax

*Motion approved 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 January 7, 2020;
2. Approve, by resolution, the proposed Discharging Development Agreement, which shall be substantially of the same form as set out in Attachment B; and
3. Require the Discharging Development Agreement and Development Agreement be signed by the property owner within 120 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.

**March 11, 2020** - Case 22485: Application to rezone lands at 3620 Highland Avenue, Halifax

*Motion approved 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.*

**July 8, 2020 Special** - Case 22462: Development Agreement for the expansion of an existing day care at 6583 Quinpool Road, Halifax

*Motion approved 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.

**July 28, 2020 Special** - Case 22640: Land Use By-law Amendment to Rezone 1686 Prospect Bay Road, 1688 Prospect Bay Road, and Lot 4RC, Prospect

*Motion approved that Halifax and West Community Council adopt the amendment to Schedule A, the zoning map of the Land Use By-law for Planning District 4, as set out in Attachment A of the staff report dated March 24, 2020.*

**August 11, 2020 Special** - Case 22503: Amendment to the Land Use By-Law for Halifax Mainland for properties on Percy Street and Joseph Howe Drive, Halifax

*Motion approved that Halifax and West Community Council adopt the amendments to the Land Use By-law for Halifax Mainland, as set out in Attachment A of the staff report dated April 16, 2020.*

**August 11, 2020 Special** - Case 21730: Development Agreement for 205 Bedford Highway, Halifax

*Motion approved 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 June 24, 2020; and*
- 2. Require the development agreement to be signed by the property owner within 180 days, or any extension thereof granted by Community Council on the request of the property owner, from the date of final approval by Community Council and any other bodies as necessary, including Original Signed Case 21730: Development Agreement 205 Bedford Highway, Halifax Community Council Report - 2 - July 8, 2020 applicable appeal periods, whichever is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.*

**August 19, 2020 Special** - Case 22190: Development Agreement for 11 Osprey Drive, Shad Bay

*Motion approved 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.*

**August 26, 2020 Special** - Case 22288: Development Agreement for a commercial recreation use at the south corner of Prospect Road and McGraths Cove Road, McGraths Cove

*Motion approved 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 July 2, 2020; and*
- 2. Require the agreement be signed by the property owner within 120 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.*

**August 26, 2020 – Special** Case 22288: Development Agreement for a commercial recreation use at the south corner of Prospect Road and McGraths Cove Road, McGraths Cove

*Motion approved 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 July 2, 2020; and 2. Require the agreement be signed by the property owner within 120 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.*

**September 24, 2020 Special** - Case 22624: Development Agreement for 2322-24 Hunter Street, Halifax

*Motion approved 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 June 22, 2020; and*
- 2. Require the agreement be signed by the property owner within 240 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.*

**September 24, 2020 Special** - Case 22051: Development Agreement for a service station at 1656 Prospect Road, Hatchet Lake

*Motion defeated 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 August 19, 2020; and*
- 2. Require the development agreement be signed by the property owner within 240 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.*

**November 26, 2020 Special Joint Public Hearing with North West Community Council – Case 22450:** Amendments to the Existing Development Agreement for Bedford West, Sub Area 9, Bedford and Halifax

*Motion defeated that Halifax and West Community Council: 1. Approve the proposed amending agreement, which shall be substantially of the same form as set out in Attachment A of the staff report dated July 22, 2020; and 2. Require the amending agreement be signed by the property owner within 240 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.*

**Variance Hearings were held on the following matters:**

**December 11, 2019** - Case 21833: Appeal of Variance Refusal – 1423 Henry Street, Halifax

*Motion defeated that Halifax and West Community Council allow the appeal. The Development Officer's decision was upheld.*

**March 11, 2020** - Case 22607: Appeal of Variance Refusal – 6303 Yale Street, Halifax

*Motion approved that Halifax and West Community Council allow the appeal. The Decision of the Development Officer was overturned.*

**July 28, 2020 Special** - Cases 22953, 22954, 22955, 22956, 22957, 22958: Appeal of Variance Refusal - Civics 33-59 Grenoble Court, Halifax

*Motion approved that Halifax and West Community Council allow the appeal. The Decision of the Development Officer was upheld.*

**Public Participation:**

Public Participation was held prior to March 22, 2020 when section 14 of the *Emergency Management Act* was implemented by the Minister of Minister of Municipal Affairs and Housing. No members of the public came forward to speak at the regular meetings held December 11, 2019 to March 11, 2020.

Additional information on the matters dealt with by Halifax and West Community Council and the minutes of the meetings can be viewed online at <https://www.halifax.ca/city-hall/agendas-meetings-reports>

**FINANCIAL IMPLICATIONS**

There are no financial implications associated with this report.

**RISK CONSIDERATION**

There are no risk considerations associated with this report.

**COMMUNITY ENGAGEMENT**

Section 14 of the *Emergency Management Act* was implemented by the Minister of Municipal Affairs and Housing on March 22, 2020.

In accordance with the July 29, 2020 direction of the Minister of Municipal Affairs and Housing under section 14 of the *Emergency Management Act*, Community Council meetings are being held virtually. Community Council agendas and reports are posted on Halifax.ca, and draft minutes of the meeting will be made available on halifax.ca within three business days.

**ENVIRONMENTAL IMPLICATIONS**

There are no environmental implications associated with this report.

**ALTERNATIVES**

Halifax and West Community Council could choose not to accept the 2020 Annual Report. This is not the recommended action.

**ATTACHMENTS**

None.

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A copy of this report can be obtained online at [halifax.ca](http://halifax.ca) or by contacting the Office of the Municipal Clerk at 902.490.4210.

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