



**HALIFAX AND WEST COMMUNITY COUNCIL
SPECIAL MEETING
MINUTES
December 16, 2020**

PRESENT: Councillor Lindell Smith, Chair
Councillor Kathryn Morse, Vice Chair
Councillor Waye Mason
Councillor Shawn Cleary
Councillor Iona Stoddard
Councillor Patty Cuttell

STAFF: Meg MacDougall, Solicitor
Haruka Aoyama, 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 6:01 p.m. and Community Council adjourned at 6:50 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 6:01 p.m.

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

MOVED by Councillor Mason, seconded by Councillor Cleary

THAT the agenda be approved as presented.

MOTION PUT AND PASSED.

3. CALL FOR DECLARATION OF CONFLICT OF INTERESTS - NONE

4. CONSIDERATION OF DEFERRED BUSINESS – November 18 and December 10, 2020

4.1 Case 22332: Municipal Planning Strategy and Land Use By-law Amendments for the R-4 Zone near Dunbrack Street, Halifax

The following was before Community Council:

- Staff recommendation report dated October 15, 2020
- Correspondence from Jason Shannon
- Correspondence from Bruce Smith
- Correspondence from Walk and Roll Halifax

MOVED by Councillor Cuttell, seconded by Councillor Morse

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 the Land Use By-law for Halifax Mainland, as set out in Attachments A and B of the staff report dated October 15, 2020, to create a new designation and zone to permit high density redevelopment near Dunbrack and Willett Streets, to amend the zoning for low-density residential properties to better match existing development, and to rezone parkland to the Park and Institutional Zone, and schedule a public hearing; and**
- 2. Adopt the proposed amendments to the Halifax Municipal Planning Strategy and the Land Use By-law for Halifax Mainland, as set out in Attachments A and B.**

MOTION PUT AND DEFEATED.

MOVED by Councillor Morse, seconded by Councillor Mason

That Halifax and West Community Council recommend that Regional Council:

- 1. Give First Reading to consider:**
 - a. the proposed amendments to the Halifax Municipal Planning Strategy and the Land Use By-law for Halifax Mainland as described in Attachments A and B of the October 15, 2020 staff report to be amended to only apply the proposed new designation and zone to 210-214 Willett Street, Halifax and to amend the proposed R-4B Zone as follows:**
 - i. increase parking standards to 0.7 spaces per dwelling unit;**
 - ii. require that 25% of dwelling units contain a minimum of two bedrooms;**
 - iii. increase the side yard setback along the west property line (parallel to Chelsea Lane) of 210-214 Willett Street from 18 metres to 30 metres for the main building closer to Willett Street;**

- iv. **increase the side and/or rear setbacks on lots which abut any R-1 or R-2 zones from 8 metres to 10 metres;**
 - v. **reduce the density of the project to no more than 325 units per hectare; and**
 - vi. **reduce the maximum permitted height, as shown on the height precinct map (see Attachment B.2), from 26 metres to 20 metres; and**
 - vii. **re-align the height precinct boundary, as indicated in Attachment B.2, so it is 30 metres from the western property line;**
 - b. **the proposed amendments to the Land Use By-law for Halifax Mainland, as set out in Attachment B of the October 15, 2020 staff report, to amend the zoning for low-density residential properties to better match existing development, and to rezone parkland to the Park and Institutional Zone; and**
 - c. **schedule a public hearing;**
2. **Adopt the proposed amendments to the Halifax Municipal Planning Strategy and the Land Use By-law for Halifax Mainland, as amended in Recommendation 1, to Attachments A and B of the October 15, 2020 staff report; and**
3. **Direct the CAO to continue to consider amendments to the Dunbrack Street study area and commercially zoned properties south of Radcliff Street and adjacent to Dunbrack Street through a comprehensive review process, such as the Regional Plan or Plan and By-law Simplification Program (Suburban Plan), that provides greater detail and consideration of the following:**
 - a. **appropriate building heights, building forms, site design and the impact of traffic, including from full build-out of potential development, including wind and shadow analysis;**
 - b. **improving transition to lower density properties, including appropriate setbacks, side yards;**
 - c. **revising parking standards;**
 - d. **a greater portion of dwelling units to have two or more bedrooms;**
 - e. **proposing better active transportation routes and new public green space;**
 - f. **creating a density bonus regime like that used in the Centre Plan to fund local area improvements and affordable housing; and**
 - g. **options for inclusionary zoning.**

The Community Council continued its discussions, the following points were noted:

- The importance for new applications to be reviewed in the context of what staff are proposing for the study area now;
- Members questioned whether or not underground parking could be located beneath the buffer, the timeframe, the amount of parking allowed as of right and what the original terms of reference focused on;
- The importance of commercial and residential development; and
- That it is a good area for redevelopment but would like to see better framework developed for the study area that does not require such a comprehensive review.

In response to the Community Council, Sean Gillis, Planner II, Regional Planning, indicated it is their understanding that the buffer is surface level and underground parking could be located under it, the as of right parking is one parking stall per unit and the original terms of reference had a focus on the potential and problems, density and building form. Staff are targeting January 2021 to bring forward the amendments regarding 210-214 Willett Street to Council. It was also noted that the Community Council may want to think about how public engagement should be approached and what Council should do with other potential requests in this area.

The following amendment was proposed:

MOVED by Councillor Cuttall, seconded by Councillor Cleary

That Halifax and West Community Council add part h) Commercial space including the quantity, form and use in section 3 of the whole motion.

MOTION TO AMEND PUT AND PASSED.

The Motion before Community Council now reads:

MOVED by Councillor Morse, seconded by Councillor Mason

That Halifax and West Community Council recommend that Regional Council:

1. Give First Reading to consider:
 - a. the proposed amendments to the Halifax Municipal Planning Strategy and the Land Use By-law for Halifax Mainland as described in Attachments A and B of the October 15, 2020 staff report to be amended to only apply the proposed new designation and zone to 210-214 Willett Street, Halifax and to amend the proposed R-4B Zone as follows:
 - i. increase parking standards to 0.7 spaces per dwelling unit;
 - ii. require that 25% of dwelling units contain a minimum of two bedrooms;
 - iii. increase the side yard setback along the west property line (parallel to Chelsea Lane) of 210-214 Willett Street from 18 metres to 30 metres for the main building closer to Willett Street;
 - iv. increase the side and/or rear setbacks on lots which abut any R-1 or R-2 zones from 8 metres to 10 metres;
 - v. reduce the density of the project to no more than 325 units per hectare; and
 - vi. reduce the maximum permitted height, as shown on the height precinct map (see Attachment B.2), from 26 metres to 20 metres; and
 - vii. re-align the height precinct boundary, as indicated in Attachment B.2, so it is 30 metres from the western property line;
 - b. the proposed amendments to the Land Use By-law for Halifax Mainland, as set out in Attachment B of the October 15, 2020 staff report, to amend the zoning for low-density residential properties to better match existing development, and to rezone parkland to the Park and Institutional Zone; and
 - c. schedule a public hearing;
2. Adopt the proposed amendments to the Halifax Municipal Planning Strategy and the Land Use By-law for Halifax Mainland, as amended in Recommendation 1, to Attachments A and B of the October 15, 2020 staff report; and
3. Direct the CAO to continue to consider amendments to the Dunbrack Street study area and commercially zoned properties south of Radcliff Street and adjacent to Dunbrack Street through a comprehensive review process, such as the Regional Plan or Plan and By-law Simplification Program (Suburban Plan), that provides greater detail and consideration of the following:
 - a. appropriate building heights, building forms, site design and the impact of traffic, including from full build-out of potential development, including wind and shadow analysis;
 - b. improving transition to lower density properties, including appropriate setbacks, side yards;
 - c. revising parking standards;
 - d. a greater portion of dwelling units to have two or more bedrooms;
 - e. proposing better active transportation routes and new public green space;
 - f. creating a density bonus regime like that used in the Centre Plan to fund local area improvements and affordable housing;
 - g. options for inclusionary zoning; and
 - h. commercial space including the quantity, form and use.

MOTION AS AMENDED PUT AND PASSED.

5. REPORTS

5.1 Staff

5.1.1 Proposed 2021 Halifax and West Community Council Meeting Schedule

The following was before Community Council:

- Staff recommendation report dated December 11, 2020

MOVED by Councillor Cleary, seconded by Councillor Cuttell

That Halifax and West Community Council approve their proposed 2021 meeting schedule as presented.

MOTION PUT AND PASSED.

6. ADJOURNMENT

The meeting was adjourned at 6:50 p.m.

Alicia Wall
Legislative Support