



**HALIFAX AND WEST COMMUNITY COUNCIL
SPECIAL MEETING
MINUTES
JANUARY 19, 2021**

PRESENT: Councillor Smith, Chair
Councillor Morse, Vice Chair
Councillor Mason
Councillor Cleary
Councillor Cuttell
Councillor Stoddard

STAFF: Meaghan Maund, Planner II
Jacqueline Belisle, Planner II
Matthew Conlin, Planner I
Rosemary MacNeil, Principal Planner/Development Officer
Carl Purvis, Urban and Rural Planning Applications Program Manager
Meg MacDougall, Solicitor
Haruka Aoyama, Legislative Assistant
Hannah Forsyth, 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 adjourned at 7:52 p.m.

1. CALL TO ORDER

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

2. APPROVAL OF MINUTES – December 9 and December 16, 2020

MOVED by Councillor Mason, seconded by Councillor Cleary

THAT the minutes of December 9 and December 16, 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 Stoddard, seconded by Councillor Cuttell

THAT the agenda be approved as presented.

MOTION PUT AND PASSED.

4. CALL FOR DECLARATION OF CONFLICT OF INTERESTS - NONE

5. HEARINGS

5.1 PUBLIC HEARING

5.1.1 Case 22617: Timberlea / Lakeside / Beechville Land Use By-law amendment for 207 and 209 Greenhead Road, Lakeside

The following was before Community Council:

- A staff recommendation report dated September 30, 2020
- A staff presentation dated January 19, 2021
- Correspondence from Ron Sampson, Philip Jewers, David Batt, Shelly Boudreau, Shelia Magee, Lita Rodrigues, Randy Jollimore, and Ron Jewers

First reading was given on November 18, 2020.

Meaghan Maund, Planner II, provided Community Council with a presentation on Case 22617: Timberlea, Lakeside, Beechville Land Use By-law amendment for 207 and 209 Greenhead Road, Lakeside. The proposal would amend the Land Use By-law for Timberlea, Lakeside, Beechville to enable the expansion of an existing commercial garage.

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

Lloyd Robbins, Applicant, on behalf of the property owner, explained the history of the garage and the reason for the application to rezone the lands.

The Chair reviewed the rules of procedure for public hearings and called for the registered speakers.

Curtis Rafuse, Lakeside, stated their support for the proposal. Rafuse, as a long-time resident appreciates the family and their services in the community.

Reg Rankin, Timberlea, spoke in support of the proposal. As a former Councillor for the area, they never received any complaints about the business.

MOVED by Councillor Cleary, seconded by Councillor Cuttall

THAT the public hearing be closed.

MOTION PUT AND PASSED.

MOVED by Councillor Stoddard, seconded by Councillor Cleary

That Halifax and West Community Council adopt the amendment to the Land Use By-law for Timberlea / Lakeside / Beechville, as set out in Attachment A of the staff report dated September 30, 2020 with the Revised Map 2.

MOTION PUT AND PASSED.

5.1.2 Case 22978 – 158 Greenhead Road, Lakeside – Adsum Association for Women and Children

The following was before Community Council:

- A staff recommendation report dated November 26, 2020
- A staff presentation dated January 19, 2021
- Correspondence from Bernice Casey

Notice of Motion was given on December 9, 2020.

Jacqueline Belisle, Planner II, provided Community Council with a presentation on Case 22978 – 158 Greenhead Road, Lakeside – Adsum Association for Women and Children. The proposal would redevelop the existing residential care facility by Development Agreement.

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

Adriane Salah, Affordable Housing Association of Nova Scotia, Applicant spoke to the background and growth of Adsum for Women & Children. Salah explained that Adsum provides supportive transitional housing for 3-6-month program periods, but the limited supply of affordable permanent housing has limited resident's ability to move on from transitional housing. Hence, the request to expand the residential care facility.

The Chair reviewed the rules of procedure for public hearings and called for the registered speakers.

Curtis Rafuse, Lakeside, spoke in support of the proposal and asked that Council consider the safety of Greenhill road, either widening or adding a paved shoulder or sidewalk for increased pedestrian safety.

Deborah Moreau, Dartmouth, spoke to the vulnerability of women without affordable housing. Moreau shared their positive experience with Adsum and stated their support for the proposal.

MOVED by Councillor Cleary, seconded by Councillor Mason

THAT the public hearing be closed.

MOTION PUT AND PASSED.

MOVED by Councillor Stoddard, seconded by Councillor Cuttall

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;**

2. Approve, by resolution, the Discharge Agreement, which shall be substantially of the same form as set out in Attachment B of the staff report dated November 26, 2020; and
3. Require the Development Agreement and Discharge 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.

MOTION PUT AND PASSED.

5.2 VARIANCE HEARING

5.2.1 Cases 23041 and 23042: Appeal of Variance Refusal – 5956 and 5964 Emscote Drive, Halifax, N.S.

The following was before Community Council:

- A staff recommendation report dated November 26, 2020
- A staff presentation dated January 19, 2021
- Correspondence from Ronald J. Downie, Crystal Leigh, Mike Gross and Patricia McDermott, Glen Antonuk, Paul Beesley, Stephen Adams Consulting Services Inc., Mike Foran (President of Touch of Gold), Ron Lovett (CEO of RFL Group), R. B. Matthew MacLellan, Robert Risley (Chairman/CEO RCR Hospitality Group Ltd.), Judy Steele

Matthew Conlin, Planner I, provided Community Council with a presentation on Cases 23041 and 23042: Appeal of Variance Refusal – 5956 and 5964 Emscote Drive, Halifax, N.S. The two variance requests have been submitted for adjacent properties at 5956 and 5964 Emscote Drive, to permit the construction of an addition to each single unit dwelling on their respective lots. The request is to reduce the right-side yard setback for civic 5956 and left side yard setback for civic 5964 from the required 6 feet to a zero (0) foot side yard setback.

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

John Risley, Appellant, explained the background of the properties and the series of events that lead to an unintentional disregard of By-law requirements.

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

MOVED by Councillor Mason, seconded by Councillor Cleary

THAT the public hearing be closed.

MOTION PUT AND PASSED.

Council discussed the intent of the land use by-law and the difficulty experienced general to properties in the area.

MOVED by Councillor Mason, seconded by Councillor Cleary

THAT Halifax and West Community Council allow the appeal.

MOTION PUT AND DEFEATED.

6. CORRESPONDENCE, PETITIONS & DELEGATIONS

6.1 Correspondence

The Legislative Assistant noted that correspondence was received for item 5.1.1, 5.1.2, and 5.2.1. This correspondence was circulated to the Committee.

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

6.2 Petitions - NONE

6.3 Presentations - NONE

7. REPORTS

7.1 STAFF - NONE

8. IN CAMERA (IN PRIVATE)

8.1 In Camera (In Private) Minutes – December 9, 2020

MOVED by Councillor Cleary, seconded by Councillor Morse

THAT the In Camera (In Private) minutes of December 9, 2020 be approved as circulated.

MOTION PUT AND PASSED.

9. DATE OF NEXT MEETING – February 16, 2021

10. ADJOURNMENT

The meeting was adjourned at 7:52 p.m.

Hannah Forsyth
Legislative Support