



**REGIONAL CENTRE COMMUNITY COUNCIL
SPECIAL MEETING
MINUTES
JANUARY 27, 2021**

PRESENT: Councillor Austin, Chair
Councillor Mason, Vice Chair
Councillor Cleary
Councillor Mancini
Councillor Smith

STAFF: Meg MacDougall, Solicitor
Andrea Lovasi-Wood, Legislative Assistant
Jill McGillicuddy, Legislative Assistant

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 6:08 p.m. Community Council moved into an In Camera (In Private) session at 7:46 and reconvened at 7:53 p.m. Community Council adjourned at 7:55 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 6:08 p.m.

1.1 ELECTION OF CHAIR AND VICE CHAIR

Andrea Lovasi-Wood, Legislative Assistant called for nominations for the position of Chair of Regional Centre Community Council.

MOVED by Councillor Cleary, seconded by Councillor Mancini

THAT Councillor Austin be nominated for the position of Chair of Regional Centre Community Council.

MOTION PUT AND PASSED

The Legislative Assistant called three times for any further nominations. There being none, Councillor Austin was declared Chair of Regional Centre Community Council.

The Chair then called for nominations for the position of Vice Chair of Regional Centre Community Council.

MOVED by Councillor Cleary, seconded by Councillor Mancini

THAT Councillor Mason be nominated for the position of Vice Chair of Regional Centre Community Council.

MOTION PUT AND PASSED.

The Chair called three times for any further nominations. There being none, Councillor Mason was declared Chair of Regional Centre Community Council.

1.2 TABLING OF 2020 ANNUAL REPORT

The following was before Community Council:

- A staff recommendation report dated January 20, 2021

MOVED by Councillor Cleary, seconded by Councillor Smith

THAT the Regional Centre Community Council accept the 2020 Regional Centre Community Council Annual Report as presented

MOTION PUT AND PASSED.

- **Public Participation of Annual Report**

There were no registered speakers to address Regional Center Community Council on the 2020 Annual Report.

2. APPROVAL OF MINUTES – September 23, 2020

MOVED by Councillor Cleary, seconded by Councillor Mason

THAT the minutes of September 23, 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 Mancini, seconded by Councillor Cleary

THAT the agenda be approved as presented.

MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES - NONE

5. CALL FOR DECLARATION OF CONFLICT OF INTERESTS - NONE

6. MOTIONS OF RECONSIDERATION – NONE

7. MOTIONS OF RESCISSION – NONE

8. CONSIDERATION OF DEFERRED BUSINESS – NONE

9. NOTICES OF TABLED MATTERS –NONE

10. Hearings

10.1 PUBLIC HEARINGS – NONE

10.2 VARIANCE HEARINGS

10.2.1 Case 23178: Appeal of Site Plan Approval – 6399, 6395, & 6389 North Street, Halifax

The following was before Community Council:

- A staff recommendation/information report dated January 6, 2021
- A staff presentation dated January 27, 2021
- Correspondence from Pat White, Roger Kawase and Joan Fraser.

Peter Nightingale, Planner I, Current Planning presented Case 23178. The presentation outlined staff's analysis of the proposed development in accordance with the Regional Centre Land Use Bylaw regulations as set out for the COR (Corridor) zone in the Land Use Bylaw. It was determined the proposed development meets these requirements resulting in the Development Officer's approval. Permitted reasons for appeal were outlined as specified in the Land Use Bylaw.

This decision was appealed by three property owners. A copy of the staff presentation is on file.

The Chair reviewed the rules of procedure for appeal of site plan approval hearings and the Chair invited the appellants to address Community Council.

Pat White, Appellant, Seaforth Street requested Community Council defer the approval of the application. The appellant provided an overview of their concerns with the proposal. Increased traffic is a safety concern as currently there is on street parking on both sides of Seaforth Street. The appellant spoke to the location of the driveway access being off Seaforth Street. Concern was raised about potential non compliance with stopping sight distance requirements. There are pedestrian safety concerns, especially students who utilize this street while walking to Oxford School. It was questioned why the driveway access is not off North or Oxford Street.

Joan Fraser, Appellant, Seaforth Street requested Community Council delay approval of the site plan approval. Fraser outlined concerns with the development, specifically the mass and height of the proposed building is not compatible with the existing built environment, Package B of the Regional Centre Plan is in draft format and approval of this proposed development should be delayed allowing for the approval of Package B, thus permitting this development to be reviewed in accordance with Package B.

Stephanie Woodman, Appellant reiterated that approval of the site plan should be deferred and supported the comments of the previous appellants.

There were requests from other citizens to be permitted to present. Meg, MacDougall, Solicitor, advised Community Council they had discretion to allow other speakers if each speaker demonstrates they are an interested person that is especially affected by the decision in a matter different than the general public.

Jane Spur, Seaforth Street, requested to be heard and advised Community Council that the close proximity of their property to the proposed development resulted in they being especially affected by the decision compared to the general public.

MOVED by Councillor Mancini, seconded by Councillor Mason

THAT Regional Centre Community Council permit Jane Spur to speak at the Site Plan Approval Appeal.

MOTION PUT AND PASSED.

Jane Spur, Seaforth Street outlined concerns related to the proposed driveway access of the development on Seaforth Street and the negative consequences that potential increase of traffic on Seaforth would have on the neighbourhood. It was acknowledged engineering matters related to this application is not a matter that may be appealed as part of this process, but they drew attention to how the Streets and Services By-law (S- 300) could be applied.

The Chair invited the property owner to address Community Council.

Greg Johnstone, Paul Skerry Architects replied to the concerns as outlined by the appellants and interested person. Potential safety concerns of the driveway access located on Seaforth Street have been discussed with the property owner. Johnstone advised Community Council that to mitigate any potential safety issues, the developer is proposing to construct a speed bump located before the ramp onto the sidewalk. The location of the driveway access is located on Seaforth Street in compliance with Bylaw S-300 as it is a collector street with less traffic volume.

Johnstone indicated that the rooftop penthouse is for mechanical uses only and will not be used for residential purposes or shared amenity space. Johnstone also advised Community Council that the proposed transition to lower density dwellings complies with the Land Use Bylaw.

MOVED by Councillor Mason, seconded by Councillor Cleary

THAT the Appeal Hearing close.

MOTION PUT AND PASSED.

The Chair declared the Appeal Hearing Closed.

MOVED by Councillor Smith, seconded Councillor Mason

THAT Regional Center Community Council allow the appeal.

Community Council asked staff for clarification regarding which matters may be considered for appeal. Staff advised Community Council that the appeal process was limited to the requirements as outlined in the Regional Centre Land Use Bylaw and that issues related to engineering, building code, demolition, and residential tenancies (Provincial purview) will be reviewed by additional HRM departments as the application for construction proceeds.

Staff confirmed the application meets the Land Use Bylaw and the applicant did not request any variances.

MOTION PUT AND DEFEATED.

Decision of the Development Officer upheld.

The Community Council noted that the design meets the Land Use By-law requirements and the applicant did not apply for any variances.

11. CORRESPONDENCE, PETITIONS & DELEGATIONS

11.1 Correspondence

The Legislative Assistant noted that correspondence was received for items 10.2.1. For a detailed list of correspondence received refer to the specific agenda item. General correspondence was received from Andrea Arbic, Bryan Darrell, Leslie MacMillan, Paul Smith and J. Wood. This correspondence was circulated to the Committee.

11.2 Petitions – None

11.3 Presentations – None

12. INFORMATION ITEMS BROUGHT FORWARD – NONE

13. REPORTS

13.1 STAFF

13.1.1 Proposed 2021 Regional Centre Community Council Meeting Schedule

The following was before Community Council:

- A staff recommendation report dated January 20, 2021

MOVED by Councillor Mason, seconded by Councillor Mancini

THAT Regional Centre Community Council approve the proposed 2021 meeting schedule as outlined in the attachment A of the staff report dated January 20, 2021.

MOTION PUT AND PASSED.

14. MOTIONS – NONE

15. IN CAMERA (IN PRIVATE)

Moved by Councillor Cleary, seconded by Councillor Smith

THAT Regional Centre Community Council convene to in camera to discuss Item 15.1 PERSONNEL MATTER

15.1 PERSONNEL MATTER – Private and Confidential Report

This matter was dealt with In Camera (In Private) and ratified in public as follows:

THAT the Regional Centre Community Council:

- 1. Adopt the recommendations as outlined in the private and confidential staff report dated January 12, 2021; and**
- 2. Direct that the staff report dated January 12, 2021 be maintained as private and confidential.**

MOTION PUT AND PASSED.

16. ADDED ITEMS – NONE

17. NOTICES OF MOTION – NONE

18. PUBLIC PARTICIPATION – NONE

19. DATE OF NEXT MEETING – February 24, 2021

20. ADJOURNMENT

The meeting was adjourned at 7:55 p.m.

Jill McGillicuddy
Legislative Assistant