



**HALIFAX AND WEST COMMUNITY COUNCIL
SPECIAL MEETING
DRAFT MINUTES
July 13, 2021**

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

REGRETS: Councillor Iona Stoddard

STAFF: Meg MacDougall, Solicitor
Haruka Aoyama, Legislative Assistant
Alicia Wall, Legislative Support

These minutes are considered draft and will require approval by the Halifax and West Community Council at a future meeting.

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 at 7:00 p.m.

1. CALL TO ORDER

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

2. APPROVAL OF THE MINUTES – June 22, 2021

MOVED by Councillor Cuttell, seconded by Councillor Morse

THAT the minutes of June 22, 2021 be approved as circulated.

MOTION PUT AND PASSED.

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

Additions: None

Deletions: None

MOVED by Councillor Mason, 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 - NONE

10.1 Public Hearing

10.2 Variance Hearing

11. CORRESPONDENCE, PETITIONS & DELEGATIONS

11.1 Correspondence

Correspondence was received and circulated for item 13.1.5 and one piece of general correspondence was also received.

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

11.2 Petitions - None

11.3 Presentations

11.3.1 Stephen Adams – Executive Director, Urban Development Institute of Nova Scotia

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The following was before Community Council:

- A presentation request dated June 14, 2021
- A presentation dated July 13, 2021

Stephen Adams, Executive Director of the Urban Development Institute of Nova Scotia gave a presentation stating that the Urban Development Institute works to ensure policies with land development are fair. Members include developers, professional members and government/supplier members. The Urban Development Institute of Nova Scotia provides insight from an industry perspective and offers solutions to its members.

A copy of the presentation is on file.

12. INFORMATION ITEMS BROUGHT FORWARD - NONE

13. REPORTS

13.1 STAFF

13.1.1 Case 22396: Rezoning and Development Agreement for lands off Elm Grove Avenue and Myra Road, Timberlea

The following was before Community Council:

- Staff recommendation report dated February 17, 2021

MOVED by Councillor Mason, seconded by Councillor Cleary

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 B of the staff report dated February 17; and**
- 2. Require that 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.**

Community Council questioned the 240-day timeframe and whether or not it is longer than usual.

Dean MacDougall, Planner II, Current Planning, responded to questions of clarification from Halifax and West Community Council and stated that an extension was provided to accommodate for delays caused by COVID-19.

MOTION PUT AND PASSED.

13.1.2 Addition of Candidate Route to Active Transportation Priorities Plan: Oak Street to Westmount Local Street Bikeway Connection

The following was before Community Council:

- Staff recommendation report dated May 18, 2021

Community Council asked what an enhanced crossing treatment would look like.

MOVED by Councillor Cleary, seconded by Councillor Mason

THAT Halifax and West Community Council recommend that Regional Council amend the Active

Transportation Priorities Plan by designating the Oak Street – Westmount corridor (including Third Street, Armcrescent East Drive, and Benjamin Green Drive) as a “candidate local street bikeway” route and improve the walkways through Saunders Park to Peter Lowe Avenue as described in the Discussion section of the staff report dated May 18, 2021.

Siobhan Witherbee, Active Transportation Planner, Transportation and Public Works, responded to questions of clarification from Halifax and West community Council.

MOTION PUT AND PASSED.

13.1.3 Case 22539: Amendments to the Stage I and Stage II Development Agreements for Phase 3 of Rockingham South at the intersection of Dunbrack Street and Ruth Goldbloom Drive, Halifax

The following was before Community Council:

- Staff recommendation report dated May 6, 2021

MOVED by Councillor Morse, seconded by Councillor Mason

THAT Halifax and West Community Council give notice of motion to consider the proposed Amending Stage I Development Agreement, as set out in Attachment A, to add hotel and multiple unit residential building as permitted uses for the parcel located at the northeast corner of Dunbrack Street and Ruth Goldbloom Drive, Halifax and schedule a public hearing.

Community Council noted the developer originally wanted to construct a hotel and as a result of COVID-19 is changing the proposal. It was further noted that Community Council would like staff to expand the notification area for the public hearing respecting this case.

MOTION PUT AND PASSED.

13.1.4 Case 23482: Discharge Development Agreement for lands at 2158, 2160, 2162, and 2164 Windsor Street, Halifax

The following was before Community Council:

- Staff recommendation report dated June 15, 2021

MOVED by Councillor Cleary, seconded by Councillor Mason

THAT Halifax and West Community Council:

- 1. Approve, by resolution, the Discharging Agreement, which shall be substantially of the same form as set out in Attachment A of this report; and**
- 2. Require the Discharging 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.**

Meaghan Maund, Planner II, Current Planning responded to questions of clarification from Halifax and West community Council and confirmed that discharging the development agreement would allow for as of right development under Centre Plan Package A.

MOTION PUT AND PASSED.

13.1.5 Case 22927: Development Agreement for 2032-2050 Robie Street, Halifax

These minutes are considered draft and will require approval by the Halifax and West Community Council at a future meeting

The following was before Community Council:

- Staff recommendation report dated June 14, 2021
- Correspondence from Pam MacInnis and Margo Grant

MOVED by Councillor Mason, seconded by Councillor Cleary

THAT the Halifax and West Community Council give notice of motion to consider the proposed development agreement, as set out in Attachment A, to permit a mixed use, multi-unit residential and commercial building, and schedule a public hearing.

Meaghan Maund, Planner II, Current Planning responded to questions of clarification from Halifax and West community Council.

MOTION PUT AND PASSED.

13.2 HERITAGE ADVISORY COMMITTEE

13.2.1 Case 23186: Development Agreement to allow a multi-unit residential addition to a municipally registered heritage property at 1029 South Park Street, Halifax

The following was before Community Council:

- A Heritage Advisory Committee report dated June 15, 2021 with attached staff recommendation report dated May 14, 2021 and extract from the draft minutes from the June 9, 2021 special meeting of the Heritage Advisory Committee.
- Memorandum from the Halifax Peninsula Planning Advisory Committee dated January 28, 2021

MOVED by Councillor Mason, seconded by Councillor Cuttall

THAT Halifax and West Community Council give notice of motion to consider the proposed development agreement, as set out in Attachment A of the May 14, 2021 report, to allow a two and a half storey multi-unit residential addition to an existing heritage building located at 1029 South Park Street and schedule a public hearing.

MOTION PUT AND PASSED.

13.2.2 Case 22115: Development Agreement to Allow a Multi-Unit Residential Building on a Registered Heritage Property at 2438 Gottingen Street, Halifax

The following was before Community Council:

- A Heritage Advisory Committee report dated June 24, 2021 with attached staff recommendation report dated June 15, 2021 and an extract from the draft minutes from the June 23, 2021 special meeting of the Heritage Advisory Committee
- Memorandum from the Halifax Peninsula Planning Advisory Committee dated June 5, 2020

Community Council would like staff to expand the notification area for the public hearing respecting this case.

MOVED by Councillor Cleary, seconded by Councillor Mason

THAT Halifax and West Community Council give notice of motion to consider the proposed development agreement, as set out in Attachment A of the June 15, 2021 report, to allow a thirteen storey, multi-unit residential building to be built on a registered heritage property located at 2438 Gottingen Street, Halifax and schedule a public hearing.

MOTION PUT AND PASSED.

13.2.3 Case 20761: Development Agreement for lands fronting Robie Street, College Street, and Carlton Street, Halifax

The following was before Community Council:

- A Heritage Advisory Committee report dated June 14, 2021 with attached staff recommendation report dated June 9, 2021 and an extract from the draft minutes from the June 23, 2021 special meeting of the Heritage Advisory Committee.
- Memorandum from the Halifax Peninsula Planning Advisory Committee dated September 24, 2018

MOVED by Councillor Mason, seconded by Councillor Cuttall

THAT Halifax and West Community Council give notice of motion to consider the proposed development agreement, as set out in Attachment A of the June 9, 2021 report, to enable a mixed-use development on lands fronting on Robie Street, College Street and Carlton Street and schedule a public hearing.

MOTION PUT AND PASSED.

13.3 WESTERN COMMON ADVISORY COMMITTEE - NONE

14. MOTIONS

14.1 Review of the C-2C Zone – Dutch Village Road Mixed Use Zone

The following was before Community Council:

- Request for Community Council's Consideration

MOVED by Councillor Cleary, seconded by Councillor Cuttall

THAT Halifax and West Community Council recommend that Halifax Regional Council direct the CAO to consider - through the ongoing zoning review initiated by Regional Council on March 23rd, 2021 - changes to the C-2C (Dutch Village Road Mixed Use) Zone. Any changes should improve safety for pedestrians and vehicles, and create space for landscaping, street trees and active transportation infrastructure. The review should consider sight triangles, building setbacks and lot coverage requirements.

MOTION PUT AND PASSED.

15. IN CAMERA (IN PRIVATE) – NONE

16. ADDED ITEMS – NONE

17. PUBLIC PARTICIPATION

10. DATE OF NEXT MEETING – August 24, 2021

11. ADJOURNMENT

The meeting was adjourned at 7:00 p.m.