



**HALIFAX AND WEST COMMUNITY COUNCIL
MINUTES
February 20, 2018**

PRESENT: Councillor Stephen D. Adams, Chair
Councillor Lindell Smith, Vice Chair
Councillor Russell, Walker
Councillor Shawn Cleary
Councillor Richard Zurawski

REGRETS: Deputy Mayor Waye Mason

STAFF: Donna Boutilier, Solicitor
Sheilagh Edmonds Legislative Assistant

The following does not represent a verbatim record of the proceedings of this meeting.

The agenda, supporting documents, and information items circulated to Community Council are available online: www.halifax.ca

The meeting was called to order at 6:00 p.m. and adjourned at 6:27 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 6:00 p.m.

2. APPROVAL OF MINUTES – January 23, 2018

MOVED by Councillor Zurawski, seconded by Councillor Cleary

THAT the minutes of January 23, 2018 be approved.

MOTION PUT AND PASSED.

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

There were no additions or deletions to the agenda.

MOVED by Councillor Walker, seconded by Councillor Smith

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

10.1.1 Case 19532 Part 1: Discharging Existing Development Agreement & Partial Rezoning to Schedule 'K' – The Mainland Common Area, Halifax

The following was before Community Council:

- A staff recommendation report dated December 7, 2017
- Correspondence was submitted from Wendy McDonald, and Bruce E. Smith.

Dali Salah, Planner II provided the staff presentation on the application by WM Fares Architects, on behalf of the Septra Incorporated and Halifax Regional Water Commission, to rezone a portion of Parcel 2 from I-2 (Radio Transmitter) Zone to Schedule 'K' Zone, as set out in Attachment C of the December 7, 2017 staff report.

Due to the complexity of the application, Dali clarified the process, advising as follows:

- WM Fares Architects is proposing a mixed-use development consisting of a mixture of low and high-density residential uses, minor commercial uses and parklands, within a site located in the

Mainland Commons area. As the proposal cannot be enabled as-of-right under the existing zoning applied to the lands, the applicant has submitted a proposal which has been broken into two-parts:

Part 1:

- a) Discharge existing Stage I and Stage II development agreements applied to Parcels 2 and 3 (this was approved by Community Council by resolution on Jan 23, 2018);
- b) Rezone a portion of the site located to the east and identified as Parcel 2 from I-2 (Radio Transmitter) Zone to Schedule 'K' (which is before Community Council for consideration).

Part 2:

- c) Enter into a Stage I development agreement for a comprehensive development district development, as per the provisions of the Halifax Mainland Land Use By-law (LUB) for developments under Schedule 'K'; and
 - d) Enter into Stage II development agreements, which will set out the details for the proposed development on a phase-by-phase basis.
- A subsequent, and separate staff report, will provide details, policy analysis and recommendations for Part 2, which will address the conceptual master plan under Schedule 'K' through the Stage I development agreement process. The main focus of this hearing is the rezoning request. The proposed Master Plan is included in the staff report but it's for information purposes only as it is under negotiation with the applicant and hasn't been finalized.
 - The site consists of three large parcels, along Regency Park Drive and Washmill Lake Drive and abut the Mainland Common, Halifax. Parcel 1 and 2 are owned by Septra Incorporated. Parcel 3 is owned by the Halifax Water Regional Commission; however, a portion of the site (3.5 acres) is to be subdivided off and sold to Septra Inc. upon finalizing the application.
 - The subject site is mostly surrounded by residential developments (Clayton Park and Mount Royal Subdivisions) that consist of a mixture of housing types and commercial uses. The subject site is located between two green spaces which include the Geizer Hill Trail and the Mainland Common. The site is also within close proximity to community facilities such as the Keshan Goodman Library, the Canada Games Centre and the Lacewood Metro Transit.
 - The I-2 (Radio Transmitter) Zone applies to a portion of Parcel 2, and allows for radio or television transmitter stations and accessory uses. However, the site is currently vacant.
 - The Schedule 'K' Zone applies to the other parcels; it allows for the consideration of a comprehensive development district development through Stage I and Stage II development agreements. The intent of Schedule 'K' is to enable Community Council the consideration of mixed-use developments on vacant land in the Mainland North area. This approach allows for incorporating appropriate land use controls and framework for a well-planned development.

The Chair opened the public hearing, inviting the applicant to come forward at this time

Cesar Saleh, Engineer with W.M. Fares, addressed Community advising that there was nothing further to add to the staff presentation but was available to respond to any questions Community Council may have.

The Chair called three times for any members of the public who wished to speak; there being none, it was

MOVED by Councillor Cleary, seconded by Councillor Walker

THAT the public hearing close.

MOTION PUT AND PASSED.

Dali responded to questions of clarification.

Councillor Cleary expressed concern about the lack of amenities in the area in question, such as a bus route, commercial and retail space, and green space, which would get people out walking around their community. The Councillor noted the importance of keeping in mind the idea of creating complete communities when preparing development agreements, and expressed the hope that the idea of complete and sustainable communities would be addressed in a development agreement.

MOVED by Councillor Zurawski, seconded by Councillor Smith

That Halifax and West Community Council adopt the amendment to the Halifax Mainland Land Use By-law as set out in Attachment C of the December 7, 2017 staff report.

Councillor Zurawski agreed with Councillor Cleary's comments, and added that the idea of walking around the community does not seem to be taken into account in the layout. The Councillor suggested that when the parcels are developed, there be a focus on creating something that is more community-oriented and wholistic.

MOTION PUT AND PASSED.

10.2 VARIANCE APPEAL HEARINGS - NONE

11. CORRESPONDENCE, PETITIONS & DELEGATIONS

11.1 Correspondence

Correspondence was submitted in regard to item 10.1.1.

11.2 Petitions - NONE

11.3 Presentation - None

12. INFORMATION ITEMS BROUGHT FORWARD – NONE

13. REPORTS

13.1 STAFF

13.1.1 Case 21454: Rezoning and Land Use By-law Amendment for a Municipal Fire Station at 2407, 2415 and 2421 Old Sambro Road, Williamswood

The following was before Community Council:

- A staff recommendation report dated February 6, 2018.

MOVED by Councillor Walker, seconded by Councillor Zurawski

That Halifax and West Community Council give First Reading to consider approval of the proposed amendments to the Land Use By-law for Planning District 5, as set out in Attachment A of the February 6, 2018 staff report, to:

- a. **rezone 2407, 2415 and 2421 Old Sambro Road, Williamswood from the R-2 (Two Unit Dwelling) Zone to the P-2 (Community Facility) Zone; and**
- b. **amend Part 4 to reduce the required number of parking spaces required for fire stations and schedule a public hearing for March 21, 2018.**

MOTION PUT AND PASSED.

13.1.2 Case 21209: Amendments to the Regional MPS, Halifax MPS and Halifax Mainland LUB for 61 Evergreen Place, Ragged Lake Compost Facility

The following was before Community Council:

- A staff recommendation report dated January 12, 2018.
- A Memorandum dated November 23, 2017 submitted from the Chair of the Western Common Advisory Committee.

MOVED by Councillor Zurawski, seconded by Councillor Walker

THAT Halifax and West Community Council recommend Regional Council:

- 1. Give First Reading to consider the proposed amendments to the Halifax Regional Municipal Planning Strategy (RMPS), Halifax Municipal Planning Strategy (MPS) and Halifax Mainland Land Use By-law (LUB), as set out in Attachments A, B and C of the January 12, 2018 staff report, to enable the replacement and expansion of the Municipal composting facility located at 61 Evergreen Place, Halifax and to schedule a public hearing; and**
- 2. Approve the proposed amendments to the Regional Municipal Planning Strategy (RMPS), and the Halifax Mainland Planning Strategy (MPS) and Land Use By-law (LUB), as set out in Attachments A, B and C of the January 12, 2018 staff report, to enable the replacement and expansion of the Municipal composting facility located at 61 Evergreen Place, Halifax.**

Matt Keliher, Manager, Solid Waste Resources, responded to questions.

MOTION PUT AND PASSED.

14. MOTIONS - NONE

15. IN CAMERA (IN PRIVATE)

15.1 Minutes – January 23, 2018

MOVED by Councillor Zurawski, seconded by Councillor Smith

That the minutes of January 23, 2018 be approved.

MOTION PUT AND PASSED.

16. ADDED ITEMS – NONE

17. NOTICES OF MOTION – NONE

18. PUBLIC PARTICIPATION

No one came forward to address Community Council during Public Participation.

19. DATE OF NEXT MEETING – March 21, 2018

20. ADJOURNMENT

The meeting adjourned at 6:27p.m.

Sheilagh Edmonds
Legislative Assistant