



**HALIFAX REGIONAL COUNCIL  
SPECIAL MEETING  
MINUTES  
February 23, 2021**

PRESENT: Mayor Mike Savage  
Deputy Mayor Tim Outhit  
Councillors Cathy Deagle Gammon  
David Hendsbee  
Becky Kent  
Trish Purdy  
Sam Austin  
Tony Mancini  
Waye Mason  
Lindell Smith  
Shawn Cleary  
Kathryn Morse  
Patty Cuttell  
Iona Stoddard  
Pam Lovelace  
Lisa Blackburn  
Paul Russell

STAFF: Jacques Dubé, Chief Administrative Officer  
John Traves, Municipal Solicitor  
Iain MacLean, Municipal Clerk  
Simon Ross-Siegel, Legislative Assistant  
Liam Power, Legislative Assistant

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

*The agenda, reports, supporting documents, information items circulated, and video or audio (if available) are online at [halifax.ca](http://halifax.ca).*

*The special meeting was called to order at 1:05 p.m., and recessed at 3:00 p.m. Council reconvened in at 3:15 p.m. Council recessed at 5:03 p.m. Council reconvened in at 6:03 p.m. Council moved into an In Camera (In Private) session at 7:49 p.m. and reconvened at 8:58 p.m. Council adjourned at 9:08 p.m.*

**1. CALL TO ORDER**

Mayor Savage called the meeting to order at 1:05 p.m.

**2. APPROVAL OF MINUTES – NONE**

**3. APPROVAL OF THE ORDER OF BUSINESS**

Additions – NONE

Deletions:

11.1.2 Case 22647 - Request to Initiate a Master Neighbourhood Planning Process for the Future Growth Node Located between Micmac Boulevard and Horizon Court, Dartmouth

As per Section 12 (5) of Administrative Order One, *Respecting the Procedures of the Council*, Councillor Hendsbee requested that Information Item 3 – Establishing a Crosswalk Location on the William Porter Connector Road be brought forward at the next Regional Council Meeting

MOVED by Councillor Russell, seconded by Councillor Purdy

**THAT the agenda be approved as amended.**

**MOTION PUT AND PASSED UNANIMOUSLY.**

**4. CONSENT AGENDA**

MOVED by Councillor Austin, seconded by Councillor Cleary

**That Halifax Regional Council approve items 11.1.1 and 11.4.1.**

**MOTION PUT AND PASSED UNANIMOUSLY.**

**5. CALL FOR DECLARATION OF CONFLICT OF INTERESTS – NONE**

**6. MOTIONS OF RESCISSION – NONE**

**7. CONSIDERATION OF DEFERRED BUSINESS – January 26, 2021**

**7.1 Case 20396 – Planning Policy Review of the Burnside Comprehensive Development District**

The following was before Regional Council:

- A staff recommendation report dated November 18, 2020

MOVED by Councillor Mancini, seconded by Councillor Kent

**THAT Halifax Regional Council direct the Chief Administrative Officer to:**

**1. Initiate a process to consider amendments to the Secondary Municipal Planning Strategy for Dartmouth to ensure the Burnside Comprehensive Development District policies carry out the goals and direction found in the Regional Municipal Planning Strategy and the Integrated Mobility Plan as described in the staff report dated November 18, 2020; and**

**2. Direct staff to follow the public participation program described in the Community Engagement section of the staff report dated November 18, 2020.**

**MOTION PUT AND DEFEATED UNANIMOUSLY.**

MOVED by Councillor Mancini, seconded by Councillor Kent

**THAT Halifax Regional Council direct the Chief Administrative officer to**

**1. Initiate a process to consider amendments to the Secondary Municipal Planning Strategy for Dartmouth to update policy for lands near Frenchman Lake, south of Commodore Drive, to enable a transit-oriented, suburban mixed-use community, guided by the goals and direction found in the Regional Plan, the Integrated Mobility Plan and the Green Network Plan, with a focus on:**

- **Mixed-use communities;**
- **Urban design for walkability;**
- **Community connections and facilities;**
- **Environmental protection; and**

Miles Agar, Principal Planner with Regional Planning, suggested that Council provide direction for staff to follow the public participation program described in the Community Engagement section of the staff report dated November 18, 2020.

Councillor Mancini proposed the following motion:

**THAT Halifax Regional Council also direct staff to follow the public participation program described in the Community Engagement section of the staff report dated November 18, 2020.**

As per Section 53 (2) of Administrative Order One the amendment was accepted as friendly.

The question was called on the amended motion as follows:

MOVED by Councillor Mancini, seconded by Councillor Kent

**THAT Halifax Regional Council direct the Chief Administrative officer to**

**1. Initiate a process to consider amendments to the Secondary Municipal Planning Strategy for Dartmouth to update policy for lands near Frenchman Lake, south of Commodore Drive, to enable a transit-oriented, suburban mixed-use community, guided by the goals and direction found in the Regional Plan, the Integrated Mobility Plan and the Green Network Plan, with a focus on:**

- **Mixed-use communities;**
- **Urban design for walkability;**
- **Community connections and facilities;**
- **Environmental protection; and**

**2. Direct staff to follow the public participation program described in the Community Engagement section of the staff report dated November 18, 2020.**

**MOTION PUT AND PASSED UNANIMOUSLY.**

## **8. HERITAGE HEARING**

### **8.1 Case H00479 - Request to Include 6215 Coburg Road, Halifax in the Registry of Heritage Property for the Halifax Regional Municipality**

The following was before Regional Council:

- A Heritage Advisory Committee report dated December 22, 2020 with attached staff recommendation report dated October 20, 2020.
- An Extract from special Regional Council Minutes – January 12, 2021

- A staff presentation dated February 23, 2021

Jesse Morton, Planner II with Regional Planning, gave a presentation of how staff decided the property, 6215 Coburg Road, was considered for a Heritage Property designation and noted the property received a positive recommendation from staff.

Mayor Savage opened the Heritage Hearing.

Mayor Savage invited property owner Daniel Smith to come forward and address Council.

The property owner thanked staff for their hard work and noted since finding evidence that the home was over 100 years old, their next steps include restoring exterior façade.

MOVED by Councillor Mason, seconded by Councillor Russell

**THAT the heritage hearing be closed.**

**MOTION PUT AND PASSED UNANIMOUSLY.**

MOVED by Councillor Mason, seconded by Councillor Cuttell

**THAT Halifax Regional Council approve the request to include 6215 Coburg Road, Halifax, as shown on Map 1 of the staff report dated October 20, 2020, in the Registry of Heritage Property for the Halifax Regional Municipality as a municipal heritage property.**

**MOTION PUT AND PASSED UNANIMOUSLY.**

#### **VIRTUAL PUBLIC HEARING**

#### **8.2 Case 22332 – Amendments to the Halifax Municipal Planning Strategy and the Land Use By-law for Halifax Mainland near Dunbrack Street, Halifax - Supplementary Report (i) Halifax and West Community Council report dated December 24, 2020**

The following was before Regional Council:

- An extract from the January 12, 2021 Special Meeting of Regional Council Minutes
- A supplementary report dated January 15, 2021, revised on February 17, 2021
- A Halifax and West Community Council report dated December 24, 2020
- A staff presentation
- An applicant presentation
- Correspondence from Herb Vandermeulen, Bruce E. Smith, Gayle Heisler, Don Buck, Lynn Dafoe, P. Guinchard, Bob Vaison, Rhys Burnell, Wenda Quinton, Barbara MacLean, Mary Lou Petersen, Robin Lindthaler, Bill Campbell, George and Frances Garner, Geoff Milton, Meg Cunningham, Paula Quinton, Timothy Keliher, Laura Smith, and Ed Handler

First Reading was given on January 26, 2021.

Sean Gillis, Planner II, gave a presentation regarding Case 22332.

Mayor Savage opened the public hearing and invited the applicant to address Council.

Chris Markides and Greg Zwicker, of Zwicker Zareski Architecture and Planning (ZZap) on behalf of applicant, gave a presentation regarding the Case 22332.

Mayor Savage reviewed the rules of procedure for public hearings and opened the public hearing for registered speakers wishing to speak on the matter.

**Josh McNeil**, a resident of Halifax, expressed concerns regarding the proposed height of the towers, current and future pressures on local parking, limited setbacks from residential properties fronting Birkdale Crescent, current and future pressures on existing schools, and construction noise. The speaker noted that in spite of the concerns expressed, they were impressed with the applicant's attention to these concerns having listened to the presentation.

**Bill Campbell**, a resident of Halifax, supported rejecting the proposal in favour of Regional Council developing a comprehensive area plan for future development. The speaker stated that there was a lack of active transportation amenities attached to the current proposal, expressed concerns regarding the increase of concentrated density and a lack of attention to tree preservation and stated that the proposal risks creating unnecessary commercial space within the neighbourhood with insufficient details regarding the regulation of hours of business.

**Bruce E. Smith**, a resident of Clayton Park, spoke in opposition to the proposed development. The speaker expressed concerns related to spot zoning, insufficient parking allowances, and a concern that rezoning will serve to open the broader area up for future high-rise development impacting existing vegetation by blocking sunlight.

**Don Buck**, a resident of Clayton Park, spoke in opposition to the proposed development. The speaker expressed concerns regarding the expansion of allowable density within the local area, the proposed height of the development, the possible displacement of existing lower rental housing in the area, parking concerns, threats to the existing greenbelt, and insufficient setbacks.

**Barbara MacLean**, a resident of Halifax, expressed concern over the development of the proposed park space noting that there had recently been several pedestrian injuries.

Chris Markides and Michael Williams, a representative of the applicant, responded to comments relating to parking allowances, integration of active transportation amenities, setbacks, and pressures on existing schools.

MOVED by Councillor Russell, seconded by Councillor Deagle Gammon

**THAT the public hearing be closed.**

**MOTION PUT AND PASSED**

MOVED by Councillor Cleary, seconded by Councillor Morse

**THAT Halifax Regional Council:**

**1. 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 C (as revised) of the staff report dated January 15, 2021, to**

**a. Create a new designation and zone to permit high density redevelopment at 210 & 214 Willett Street, Halifax;**

**b. Amend the zoning for certain low-density residential properties to better match existing development, except that 210 and 212 Lacewood Drive and PID 40293342, located between 236 and 212 Lacewood Drive as shown on Map C-1 (as revised) shall remain zoned R-4; and**

**c. Rezone parkland to the Park and Institutional Zone;**

**2. Direct the Chief Administrative Officer 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 PUT AND PASSED UNANIMOUSLY.**

## **9. CORRESPONDENCE, PETITIONS & DELEGATIONS**

### **9.1 Correspondence**

The Clerk noted that correspondence was received for items 8.2, and Information Item 3. This correspondence was circulated to Regional Council.

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

### **9.2 Petitions – None**

### **9.3 Presentations – None**

## **10. INFORMATION ITEMS BROUGHT FORWARD – NONE**

## **11. REPORTS**

### **11.1 CHIEF ADMINISTRATIVE OFFICER**

#### **11.1.1 First Reading Proposed By-law S-312, an Amendment to By-law S-300, Respecting Streets and Proposed Administrative Order 2020-014-OP, Respecting Boulevard Gardens – Boulevard Gardening - Public Right of Way By-law Amendments**

The following was before Regional Council:

- A staff recommendation report dated January 20, 2021

The following motion was approved as part of the Consent Agenda:

MOVED by Councillor Austin, seconded by Councillor Cleary

**THAT Halifax Regional Council give First Reading to By-law S-312, the purpose of which is to amend By-law S-300, *Respecting Streets*, to exempt Boulevard Gardens from certain provisions and establish the Engineer's oversight of them, as set out in Attachment B of the staff report dated January 20, 2021.**

**MOTION PUT AND PASSED UNANIMOUSLY.**

#### **11.1.2 Case 22647 - Request to Initiate a Master Neighbourhood Planning Process for the Future Growth Node Located between Micmac Boulevard and Horizon Court, Dartmouth**

The following was before Regional Council:

- A staff recommendation report dated January 11, 2021

This item was deleted during the approval of the order of business.

#### **11.1.3 Navigator Program – Multi-Year Funding**

The following was before Regional Council:

- A staff recommendation report dated January 8, 2021

MOVED by Councillor Cuttell, seconded by Councillor Mancini

**THAT Halifax Regional Council:**

- 1. Authorize the Mayor and Municipal Clerk to enter into a Contribution Agreement with the Downtown Halifax Business Commission and Spring Garden Area Business Commission (in accordance with Attachment 9 of the staff report dated January 8, 2021) to provide a contribution of \$45,000 toward the Navigator Street Outreach Program for fiscal 2020/2021; and**
- 2. Authorize the Mayor and Municipal Clerk to enter into one or more Contribution Agreements with the Downtown Halifax Business Commission, Spring Garden Area Business Commission, Downtown Dartmouth Business Commission and North End Business Association (in accordance with Attachment 2 of the staff report dated January 8, 2021), to provide a collective annual contribution of \$140,000 per year toward the Navigator Street Outreach Program for fiscal 2021/2022, 2022/23 and 2023/24, subject to annual budget approval.**

**MOTION PUT AND PASSED UNANIMOUSLY.**

## **11.2 COMMUNITY PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE**

### **11.2.1 Halifax Regional Integrated Tourism Master Plan**

The following was before Regional Council:

- A staff recommendation report dated February 2, 2021
- A staff presentation titled Halifax Region Integrated Tourism Master Plan

Maggie MacDonald, Manager of Regional Recreation Services, and Ross Jefferson, President and CEO of Discover Halifax, gave a presentation to Regional Council and spoke to the impact of Covid-19 on Tourism in Halifax and the three-phase recovery plan.

MOVED by Councillor Blackburn, seconded by Deputy Mayor Outhit

**THAT Halifax Regional Council:**

- 1. Endorse the Halifax Regional Integrated Tourism Master Plan (Attachment 1 of the staff report dated January 11, 2021) presented by Discover Halifax and the municipality's related responsibilities as noted in the body of the January 11, 2021 staff report;**
- 2. Direct the Chief Administrative Officer to work with Discover Halifax to provide annual updates to Council on the Halifax Regional Integrated Tourism Master Plan;**
- 3. Direct the Chief Administrative Officer to negotiate a new Services Agreement with Discover Halifax to reflect an expanded role for Discover Halifax that includes destination development, with the scale and scope of activity contingent on funding levels from all sources, including operational funding from HRM subject to budget approval;**
- 4. Request the Mayor write to the Province of Nova Scotia requesting amendments to the Halifax Regional Municipality Marketing Levy Act to remove the cap on the marketing levy; and**
- 5. Direct the Chief Administrative Officer to negotiate a memorandum of understanding with the Hotel Association of Nova Scotia in advance of any changes to the marketing levy.**

MOVED by Councillor Russell, seconded by Deputy Mayor Outhit

**THAT the motion be amended to request the Mayor write to the Province of Nova Scotia requesting amendments to the Halifax Regional Municipality Marketing Levy Act to increase the cap on the marketing levy up to four percent (4%)**

**MOTION TO AMEND PUT AND DEFEATED.** (6 in favour, 11 against)

In favour: Deputy Mayor Outhit, Councillors Deagle Gammon, Hendsbee, Purdy, Stoddard, Russell

Against: Mayor Savage, Councillors Blackburn, Kent, Austin, Mancini, Mason, Smith, Cleary, Morse, Cuttell, Lovelace

**MAIN MOTION PUT AND PASSED UNANIMOUSLY.**

**11.3 TRANSPORTATION STANDING COMMITTEE**

**11.3.1 On Demand Private Accessible Transportation Service Contract**

The following was before Regional Council:

- A staff recommendation report dated February 11, 2021 and attached Transportation Standing Committee report dated January 7, 2021
- A staff presentation dated February 23, 2021

Patricia Hughes, Manager of Planning and Customer Engagement, Halifax Transit, gave a presentation to Regional Council and spoke to previous efforts for accessible vehicle supports.

MOVED by Councillor Mason, seconded by Councillor Mancini

**THAT Halifax Regional Council direct the Chief Administrative Officer include the procurement of an on demand accessible transportation service as outlined in the January 7, 2021 staff report, for consideration as part of the Halifax Transit 2021/22 Budget and Business Plan.**

Dave Reage, Executive Director of Halifax Transit, answered questions from Regional Council, noting the service does not replace transit service but looks to provide a reliable accessible taxi service to residents. John Traves, Municipal Solicitor, noted this would be a contracted service.

**MOTION PUT AND PASSED UNANIMOUSLY.**

**11.4 HARBOUR EAST MARINE DRIVE COMMUNITY COUNCIL**

**11.4.1 Dahlia-Oak-Crichton Active Transportation Connections**

The following was before Regional Council:

- A Harbour East Marine Drive Community Council recommendation report dated February 5, 2021 with attached staff recommendation report dated January 27, 2021

The following motion was approved as part of the Consent Agenda:

MOVED by Councillor Austin, seconded by Councillor Cleary

**THAT Halifax Regional Council approve the permanent implementation of 680m of enhanced walking, rolling, and cycling facilities connecting the Dartmouth Common to the Shubenacadie Canal Greenway via Dahlia Street and Sullivan's Pond Park as described in the 'Discussion' section of the January 27, 2021 staff report.**

**MOTION PUT AND PASSED UNANIMOUSLY.**

**11.5 HERITAGE ADVISORY COMMITTEE**

**11.5.1 Case H00500 - Development of Heritage Properties within South End Secondary Plan Area of Halifax Peninsula**



The following was before Regional Council:

- A staff recommendation report dated February 2, 2021 with an attached staff recommendation report dated December 22, 2020

MOVED by Councillor Cuttell, seconded by Councillor Mason

**THAT Halifax Regional Council direct the Chief Administrative Officer to identify additional heritage conservation district study areas within the South End Secondary Plan Area, as per Option 3 of the December 22, 2020 staff report, for potential inclusion in the Regional Centre Secondary Municipal Planning Strategy.**

**MOTION PUT AND PASSED UNANIMOUSLY.**

**12. MOTIONS – NONE**

**13. IN CAMERA (IN PRIVATE)**

**13.1 In Camera (In Private) Minutes – January 12, 2021**

MOVED by Councillor Cleary, seconded by Councillor Stoddard

**THAT the In Camera (In Private) minutes of January 12, 2021 be approved as circulated.**

**MOTION PUT AND PASSED UNANIMOUSLY.**

Not present: Councillor Smith

MOVED by Councillor Russell, seconded by Councillor Mason

**THAT Halifax Regional Council convene to In Camera to discuss items 13.2 and 13.3.**

**MOTION PUT AND PASSED.**

**13.2 PROPERTY MATTER**

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

MOVED by Councillor Mason, seconded by Councillor Russell

**THAT Halifax Regional Council:**

- 1. Adopt the recommendations as outlined in the private and confidential staff report dated November 27, 2020.**
- 2. Direct that the private and confidential staff report dated November 27, 2020 be maintained private and confidential.**

As set out in Section 90 of Administrative Order One, *Respecting the Procedures of the Council*, the motion was separated for voting purposes.

MOVED by Councillor Mason, seconded by Councillor Russell

**THAT Halifax Regional Council:**

- 1. Adopt the recommendations as outlined in the private and confidential staff report dated November 27, 2020.**

**MOTION PUT AND DEFEATED UNANIMOUSLY.**

Not present: Mayor Savage and Councillor Cleary

MOVED by Councillor Mason, seconded by Councillor Russell

**THAT Halifax Regional Council:**

**2. Direct that the private and confidential staff report dated November 27, 2020 be maintained private and confidential.**

**MOTION PUT AND PASSED UNANIMOUSLY.**

Not present: Mayor Savage and Councillor Cleary

### **13.3 LABOUR RELATIONS**

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

MOVED by Councillor Mancini, seconded by Councillor Cuttell

**THAT Halifax Regional Council:**

**1. Adopt the recommendations as outlined in the private and confidential staff report dated February 3, 2021; and**

**2. Direct that the private and confidential staff report dated February 3, 2021 be maintained private and confidential.**

**MOTION PUT AND PASSED UNANIMOUSLY.**

Not present: Mayor Savage

## **14. NOTICES OF MOTION**

### **14.1 Councillor Mancini**

TAKE NOTICE that, at a future meeting of Halifax Regional Council, I intend to move First Reading of proposed By-law S-612, amending By-law S-600, the Solid Waste Resource Collection and Disposal By-law, the purpose of which is to:

1. Place the municipality in a leadership role to address an issue of concern for residents and businesses;
2. Reduce the burden on victims by holding more offenders accountable to remedy/clean-up; and
3. Heighten the profile of enforcement activities to deter future violations and activity of illegal dumping and littering.

### **14.2 Councillor Austin**

TAKE NOTICE that, at a future meeting of Halifax Regional Council, I intend to propose amendments for approval to Administrative Order 2020-004-ADM, the Procurement Administrative Order and Administrative Order 2018-004-ADM, Respecting Real Property Transactions, the purpose of which is to provide the required authority for municipal capital projects to begin at the earliest possible opportunity in the new fiscal year.

### **14.3 Councillor Cuttell**

Take notice that, at the next meeting of Halifax Regional Council to be held on March 9, 2021, I propose to move a motion requesting that additional information on prioritizing the clearing of snow from the main sidewalks in school zone areas from P3 to P2 be included in the supplementary staff report requested by Regional Council on September 29, 2020 regarding sidewalk snow clearing standards for residential streets walkways.

**15. ADJOURNMENT**

The meeting adjourned at 9:08 p.m.

Iain MacLean  
Municipal Clerk