



**HALIFAX & WEST COMMUNITY COUNCIL
MINUTES
November 25, 2014**

PRESENT: Councillor Linda Mosher, Chair
Councillor Wayne Mason, Vice-Chair
Councillor Jennifer Watts
Councillor Russell Walker
Councillor Stephen Adams
Councillor Reg Rankin

REGRETS: None.

STAFF: Mr. Liam MacSween, 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: <http://www.halifax.ca/commcoun/west/141125hwcc-agenda.php>

The meeting was called to order at 6:00 p.m., and adjourned at 6:21 p.m.

1. CALL TO ORDER

The Chair called the meeting to order in Council Chambers, 3rd Floor City Hall, 1841 Argyle Street, Halifax.

2. APPROVAL OF MINUTES – October 14 & October 21, 2014 (Special Meeting)

MOVED by Councillor Adams, seconded by Councillor Rankin that the minutes of October 14 & October 21, 2014 (Special Meeting) be approved as circulated.

MOTION PUT AND PASSED.

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

Additions:

- 13.1 Councillor Rankin – Request for a staff report pertaining to the installation of a bus shelter adjacent to a senior citizens complex on in Timberlea

- 13.2 Councillor Rankin - A matter regarding bylaw enforcement related to the Lot Grading and Drainage Bylaw L-300

MOVED by Councillor Watts, seconded by Councillor Mason that the agenda be approved as amended. MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES

Councillor Rankin requested updates on several status sheet items. The Chair requested that the Legislative Assistant follow up with staff to provide an update to Community Council.

5. MOTIONS OF RECONSIDERATION – NONE

6. MOTIONS OF RESCISSION – NONE

7. CONSIDERATION OF DEFERRED BUSINESS – NONE

8. HEARINGS

8.1 PUBLIC HEARINGS – NONE

8.2 VARIANCE APPEAL HEARINGS – NONE

9. CORRESPONDENCE, PETITIONS & DELEGATIONS

9.1 Correspondence – NONE

9.2 Petitions – NONE

9.3 Presentation – NONE

10. REPORTS

10.1 STAFF

10.1.1 Case 19450 – Non-Substantive Amendments to an Existing Development Agreement for 372 Washmill Lake Drive, Halifax

The following was before Community Council:

- *A staff recommendation report dated October 30, 2014.*

MOVED by Councillor Rankin, seconded by Councillor Mason that that Halifax and West Community Council:

- 1. Approve, by resolution, the proposed amendments to the Stage II Development Agreement as presented in Attachment A of the staff report dated October 30, 2014, to allow for the expansion of a private club house and the relocation of an associated parking area at 372 Washmill Lake Drive, Halifax.**
- 2. Require the amending agreement be signed by the property owner within 120 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**

Councillor Rankin noted that the proposed amendments to the subject property are Non Substantive and commented that the amendments relate to private amenity which expressly caters to a community within a community.

Councillor Walker noted that the extra parking lot will alleviate parking pressures on Washmill Drive and will be a welcome improvement in that regard.

MOTION PUT AND PASSED.

10.1.2 Case 19185 – Development Agreement – 5826 South Street, Halifax

The following was before Community Council:

- *A staff recommendation report dated October 30, 2014.*
- *A memorandum from the District 7 & 8 Planning Advisory Committee dated May 30, 2014*

MOVED by Councillor Mason, seconded by Councillor Walker that Halifax and West Community Council move Notice of Motion to consider the proposed development agreement, as contained in Attachment A of the staff report dated October 30, 2014, to recognize the existing land use and structure (Daffodil Place) and allow for the construction of an addition to the Daffodil Place building, and schedule a Public Hearing.

MOTION PUT AND PASSED.

10.1.3 Case 19238 – Development Agreement, 2631A&B-2639 Fuller Terrace, Halifax

The following was before Community Council:

- *A staff recommendation report dated November 10, 2014.*
- *A memorandum from the District 7 & 8 Planning Advisory Committee dated September 23, 2014*

MOVED by Councillor Watts, seconded by Councillor Mason that Halifax & West Community Council give Notice of Motion to consider the proposed Development Agreement, as contained in Attachment A of the staff report dated November 10, 2014, to permit the conversion of an existing

non-conforming commercial space into a residential unit at 2631A&B-2639 Fuller Terrace, Halifax, and schedule a public hearing

Councillor Mason noted that Ms. Leah Perrin, the author of the staff report, was one of HRM's first planning interns. He commented that Friday, November 28, 2014 is her last day and acknowledged her hard work and contribution. The Chair thanked Ms. Perrin on behalf of Halifax and West Community Council and extended best wishes for her future endeavors.

MOTION PUT AND PASSED.

10.1.4 Case 19316 – Non-Substantive Amendment to the existing Development Agreement at 3471/3481 Dutch Village Rd. and 3480 Joseph Howe Dr. (Saint Lawrence Place), Halifax

The following was before Community Council:

- *A staff recommendation report dated November 10, 2014.*

MOVED by Councillor Walker, seconded by Councillor Mason that Halifax and West Community Council:

- 1. Approve the proposed Amending Development Agreement, as contained in Attachment A of the staff report dated November 10, 2014 to permit the relocation of the Regional Trail Connector walkway on St. Lawrence Place, Halifax; and**
- 2. Require the Amending Development Agreement be signed by the property owner within 120 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.**

Councillor Walker expressed his support for the recommendation and noted that it will constitute a big improvement to the St. Lawrence Place Trail.

MOTION PUT AND PASSED.

10.1.5 Case 19165 – Amendments to the Land Use By-law for Halifax Peninsula regarding Rooftop Mechanical Penthouses for University uses

The following was before Community Council:

- *A staff recommendation report dated November 6, 2014.*
- *A memorandum from the District 7 & 8 Planning Advisory Committee dated July 16, 2014*

MOVED by Councillor Mason, seconded by Councillor Walker that Halifax and West Community Council give First Reading to the proposed amendments to the Land Use By-law for Halifax Peninsula to increase the allowable area for rooftop mechanical penthouses that exceed the height requirements of the Land Use By-law in the U-1 and U-2 Zones, as contained in Attachment A of the staff report dated November 6, 2014 and schedule a public hearing.

Councillor Mason suggested that the recommendation be amended to include mail out notices for the proposed amendments to residents within the notification area.

MOVED by Councillor Mason, seconded by Councillor Adams that Halifax & West Community Council request that staff provide mail out notices of the proposed amendments to the Land Use By-law to residents within the notification area.

MOTION PUT AND PASSED.

The motion now reads:

MOVED by Councillor Mason, seconded by Councillor Walker that Halifax & West Community Council:

- 1. Give First Reading to the proposed amendments to the Land Use By-law for the Halifax Peninsula to increase the allowable area for rooftop mechanical penthouses that exceed the height requirements of the Land Use By-law in the U-1 and U-2 Zones, as contained in Attachment A of the staff report dated November 26, 2014, schedule a public hearing;**
- 2. Request that staff provide mail out notices of the proposed amendments to the Land Use By-law to residents within the notification area.**

AMENDED MOTION PUT AND PASSED.

10.2 POINT PLEASANT PARK ADVISORY COMMITTEE

10.2.1 Point Pleasant Park – 2012 Park Survey Solutions to Identified Concerns

The following was before Community Council:

- *A staff recommendation report dated September 30, 2014.*

MOVED by Councillor Mason, seconded by Councillor Watts that Halifax and West Community Council request a staff report to identify possible solutions to the major concerns as identified in the 2012 Point Pleasant Park Survey including:

- 1. Improve compliance and increase awareness of existing park rules particularly with respect to dogs and bikes through the park through enhanced enforcement (e.g. increased officer patrols and signage to encourage compliance).**

Councillor Watts suggested that Active Transportation staff be consulted as part of the staff report.

MOTION PUT AND PASSED.

10.3 MEMBERS OF COMMUNITY COUNCIL – NONE

11. MOTIONS – NONE

12. IN CAMERA – NONE

13. ADDED ITEMS – NONE

13.1 Councillor Rankin – Request for Staff Report – Installation of a Bus Shelter at 1749 St. Margaret's Bay Road, Timberlea.

Councillor Rankin provided commentary on the need for a bus shelter in close proximity to the Timberlea Manor Senior Citizens facility on the St. Margaret's Bay Road.

MOVED by Councillor Rankin, seconded by Councillor Walker that Halifax & West Community Council request a staff report pertaining to the installation of a bus shelter at 1749 St. Margaret's Bay Road adjacent to Timberlea Manor.

MOTION PUT AND PASSED.

13.2 Councillor Rankin - A matter regarding bylaw enforcement related to the Lot Grading and Drainage Bylaw L-300

Councillor Rankin noted a potential By-law enforcement issue relating to lot grading and drainage on a property located on the St. Margaret's Bay Road. He requested that by-law enforcement staff be notified of the situation and asked to investigate the matter. The Legislative Assistant noted that Councillor Rankin's request will be forwarded to the appropriate staff.

14. NOTICES OF MOTION – NONE

15. PUBLIC PARTICIPATION

Public participation held and closed.

16. DATE OF NEXT MEETING – December 16, 2014

17. ADJOURNMENT

The meeting was adjourned at 6:21 a.m.

Liam MacSween
Legislative Assistant

INFORMATION ITEMS

- 1. Memorandum from the Legislative Assistant dated November 18, 2014 re: Presentation Requests – None**