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4.1.3 Billboards on CN Lands

No additional information. To be left on the Status Sheet.

5. **MOTIONS OF RECONSIDERATION** - None

6. **MOTIONS OF RESCISSION** - None

7. **CONSIDERATION OF DEFERRED BUSINESS** - None

8. **PUBLIC HEARINGS**

8.1 **Case 7074 - Proposed Amendments to the Low Density University (U-1) Zone, Halifax Peninsula Land Use By-law**

A Staff Report dated August 23, 2000 was before Community Council.

Gary Porter, Planner advised that proposed amendments apply to the entire Peninsula. Peninsula and Western Region Community Council held a Public Hearing on October 25, 2000 but agreed to defer a decision for additional information with regard to parking and how the proposed amendments would affect existing uses. He recommended, therefore, that Chebucto Community Council adjourn the Public Hearing to the next meeting at which time the additional information will be available and Peninsula and Western Region Community Council will most likely have made a decision.

MOVED by Councillors Walker and Rankin to adjourn the Public Hearing to December 4, 2000. MOTION PUT AND PASSED.

8.2 **Case 00250 - Application to Rezone 277 Bedford Highway from Single Family Dwelling (R-1) to Minor Commercial (C-2A), Halifax**

A Staff Report dated October 2, 2000 was before Community Council.

Maya Ray, Planner provided an overview of the application with the aid of overheads and advised that staff was recommending approval of the application.

Councillor Walker asked if it was possible to get to the parking spaces from the adjacent HRM parking lot. In response, Ms. Ray advised it was not possible.

The Chair then called three times for speakers for or against the application. There were none.

MOVED by Councillors Read and Walker to close the Public Hearing. MOTION PUT AND PASSED.

Councillor Stone advised that people he talked to were in favour of the proposal and pleased that the property has been fixed up. The property does have commercial around it. His only concern was the public parking lot next door, which has a two-hour parking limit which, in his opinion, was too long. The purpose of the public parking was a lookoff. He understood the parking lot was being used for other reasons - people were using it for all-day parking, for instance. He asked if anyone has looked into this concern, which was raised at the Public Information Meeting.

Ms. Ray, in response, advised that she forwarded the issue to By-law Enforcement re enforcement. As far as changing the time limit, the parking lot in question falls under parkland and she would follow up.

MOVED by Councillors Stone and Walker to approve the rezoning of 277 Bedford Highway (PID 40724734), Halifax from Single Family Dwelling (R-1) to Minor Commercial (C-2A). MOTION PUT AND PASSED.

9. **CORRESPONDENCE, PETITIONS AND DELEGATIONS** - None

10. **REPORTS**

10.1 **2750 Dutch Village Road**

Councillor Read stated there was concern about the disposition of the above building and the planning issues concerning this. The building is zoned C-1 which allows the sale for commercial uses; however, it has been designated for at least 20 years for residential purposes with the intention that if it was ever disposed of, it would go to residential uses. He asked Mr. Porter, Planner to provide information on the scenario to occur before the building is sold, or the conditions in the Agreement of Purchase and Sale.

Mr. Porter advised that he was involved as far as planning issues were concerned. There was a condition in the Agreement of Purchase and Sale that HRM would have 180 days to go through the process of amending the Municipal Planning Strategy. After that, if it is amended, Maritime Life will buy the building. If it is not amended, Maritime Life could still buy the building but it would give them an option to not buy it if there are no changes by that time.

Councillor Read asked for clarification that if there is no redesignation, was HRM still obligated to sell. In response, Mr. Porter advised he understood that Maritime Life was not obligated to buy if it was not redesignated.

Councillor Read asked if Regional Council has declared the property surplus yet or does Regional Council still have to make a decision on whether or not they want to sell the building. In response, Mr. Porter advised that the Agreement of Purchase and Sale has been agreed to in principle with the condition that if it does not get redesignated to commercial, Maritime Life has the option of backing out.

Mr. Porter added that his involvement was with the amendments to the Municipal Planning Strategy. He expected that there would be a Public Information Meeting held the first week of January, 2001.

Councillor Stone said there was some concern about where Community Council will meet and where the storefront will be for the general public in the Western area. He felt it was important that the public have some indication of the alternatives.

Councillor Read advised he sent out a Press Release last week which covered his viewpoints. Copies were available to the public.

Councillor Walker said he also wanted to know where staff would be placed in the Western area. He requested that this matter remain on the Agenda to obtain additional information for the next meeting of Community Council.

MOVED by Councillors Read and Stone to request a Staff Report updating Community Council on the purchase of the property, where staff will be relocated, where storefront will be relocated and where Community Councils and Boards and Committees who meet at this location now would meet in future. MOTION PUT AND PASSED.

11. **MOTIONS** - None

12. **ADDED ITEMS**

12.1 **Councillor Appointment to Membership Selection Committee**

MOVED by Councillors Read and Stone that Councillor Walker be designated as Chebucto Community Council's representative on Membership Selection Committee. MOTION PUT AND PASSED.

12.2 **Councillor Appointment to Grants Committee**

MOVED by Councillors Read and Stone that Councillor Walker be designated as Chebucto Community Council's representative on Grants Committee. MOTION PUT AND PASSED.

12.3 **School Closures - J. L. Ilsley Family of Schools**

Councillor Adams said he understood there were recommendations coming forward to close schools in the J. L. Ilsley Family of Schools with the intent to close the equivalent of 27 classrooms. One of the issues was that there was no opportunity to close a number of classrooms in a number of schools; the entire school would close. The time frame was very aggressive in that the decision will be made in February, 2001 which would mean meetings during the Christmas season and the lack of opportunity for information. He asked for support from Community Council to pass a motion to delay the process of school closures for one year to allow ample time to gather pertinent information, particularly with regard to development in District 18. He indicated there were approximately 500 units planned in the Mainland South area alone, not even touching on the number of units that would go into the Herring Cove Road area with the introduction of sewer and water.

MOVED by Councillors Read and Walker that a letter be sent to the School Board in this regard. MOTION PUT AND PASSED.

13. **NOTICES OF MOTION** - None

14. **PUBLIC PARTICIPATION**

Mr. Jack Lanigan, 21 Milsom Avenue said he was concerned about how the sale of 2750 Dutch Village Road came about - was it a sudden sale and is it a done deal, was it something in the works for awhile, does staff have the power to do this without prior knowledge of the taxpayers.

Councillor Read stated that some time ago Regional Council gave staff direction to dispose of surplus properties. The matter of 2750 Dutch Village Road was raised at a Chebucto Community Council meeting a number of months ago but it was only recently that the interested party made a firm offer. There has to be a Public Hearing to change the designation of the land from residential to commercial.

Mr. Lanigan continued that he would hate to see the area lose a prime location for the taxpayers. He did not think this was a good move.

Mr. Brian Adams, 22 Rockwood, President of the Rockwood Community Association stated he was representing about 35 homes who are neighbours to 2750 Dutch Village Road. The first he became aware of the proposal was a letter from Maritime Life. If the designation of the property is going to be changed, then the neighbours would have to be notified. Maritime Life indicated they have no intention to raise the height of the building but would renovate it which did not cause any problems as far as he was concerned.

There was concern with the long term, however, when Maritime Life might want to build another tower and there was a big piece of land involved.

As far as Egan House was concerned, Mr. Adams stated that the residents of the area wanted to ensure that whatever sale is made of the property would be in keeping with the neighbourhood. He wanted to ensure that there was adequate notification of the neighbourhood. The neighbours were ready to embrace any proper use but wanted to be part of the process to ensure that proper use.

Councillor Walker advised that Egan House is not part of the 2750 Dutch Village Road property. The Egan House property is zoned R-1.

Mr. William Phillips, 9 Crestview Drive raised the following points:

- He was concerned with the process as to how 2750 Dutch Village Road has become the prospect of a potential sale.
- He asked if the building has been declared surplus to the needs of HRM.
- He got the impression that Council itself has not made it generally known or does not understand the process.
- If staff has the opinion that the building is surplus, he assumed it would come before Council for a decision.
- Staff should come forward with a plan as to where all the staff will go and what sort of facility will be offered to HRM taxpayers if the building in question is no longer available.
- He asked why the Egan House property was being retained but there was a sale going forward for 2750 Dutch Village Road.
- He thought the deal was already done with regard to 2750 Dutch Village Road.

Following this, Mr. Phillips extended thanks to out-going Councillors Read and Stone for their valuable contribution and service during their terms as Councillors for Districts 17 and 16 respectively.

15. **NEXT MEETING DATE** - December 4, 2000.

16. **ADJOURNMENT**

Councillor Adams expressed thanks and appreciation to out-going Councillors Read and Stone on behalf of Community Council.

Councillor Walker expressed pleasure with working with the two out-going Councillors and wished them good luck in the future.

Subsequently, on a motion from Councillor Stone, the meeting adjourned at 8:05 p.m.

Sandra M. Shute
Assistant Municipal Clerk