

**CHEBUCTO COMMUNITY COUNCIL
SPECIAL COUNCIL SESSION
MINUTES**

APRIL 25, 2001

THOSE PRESENT: Councillor Stephen D. Adams, Chair
Deputy Mayor Jerry Blumenthal
Councillor Russell Walker
Councillor Diana Whalen
Councillor Linda Mosher

ABSENT WITH
REGRETS: Councillor Sheila Fougere
Councillor Sue Uteck

ALSO PRESENT: Bernard Moe, Planner II, Planning & Development Services
Maya Ray, Planner, Planning & Development Services
Sherryl Murphy, Assistant Municipal Clerk

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1. **CALL TO ORDER**

The meeting was called to order by the Chair at 7:00 p.m. in the Council Chambers at 2750 Dutch Village Road, Halifax.

A moment of silence was observed in memory of Mrs. Vaughan, Councillor Sheila Fougere's mother, who passed way this week.

2. **PUBLIC HEARING**

2.1 **Case 00358- Application to Amend the Stage I Development Agreement for Clayton Park West, Phase 4**

A staff report dated March 29, 2001 prepared for Mr. Paul Dunphy, Director of Planning and Development Services, was previously distributed.

Mr. Bernard Moe, utilizing an overhead projector, briefly outlined that application to amend the existing Stage I Development Agreement for Clayton Park West, Phase 4. Mr. Moe advised that the lands in question had been declared surplus to the Mainland Common and were presently under a purchase and sale agreement. He indicated that the applicant was proposing to develop multi-unit residential uses on the lands. Mr. Moe went on to identify a portion of the land which will be conveyed to HRM as a parkland dedication and to note a right of way which will also be conveyed. Mr. Moe further advised that a Public Information meeting had not been held with regard to this amendment. In conclusion, Mr. Moe indicated that staff was recommending approval of the amendment .

Mr. Mike Hanusiak, representing Clayton Developments, addressed Community Council briefly referring to future plans for development and indicating that Clayton Developments was happy with the development agreement.

The Chair called for persons wishing to speak to the matter. There were no persons present wishing to address the issue.

MOVED by Deputy Mayor Blumenthal, seconded by Councillor Sloane that the public hearing be closed. MOTION PUT AND PASSED.

MOVED by Councillor Whalen, seconded by Councillor Mosher that:

Chebucto Community Council approve the amending development agreement, as found in Attachment 1 of the March 29, 2001 staff report, to permit the development of the lands for multiple unit residential uses and park uses;

Chebucto Community require that the amending development agreement be signed within 120 days, or any extension thereof granted by Community Council on request of the applicant, from the date of final approval by Community Council and any other bodies as necessary, whichever is later; otherwise this approval will be void and obligations arising hereunder shall be at an end. MOTION PUT AND PASSED UNANIMOUSLY.

3. REPORT

3.1 Case 00307 - Application by Clayton Developments Limited for a Stage II Development Agreement to permit construction of a hotel on Parcel BC-3A (PID 40832214), Clayton Park West, Halifax

- A staff report dated April 12, 2001 submitted by Paul Dunphy, Director, Planning & Development was before Community Council for consideration.

The Chair advised that this matter was not the subject of a public hearing.

Ms. Maya Ray, utilizing an overhead projector, briefly reviewed the application noting that it was a Stage II proposal for a four storey, 135 room hotel. Ms. Ray noted that access to the hotel would be off Fairfax Drive and parking for 160 vehicles will be provided. Ms. Ray indicated that landscaping will include the retention of existing vegetation and the planting of new trees. A walkway will be provided from the building to the street sidewalk system. Ms. Ray then briefly reviewed the facade of the building.

In conclusion, Ms Ray indicated that in staff's opinion the proposal complies with the Stage I Development Agreement criteria and is recommending approval of the Stage II application.

There were no questions for Ms. Maya.

MOVED by Councillor Whalen, seconded by Councillor Walker that:

Chebucto Community Council approve the Stage II Development Agreement, included as Attachment I of the April 12, 2001 staff report, to permit the construction of a hotel on parcel BC-3A (PID 40832214), Clayton Park West, Halifax;

The applicant be given one hundred and twenty (120) days to sign the development agreement from the date of approval by Community Council, or the date of any other approvals required as the case may be, unless an extension thereof is granted by

the Community Council at the request of the applicant; otherwise this approval will be void and obligations arising hereunder shall be at an end. MOTION PUT AND PASSED.

4. **ADJOURNMENT**

On a motion by Councillor Sloane, seconded by Deputy Mayor Blumenthal that the meeting adjourned at 7:15 p.m.

Sherryl Murphy
Assistant Municipal Clerk