

HALIFAX REGIONAL COUNCIL
MINUTES

June 25, 2013

PRESENT:

Mayor Mike Savage
Deputy Mayor Reg Rankin
Councillors: Barry Dalrymple
David Hendsbee
Bill Karsten
Lorelei Nicoll
Gloria McCluskey
Darren Fisher
Waye Mason
Jennifer Watts
Linda Mosher
Russell Walker
Stephen Adams
Matt Whitman
Brad Johns
Steve Craig
Tim Outhit

STAFF:

Mr. Richard Butts, Chief Administrative Officer
Mr. Martin Ward, Municipal Solicitor
Ms. Cathy Mellett, Municipal Clerk
Ms. Sherryl Murphy, Deputy Clerk
Ms. Sheilagh Edmonds, Legislative Assistant
Mr. Ted Aubut, Legislative Assistant

TABLE OF CONTENTS

1.	INVOCATION	5
2.	SPECIAL COMMUNITY ANNOUNCEMENTS & ACKNOWLEDGEMENTS	5
3.	APPROVAL OF MINUTES – None.....	5
4.	APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS.....	5
5.	BUSINESS ARISING OUT OF THE MINUTES	6
6.	MOTIONS OF RECONSIDERATION	6
7.	MOTIONS OF RESCISSION.....	6
8.	CONSIDERATION OF DEFERRED BUSINESS	6
9.	PUBLIC HEARINGS.....	6
9.1	Noise By-Law Exemption – Halifax Pride.....	6 & 22
9.2	Noise By-Law Exemption – Halifax Jazz Festival	6 & 23
9.3	Case 17195: Halifax Municipal Planning Strategy (MPS) and the Halifax Peninsula Land Use By-Law (LUB) Amendments and Development Agreement for 6122 Quinpool Road, Halifax (Joint Public Hearing with Halifax and West Community Council).....	6 & 24
10.	CORRESPONDENCE, PETITIONS & DELEGATIONS	6
10.1	Correspondence	6
10.2	Petitions:	6
10.2.1	Councillor Adams	6
11.	REPORTS	6
11.1	CHIEF ADMINISTRATIVE OFFICER	6
11.1.1	Award – Unit Price Tender 13-239 – Traffic Signal Rehabilitation and Street Recapitalization – Robie Street (University Avenue – Spring Garden Road) – West Region.....	7
11.1.2	Award – Tender 13-256, Pavement Curb and Watermain Renewal – Rufus Avenue (Alex Street to Birch Street) – West Region.....	7
11.1.3	Award – Unit Price Tender 13-244, Pavement and Water Main Renewal – Sunnybrae Avenue – West Regional	7
11.1.4	Award – Unit Price Tender No. 13-245, Street Reconstruction, Water Main Renewal and Proposed Storm Sewer, Dipper Crescent – West Region.....	8
11.1.5	Request for Permanent Encroachment – North Street.....	8
11.1.6	Proposed SAP Support Services Agreement with Province of Nova Scotia (PNS), Department of Finance	9
11.1.7	Birch Cove Lakes Watershed Study.....	9
11.1.8	Award – Unit Price – Tender – 13-235 – Nine Mile River Bridge Replacement – St. Margaret’s Bay Road – West Region.....	10
11.2	HALIFAX AND WEST COMMUNITY COUNCIL.....	10
11.2.1	North-South Peninsula Cycling Corridor	10
11.2.2	First Reading Case 16417: Municipal Planning Strategy and Land Use By-Law Amendments for 2570 Windsor Street, 6225 Willow Street and 6233 Willow Street, Halifax.....	11
11.3	HARBOUR EAST MARINE DRIVE COMMUNITY COUNCIL.....	12

11.3.1	Rural Road Standard – Non-substantive Amendment to Development Agreement for Multi-Purpose Trail – Seven Lakes, Porters Lake.....	12
11.4	COMMUNITY PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE.....	12
11.4.1	Renewal of the Greater Halifax Partnership Service Level Agreement	12
11.4.2	Special Arts and Culture Advisory Committee	13
11.4.3	Update to HRM Immigration Action Plan and Local Immigration Partnership (LIP) Opportunity	13
11.4.4	Economic Strategy Actions – Updated Actions – Years 3-5.....	13
11.5	ENVIRONMENT AND SUSTAINABILITY STANDING COMMITTEE	14
11.5.1	Internetworking Atlantic Inc. Municipal Access Agreement.....	14
11.5.2	Stormwater Management and Lot Grading By-Law	14
11.5.3	COMFIT Wind Turbine Project.....	15
11.5.4	Right to Light Legislation.....	15
11.6	GRANTS COMMITTEE	16
11.6.1	Community Grants Program 2013-2014: Recommended Awards	16
11.7	HERITAGE ADVISORY COMMITTEE.....	17
11.7.1	Case H00373: Substantial Alteration to 4 York Redoubt Crescent, Fergusons Cove (Stella Maris Church), a Registered Municipal Heritage Property	17
11.8	SPECIAL EVENTS ADVISORY COMMITTEE	18
11.8.1	World Men’s Curling Championship Host Bid	18
12.	MOTIONS.....	18
12.1	Councillor McCluskey	19
12.2	Councillor Mason	19
13.	IN CAMERA.....	19
13.1	Personnel Matter	19
13.1.1	Citizen Appointment to Heritage Advisory Committee – Private and Confidential Report	19
14.	ADDED ITEMS.....	20
14.1	Audit and Finance Standing Committee – Year End Financial Statements	20
14.2	Information Report – Memorandum from the Chair of the Audit and Finance Standing Committee dated June 19, 2013 re: Fourth Quarter 2012/2013 Financial Report.....	20
14.3	Executive Standing Committee – Councillor Appointments to Standing Committees	20
14.4	Executive Standing Committee – Powers of Standing Committees.....	21
14.5	Councillor Hendsbee – Acquisition of real estate at 1224 Main Street – Highway #7 in Westphal.	21
15.	NOTICES OF MOTION	22
15.1	Councillor Craig	22
15.2	Deputy Mayor Rankin	22
15.3	Councillor Dalrymple.....	22

15.4	Councillor Mason	23
16.	ADJOURNMENT	31

1. INVOCATION

The Mayor called the meeting to order at 1:00 p.m with the Invocation being led by Councillor Walker.

2. SPECIAL COMMUNITY ANNOUNCEMENTS & ACKNOWLEDGEMENTS

Councillors provided a number of community announcements and acknowledgements.

3. APPROVAL OF MINUTES – None

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

Additions:

- 14.1 Audit and Finance Standing Committee – Year End Financial Statements
- 14.2 Information Report – Memorandum from the Chair of the Audit and Finance Standing Committee dated June 19, 2013 re: Fourth Quarter 2012/2013 Financial Report
- 14.3 Executive Standing Committee – Councillor Appointments to Standing Committees
- 14.4 Executive Standing Committee – Powers of Standing Committees
- 14.5 Councillor Hendsbee – Acquisition of Real Estate at 1224 Main Street – Highway #7 in Westphal.

Deletions:

- 12.1 Councillor McCluskey
“To request that Regional Council:
 - 1. Move an amendment to Administrative Order 46, The HRM Asset Naming Administrative Order, which will permit the use of Council-approved contests for the purpose of naming ferries; and
 - 2. Move the approval of the use of a contest to name the new harbour ferry, which will be delivered in the spring of 2014.”

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

5. BUSINESS ARISING OUT OF THE MINUTES – NONE

6. MOTIONS OF RECONSIDERATION – NONE

7. MOTIONS OF RESCISSION – NONE

8. CONSIDERATION OF DEFERRED BUSINESS – NONE

9. PUBLIC HEARINGS

9.1 Noise By-Law Exemption – Halifax Pride

The public hearing was held later in the day. See page 22.

9.2 Noise By-Law Exemption – Halifax Jazz Festival

The public hearing was held later in the day. See page 23.

9.3 Case 17195: Halifax Municipal Planning Strategy (MPS) and the Halifax Peninsula Land Use By-Law (LUB) Amendments and Development Agreement for 6122 Quinpool Road, Halifax (Joint Public Hearing with Halifax and West Community Council)

The public hearing was held later in the day. See page 24.

10. CORRESPONDENCE, PETITIONS & DELEGATIONS

10.1 Correspondence - NONE

10.2 Petitions:

10.2.1 Councillor Adams

Councillor Adams submitted a petition with 18 signatures in regard to agenda item 11.7.1 stating their support for the major alterations and residential rezoning as proposed by Thomas Foster, for the Stella Maris Church located on 4 York Redoubt Crescent.

11. REPORTS

11.1 CHIEF ADMINISTRATIVE OFFICER

11.1.1 Award – Unit Price Tender 13-239 – Traffic Signal Rehabilitation and Street Recapitalization – Robie Street (University Avenue – Spring Garden Road) – West Region

A staff report dated May 31, 2013 was submitted.

MOVED by Councillor Mason, seconded by Councillor Fisher that Halifax Regional Municipality award Tender No. 13-239, Traffic Signal Rehabilitation and Street Recapitalization – Robie Street (University Avenue – Spring Garden Road) – West Region, to the lowest bidder meeting specifications, Dexter Construction Company Limited for a Total Tender Price of \$666,971.54 (net HST included) with funding from Project Account Nos. CYX01345 – Street Recapitalization, CTU00419 – Traffic Signal Rehabilitation and CKU01084 – Sidewalk Renewal, as outlined in the Financial Implications section of the May 31, 2013 staff report.

MOTION PUT AND PASSED UNANIMOUSLY. (17 in favour, 0 against)

11.1.2 Award – Tender 13-256, Pavement Curb and Watermain Renewal – Rufus Avenue (Alex Street to Birch Street) – West Region

A staff report dated May 31, 2013 was submitted.

MOVED by Councillor Walker, seconded by Councillor Mosher that Halifax Regional Council:

- 1. Approve a budget increase of \$316,950.71 (net HST included) to Project Account No. CYZ01345 – Street Recapitalization, funded through cost sharing with Halifax Water; and**
- 2. Award Tender No. 13-256, Pavement, Curb and Watermain Renewal – Rufus Avenue (Alex Street to Birch Street) – West Region, to the lowest bidder meeting specifications, Amber Contracting Limited for a Total Tender Price of \$623,488.71 (net HST included) with funding from Project Account No. CYX01345 – Street Recapitalization, as outlined in the Financial Implications section of the May 31, 2013 staff report.**

MOTION PUT AND PASSED UNANIMOUSLY. (17 in favour, 0 against)

11.1.3 Award – Unit Price Tender 13-244, Pavement and Water Main Renewal – Sunnybrae Avenue – West Regional

A staff report dated May 30, 2013 was submitted.

MOVED by Councillor Walker, seconded by Councillor Karsten that Halifax Regional Council:

1. **Approve a budget increase of \$742,490.25 (net HST included) to Project Account No. CYX01345 – Street Recapitalization, funded through cost sharing with Halifax Water; and**
2. **Award Tender No. 13-244, Pavement and Water Main Renewal – Sunnybrae Avenue – West Region, to the lowest bidder meeting specifications, J.R. Eisener Contracting Limited for a Total Tender Price of \$1,246,724.53 (net HST included) with funding from Project Account No. CYX01345 – Street Recapitalization and CR000003 – New Sidewalks, as outlined in the Financial Implications section of the May 30, 2013 staff report.**

MOTION PUT AND PASSED UNANIMOUSLY. (17 in favour, 0 against)

11.1.4 Award – Unit Price Tender No. 13-245, Street Reconstruction, Water Main Renewal and Proposed Storm Sewer, Dipper Crescent – West Region

A staff report dated May 28, 2013 was submitted.

MOVED by Councillor Walker, seconded by Councillor McCluskey that Halifax Regional Council:

1. **Approve a budget increase of \$183,756.39 (net HST included) to Project Account No. CYX01345 – Street Recapitalization and \$200,975.81 (net HST included) to Project Account No. CR000001 – Storm Sewer Upgrades, for a total of \$384,732.20 (net HST included) funded through cost sharing with Halifax Water; and**
2. **Award Tender No. 13-245, Street Reconstruction, Water Main Renewal and Proposed Storm Sewer, Dipper Crescent – West Region to the Lowest bidder meeting specifications, Brycon Construction Limited for a Total Tender Price of \$582,854.45 (net HST included) with funding from Project Account No. CYX01345 – Street Recapitalization and CR000001 – Storm Sewer Upgrades, as outlined in the Financial Implications section of the May 28, 2013 staff report.**

MOTION PUT AND PASSED UNANIMOUSLY. (17 in favour, 0 against)

11.1.5 Request for Permanent Encroachment – North Street

A staff report dated May 17, 2013 was submitted.

MOVED by Councillor Watts, seconded by Councillor Mason that Halifax Regional Council approve the encroachment agreement allowing the construction of the ductbank at the proposed location within the right of way, as attached to the May 17, 2013 staff report.

MOTION PUT AND PASSED UNANIMOUSLY. (17 in favour, 0 against)

11.1.6 Proposed SAP Support Services Agreement with Province of Nova Scotia (PNS), Department of Finance

A staff report dated June 7, 2013 was submitted.

A staff presentation was submitted.

MOVED by Councillor Karsten, seconded by Councillor Nicoll that Halifax Regional Council authorize the CAO to negotiate and execute an agreement for SAP support services with the Province of Nova Scotia, Department of Finance, in an amount not to exceed \$11.4M (plus the annual economic inflation adjustment) over a 10 year period, based on the proposed terms outlined in the June 7, 2013 staff report and any additional terms that are acceptable to the CAO but are not at odds with the terms detailed herein, in order to transition HRM to an outsourced SAP support model.

Ms. Donna Davis, Chief Information Officer, briefed Council on the proposed agreement and responded to questions.

MOTION PUT AND PASSED. (15 in favour, 2 against)

Those voting in favour were: Mayor Savage; Deputy Mayor Rankin; and Councillors: Hendsbee, Karsten, Nicoll, McCluskey, Fisher, Mason, Watts, Mosher, Walker, Whitman, Johns, Craig, and Outhit.

Those voting against: Councillors Dalrymple and Adams.

11.1.7 Birch Cove Lakes Watershed Study

A staff report dated May 31, 2013 was submitted.

A report dated April 10, 2013 was submitted from the Chair of the Bedford Watershed Advisory Board.

MOVED by Deputy Mayor Rankin, seconded by Councillor Walker that Halifax Regional Council:

- 1. Accept the Birch Cove Lakes Watershed Study;**
- 2. Not adopt Bedford Watershed Advisory Board recommendations numbers 1, 2, and 5; and**
- 3. Defer consideration of Bedford Watershed Advisory Board recommendations 3, 4, and 6 to a community planning process, in the event that a decision is made to initiate secondary planning for this area.**

Ms. Jane Fraser, Director, Planning and Infrastructure and Mr. Paul Morgan, Senior Planner responded to questions.

MOTION PUT AND PASSED UNANIMOUSLY. (17 in favour, 0 against)

11.1.8 Award – Unit Price – Tender – 13-235 – Nine Mile River Bridge Replacement – St. Margaret’s Bay Road – West Region

A staff report dated June 14, 2013 was submitted.

MOVED by Deputy Mayor Rankin, seconded by Councillor Walker that Halifax Regional Council:

- 1. Award construction administration and site supervision services under RFP 12-304, Engineering Services for the Replacement Design of Nine Mile River Bridge, to Dillon Consulting, for an estimated fee of \$18,000.00 (net HST included) from Project Account No. CRU01077 – Bridges, as outlined in the Financial Implications section of the June 14, 2013 staff report; and**
- 2. Award Tender No. 13-235, Nine Mile River Bridge Replacement – St. Margaret’s Bay Road, to the lowest bidder meeting specifications, Dexter Construction Company Limited for a Total Tender Price of \$1,522,252.83 (net HST included) from Project Account Nos. CRU01077 – Bridges and CR000003 – New Sidewalks, as outlined in the Financial Implications section of the June 14, 2013 staff report.**

MOTION PUT AND PASSED UNANIMOUSLY. (17 in favour, 0 against)

11.2 HALIFAX AND WEST COMMUNITY COUNCIL

11.2.1 North-South Peninsula Cycling Corridor

Councillor Mason advised that he was declaring a conflict of interest and would not participate in the debate, as he currently lives on one of the streets which is included in the route of the Corridor. The Councillor left his seat.

A staff report dated June 11, 2013 was submitted.

A sketch of the proposed Cycling Corridor was submitted.

Correspondence dated June 10, 2013 was submitted from Caroline Anderson.
Correspondence dated June 25, 2013 was submitted from Andrea D’Sylva.

MOVED by Councillor Watts, seconded by Councillor Mosher that Halifax Regional Council approve the Windsor-Vernon-Seymour bike route option, with

the sub-option to continue the bike lanes up to the intersections of Almon Street and North Street, as the first of up to three designated north-south, on-road cycling corridors on the Peninsula.

Mr. David MacIsaac, TDM Program Supervisor, provided a staff presentation and responded to questions.

In response to concerns expressed about the impact on the businesses that will see on-street parking removed, Mr. MacIsaac assured Council that staff have been working with the businesses and will continue to work to help find alternate parking for their customers.

MOTION PUT AND PASSED UNANIMOUSLY. (16 in favour, 0 against)

Councillor Mason was not present for the vote.

Councillor Mason returned to his seat.

11.2.2 First Reading Case 16417: Municipal Planning Strategy and Land Use By-Law Amendments for 2570 Windsor Street, 6225 Willow Street and 6233 Willow Street, Halifax

Councillor Watts advised that she was declaring a potential conflict of interest, and removed herself from debate, citing that she was a member of the congregation making the application.

The Councillor left her seat.

A report dated June 13, 2013 was submitted from the Chair of the Halifax and West Community Council.

Correspondence was submitted from:

- Andrew Rau-Chaplin, dated June 10, 2013
- Shelly Sarwal, dated June 10, 2013 and June 18, 2013
- Marlene Coffey, dated June 10, 2013
- Joanne Syms, dated June 10, 2013
- John Taiani, dated June 10, 2013
- Hilda Power & Dr. Jeffrey Scott, dated June 15, 2013
- Liz Cunningham, dated June 18, 2013.
- Donna Smith, June 25, 2013

MOVED by Councillor Walker, seconded by Councillor Karsten that Halifax Regional Council give First Reading to consider the proposed amendments to the Halifax Municipal Planning Strategy (MPS) and the Halifax Peninsula Land Use By-law (LUB) as set out in Attachment F and G of the staff report dated May 27,

2013 and schedule a joint public hearing with Halifax and West Community Council.

MOTION PUT AND PASSED UNANIMOUSLY. (16 in favour, 0 against)

Councillor Watts was not present for the vote.

Council recessed at 2:54 p.m.

Council reconvened at 3:09 p.m. with Councillor Watts returning to her seat.

11.3 HARBOUR EAST MARINE DRIVE COMMUNITY COUNCIL

11.3.1 Rural Road Standard – Non-substantive Amendment to Development Agreement for Multi-Purpose Trail – Seven Lakes, Porters Lake

A report dated June 10, 2013 was submitted from the Chair of Harbour East Marine Drive Community Council.

Correspondence dated June 25, 2013 was submitted from Jeffrey Haggett.

MOVED by Councillor Hendsbee, seconded by Councillor Karsten that Halifax Regional Council direct staff to consider a new rural road standard to include the proposed multi-purpose trail for future consideration as a non-substantive amendment to the development agreement.

MOTION PUT AND PASSED UNANIMOUSLY. (17 in favour, 0 against)

11.4 COMMUNITY PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE

11.4.1 Renewal of the Greater Halifax Partnership Service Level Agreement

A report dated June 14, 2013 was submitted from the Chair of the Community Planning and Economic Development Standing Committee.

MOVED by Councillor Nicoll, seconded by Councillor McCluskey that Halifax Regional Council approve the Service Level Agreement with the Greater Halifax Partnership for a term of five years, with the ability for HRM to terminate the agreement with six months' written notice, and forward to Regional Council for approval.

MOTION PUT AND PASSED. (16 in favour, 1 against)

Those voting in favour were: Mayor Savage; Deputy Mayor Rankin; and Councillors: Dalrymple, Hendsbee, Karsten, Nicoll, McCluskey, Fisher, Mason, Watts, Mosher, Walker, Whitman, Johns, Craig, and Outhit.

Those voting against: Councillor Adams.

11.4.2 Special Arts and Culture Advisory Committee

A report dated June 14, 2013 was submitted from the Chair of the Community Planning and Economic Development Standing Committee.

MOVED by Councillor Mason, seconded by Councillor Nicoll that Halifax Regional Council adopt the proposed Terms of Reference for a new Special Arts and Culture Advisory Committee (SACAC) as outlined in Attachment 1 of the staff report dated May 17, 2013.

Speaking in support of the motion, Councillor Mason indicated that the main idea of establishing this Committee is to take a good solid look at funding for the professional arts.

A discussion ensued, with Ms. Denise Schofield, Manager, Regional Recreation and Culture responding to questions.

MOTION PUT AND PASSED UNANIMOUSLY. (17 in favour, 0 opposed)

11.4.3 Update to HRM Immigration Action Plan and Local Immigration Partnership (LIP) Opportunity

A report dated June 14, 2013 was submitted.

MOVED by Councillor Nicoll, seconded by Councillor Fisher that Halifax Regional Council:

- 1. Approve the updated Welcoming Newcomers Action Plan, as attached to the June 5, 2013 staff report.**
- 2. Authorize staff to seek funding in the amount of \$160,473 from Citizenship and Immigration Canada (CIC) for 3-year funding, to administer the part time Local Immigration Partnership (LIP) Coordinator.**

MOTION PUT AND PASSED UNANIMOUSLY. (16 in favour, 0 against)

Councillor McCluskey was not present for the vote

11.4.4 Economic Strategy Actions – Updated Actions – Years 3-5

A report dated June 14, 2013 was submitted.

MOVED by Councillor Nicoll, seconded by Councillor Karsten that Halifax Regional Council endorse the proposed updates to the actions under the 2011-2016 Economic Strategy as outlined in the May 24, 2013 staff report.

MOTION PUT AND PASSED UNANIMOUSLY. (16 in favour, 0 against)

Councillor McCluskey was not present for the vote.

11.5 ENVIRONMENT AND SUSTAINABILITY STANDING COMMITTEE

11.5.1 Internetworking Atlantic Inc. Municipal Access Agreement

A report dated June 11, 2013 was submitted from the Chair of the Environment and Sustainability Standing Committee.

MOVED by Councillor Dalrymple, seconded by Councillor Nicoll that Halifax Regional Council approve the execution of the Municipal Access Agreement between HRM and Internetworking Atlantic Inc. as attached to the June 11, 2013 Standing Committee report.

MOTION PUT AND PASSED UNANIMOUSLY. (16 in favour, 0 against)

Councillor McCluskey was not present for the vote.

11.5.2 Stormwater Management and Lot Grading By-Law

A report dated June 11, 2013 was submitted from the Chair of the Environment and Sustainability Standing Committee.

MOVED by Councillor Dalrymple, seconded by Councillor Nicoll that Halifax Regional Council:

- 1. Consult with external stakeholders, including Halifax Water, the Nova Scotia Homebuilders' Association and the Development Industry, to help formulate recommended objectives for a Stormwater Management and Lot Grading By-Law;**
- 2. Consult with the Regional Watershed Advisory Board to help identify objectives and desired outcomes of a Stormwater Management and Lot Grading By-Law; and**
- 3. Prepare a recommendation articulating the objectives of a Stormwater Management and Lot Grading By-Law for review and**

consideration of the Environment and Sustainability Standing Committee, and for recommendation to Regional Council.

MOVED by Councillor Craig, seconded by Councillor Whitman that the motion be amended to direct staff to consult with the broader public to help identify objectives and desired outcomes of the Stormwater Management and lot grading by-law.

In response to a question, Councillor Craig advised that the amendment was not covered in recommendation 1 because the amendment pertains to the citizens that are directly impacted.

In reference to the amendment, Mr. Richard MacLellan, Manager, Energy and Enforcement explained that the original intent was to target specific stakeholders, however, it would be manageable if Council wanted to consult the broader public, and he would suggest it be done through an online survey. Mr. MacLellan also pointed out that if a By-law eventually comes forward, a public hearing would be held.

THE AMENDMENT TO THE MOTION WAS PUT AND PASSED. (12 in favour, 5 against)

Those voting in favour were: Mayor Savage; Deputy Mayor Rankin; and Councillors: Dalrymple, Hendsbee, Fisher, Mason, Watts, Mosher, Whitman, Johns, Craig, and Outhit.

Those voting against were: Councillors Karsten, Nicoll, McCluskey, Walker, and Adams.

THE MOTION AS AMENDED WAS PUT AND PASSED UNANIMOUSLY.
(17 in favour, 0 against)

11.5.3 COMFIT Wind Turbine Project

A report dated June 12, 2013 was submitted from the Chair of the Environment and Sustainability Standing Committee.

MOVED by Councillor Fisher, seconded by Councillor Outhit that Halifax Regional Council direct staff to prepare a report on the process, financial implications, revenue expectations and possible options for consideration of the development and construction of a Community Feed-in Tariff (COMFIT) small wind turbine project for inclusion in the 2014 budget.

MOTION PUT AND PASSED UNANIMOUSLY. (17 in favour, 0 against)

11.5.4 Right to Light Legislation

A report dated June 12, 2013 was submitted from the Chair of the Environment and Sustainability Standing Committee.

MOVED by Councillor Dalrymple, seconded by Councillor Watts that Halifax Regional Council direct staff to prepare a report examining “Right to Light”, and its implications on future solar energy projects in HRM.

MOTION PUT AND PASSED. (15 in favour, 2 against)

Those voting in favour were: Mayor Savage; Deputy Mayor Rankin; and Councillors: Dalrymple, Nicoll, McCluskey, Fisher, Mason, Watts, Mosher, Walker, Adams, Whitman, Johns, Craig, and Outhit.

Those voting against were: Councillors Hendsbee and Karsten

11.6 GRANTS COMMITTEE

11.6.1 Community Grants Program 2013-2014: Recommended Awards

A report dated June 10, 2013 was submitted from the Chair of the Grants Committee.

MOVED by Councillor Walker, seconded by Councillor Hendsbee that Halifax Regional Council approve the 71 awards detailed in Attachment 2 of the May 29 staff report for a combined value of \$429,383 from operating account M311-8004 (Community Grants Program); further, that the terms of conditional funding in the amount of \$5,272 to the Nova Scotia Society for the Prevention of Cruelty to Animals be amended to specify that the society’s cost-share contribution be from non-municipal funds.

Councillor Mosher referred to recommendation No. 5--Williams Lake Conservation Company—and requested that this item be forwarded back to the Grants Committee for reconsideration. Councillor Mosher advised that the funding they were seeking was to be put toward the production of an educational brochure, but this has already been done. She expressed concern about providing funding for something, after the fact, i.e. after the brochure has already been produced

MOVED by Councillor Mosher, seconded by Councillor Walker that the motion be amended to refer recommendation No. 5—Williams Lake Conservation Company back to the Grants Committee.

MOTION TO AMEND WAS PUT AND PASSED. (16 in favour, 1 opposed)

Those voting in favour were: Mayor Savage; Deputy Mayor Rankin; and Councillors: Dalrymple, Hendsbee, Karsten, Nicoll, McCluskey, Fisher, Mason, Mosher, Walker, Adams, Whitman, Johns, Craig, and Outhit.

Those voting against were: Councillor Jennifer Watts.

The amended motion now reads:

MOVED by Councillor Walker, seconded by Councillor Hendsbee that Halifax Regional Council approve the awards detailed in Attachment 2 of the May 29 staff report from operating account M311-8004 (Community Grants Program) with the exception of recommendation No. 5—Williams Lake Conservation Company which is to be referred back to the Grants Committee. Further, that the terms of conditional funding in the amount of \$5,272 to the Nova Scotia Society for the Prevention of Cruelty to Animals be amended to specify that the society's cost-share contribution be from non-municipal funds.

THE MOTION AS AMENDED WAS PUT AND PASSED UNANIMOUSLY.

(17 in favour, 0 against)

At 4:30 p.m. Councillors Mason and Watts retired from the meeting.

11.7 HERITAGE ADVISORY COMMITTEE

11.7.1 Case H00373: Substantial Alteration to 4 York Redoubt Crescent, Fergusons Cove (Stella Maris Church), a Registered Municipal Heritage Property

A report dated June 10, 2013 was submitted from the Acting Chair of the Heritage Advisory Committee.

Correspondence was submitted from Alan and Linda Ruffman, dated June 25, 2013. Correspondence received in the Municipal Clerk's Office on June 25, 2013 was submitted from Thomas Foster.

Councillor Hendsbee advised that he was prepared to move the Committee's recommendation in order to get the item on the floor, however, he was supportive of the staff recommendation which was to approve the substantial alteration.

MOVED by Councillor Hendsbee, seconded by Councillor Whitman that Halifax Regional Council refuse the proposed substantial alteration to the Stella Maris Church as outlined in the May 1, 2013 staff report as the Building Conservation Standards, in the Committee's opinion, are not met. In particular:

- **Building Conservation Standard 2—as it relates to wood windows, symmetry of the building, and the retention of the harbourside tower;**
- **Building Conservation Standard 9; e.g. the relationship of the proposed extension to the original structure;**
- **Building Conservation Standard 6; states that deteriorated historic features shall be repaired rather than replaced.**

MOTION PUT AND DEFEATED. (0 in favour, 15 against)

Councillors Mason and Watts were not present for the vote.

MOVED by Councillor Adams, seconded by Councillor Whitman that Halifax Regional Council approve the proposed substantial alteration to the Stella Maris Church as outlined in Attachments A through E of the May 1, 2013 staff report.

Councillor Hendsbee noted that he was a member of the Heritage Advisory Committee and indicated that in reviewing the proposal he felt that it was a comprehensive restoration of the property and he commended the property owners for their efforts in preserving most of the building.

MOTION PUT AND PASSED UNANIMOUSLY. (15 in favour, 0 against)

Councillors Mason and Watts were not present for the vote.

11.8 SPECIAL EVENTS ADVISORY COMMITTEE

11.8.1 World Men's Curling Championship Host Bid

A report dated June 12, 2013 was submitted.

MOVED by Councillor Johns, seconded by Councillor McCluskey that Halifax Regional Council:

- 1. Approve, in principle, payment up to a maximum amount of \$150,000 from the Marketing Levy Special Events Reserve (MLSER) Q315 subject to approval of the 2014/2015 budget to fund the bid for the 2015 World Men's Curling Championships, conditional on HRM securing the event and securing funding equal to 50% of the host fee from the Province of Nova Scotia; and**
- 2. Authorize the Mayor to provide a letter of support outlining the financial commitment and condition to the local host committee for inclusion in the bid for the 2015 World Men's Curling Championships (Attachment 2 of the May 30, 2013 staff report) and,**
- 3. Request staff contact Destination Halifax, World Trade and Convention Centre, and SEDMHA to ensure that the Curling event will not interfere or conflict with other events scheduled during the same time period.**

MOTION PUT AND PASSED UNANIMOUSLY. (15 in favour, 0 against)

Councillors Mason and Watts were not present for the vote.

12. MOTIONS

12.1 Councillor McCluskey

“To request that Regional Council:

1. Move an amendment to Administrative Order 46, The HRM Asset Naming Administrative Order, which will permit the use of Council-approved contests for the purpose of naming ferries; and
2. Move the approval of the use of a contest to name the new harbour ferry, which will be delivered in the spring of 2014.”

This item was deleted during the approval of the order of business. This item was deferred to Regional Council’s meeting of July 23, 2013

12.2 Councillor Mason

Councillor Hendsbee indicated that he would move the motion on behalf of Councillor Mason because he was unable to attend this part of the meeting.

MOVED by Councillor Hendsbee, seconded by Councillor Mason that staff provide a report outlining options available to Regional Council to support the request for \$50,000 in funding to the Canadian Naval Memorial Trust to further advance the design concept for the “Battle of Atlantic Place.”

MOTION PUT AND PASSED UNANIMOUSLY. (14 in favour, 0 against)

Councillors Mason, Watts, and Mosher were not present for the vote.

13. IN CAMERA

Regional Council did not go in camera and dealt with the following item in the regular session.

13.1 Personnel Matter

13.1.1 Citizen Appointment to Heritage Advisory Committee – Private and Confidential Report

MOVED by Councillor McCluskey, seconded by Councillor Nicoll that Regional Council:

1. **Approve the appointment to the Heritage Advisory Committee as outlined in the Private and Confidential Report of June 3, 2013.**
2. **That the Citizen appointment be released to the public following Council ratification.**

MOTION PUT AND PASSED UNANIMOUSLY. (14 in favour, 0 against)

Councillors Mason, Watts, and Mosher were not present for the vote.

14. ADDED ITEMS

14.1 Audit and Finance Standing Committee – Year End Financial Statements

A report dated June 17, 2013 was submitted from the Chair of the Audit and Finance Standing Committee.

MOVED by Councillor Karsten, seconded by Councillor Nicoll that Halifax Regional Council approve:

- **The Consolidated Financial Statements of the Halifax Regional Municipality for the year ended March 31, 2013;**
- **The statement of General Rate Surplus of the Halifax Regional Municipality for the year ended March 31, 2013;**
- **The transfer of a portion of the general rate surplus to the reserves identified in the statement of General Rate Surplus of the Halifax Regional Municipality for the year ended March 31, 2013, and;**
- **The financial statements of the Halifax Regional Municipality Miscellaneous Trust Funds for the year ended March 31, 2013.**

MOTION PUT AND PASSED UNANIMOUSLY. (14 in favour, 0 against)

Councillors Mason, Watts, and Mosher were not present for the vote.

14.2 Information Report – Memorandum from the Chair of the Audit and Finance Standing Committee dated June 19, 2013 re: Fourth Quarter 2012/2013 Financial Report

The report was submitted as information only. No discussion was held.

14.3 Executive Standing Committee – Councillor Appointments to Standing Committees

A report dated June 24, 2013 was submitted from the Chair of the Executive Standing Committee.

MOVED by Councillor Johns, seconded by Councillor Whitman that the Terms of Reference of the Standing Committees of Regional Council be amended to extend the current Councillor appointments to November 30, 2014.

And, that the Executive Standing Committee, supported by staff, be directed to undertake a review of Council's governance/committee structure and Terms of Reference to ensure the structure supports Council's priorities, to be completed by June 30, 2014 for submission to Regional Council.

MOTION PUT AND PASSED. (14 in favour, 0 against)

Councillors Mason, Watts, and Mosher were not present for the vote.

14.4 Executive Standing Committee – Powers of Standing Committees

A report dated June 24, 2013 was submitted from the Chair of the Executive Standing Committee.

MOVED by Councillor Johns, seconded by Councillor Nicoll that Regional Council pursuant to Section 20(1) (c) of the Halifax Regional Municipality Charter, delegate the power to direct staff to prepare reports to HRM Standing Committees provided that:

- a) The topic of the report is consistent with the mandate of the Standing Committee as expressed in the Committee's terms of reference approved by Regional Council; and**
- b) The topic of the report is consistent with Regional Council's approved strategic priorities, budgets and policies**

MOTION PUT AND PASSED UNANIMOUSLY. (14 in favour, 0 against)

Councillors Mason, Watts, and Mosher were not present for the vote.

14.5 Councillor Hendsbee – Acquisition of real estate at 1224 Main Street – Highway #7 in Westphal.

A Councillor Request form was before Council for consideration.

MOVED by Councillor Hendsbee, seconded by Councillor Whitman that staff investigate the acquisition of significant real estate that ought to fulfill and resolve a multitude of municipal projects and issues - the property at #1224 Main Street - Hwy #7 in Westphal (PID # 40166308 & # 40166282) for the reasons outlined in the Councillor Request form distributed at the June 25, 2013 Regional Council meeting.

In moving the motion Councillor Hendsbee reviewed the number of municipal transportation, transit, recreation, commercial, industrial, and regional planning issues and initiatives that he felt could be resolved by acquiring the 59 acres of this property.

In reference to a transportation issue which Councillor Hendsbee indicated could be addressed by acquiring this property, Councillor Nicoll advised that she would be supportive of the realignment of Ross Road to Lake Major Road to create a direct four-way perpendicular intersection at a controlled traffic light.

MOTION PUT AND PASSED. (8 in favour, 6 against)

Those voting in favour were: Deputy Mayor Rankin; and Councillors: Dalrymple, Hendsbee, Nicoll, Adams, Whitman, Johns, and Craig.

Those voting against were: Mayor Savage; and Councillors: Karsten, McCluskey, Fisher, Walker, and Outhit.

Councillors Mason, Watts, and Mosher were not present for the vote.

15. NOTICES OF MOTION

15.1 Councillor Craig

Councillor Craig gave notice that at the next regular Regional Council meeting, to be held on the 23rd day of July, 2013 he proposes to move First Reading of By-Law C-702, the purpose of which is to amend By-Law C-700, the Cemeteries By-Law and Amendments to Administrative Order Number 20 (Cemeteries).

15.2 Deputy Mayor Rankin

Deputy Mayor Rankin gave notice that, at the next regular Regional Council meeting, to be held on Tuesday, the 23rd day of July, 2013, he proposes to move a Motion of Rescission to the motion passed at the February 5, 2013 Regional Council meeting to approve that Halifax Regional Council direct staff to initiate public consultation on the Stantec Report options and recommendations beginning with the Community Monitoring Committee and, in particular, recommendations A1 and A3 that:

- i. The Front End Processor (FEP) and Waste Stabilization Facility (WSF) be closed.
- ii. The life of the Otter Lake Landfill be extended through vertical expansion.

15.3 Councillor Dalrymple

Councillor Dalrymple gave notice that, at the next regular Regional Council meeting, to be held on Tuesday, the 23rd day of July, 2013, he proposes to move First Reading of By-Law S-438, the purpose of which is to amend By-Law S-400 Respecting Charges for Street Improvement to set the LIC's rate for the 2012 gravel road paving of HRM owned streets.

15.4 Councillor Mason

On behalf of Councillor Mason, Councillor Fisher gave notice that at the next regular Regional Council meeting, to be held on Tuesday, the 23rd day of July, 2013, he proposes to move a motion requesting a staff report outlining options available to Council to support the request of \$20,000 in funding to the Friends of the Halifax Common to provide support for their 250th anniversary celebration of the historic Halifax Common.

Council recessed at 4:53 p.m.

Regional Council reconvened at 6:02 pm. Deputy Mayor Rankin and Councillor Whitman were not present.

9. PUBLIC HEARINGS

9.1 Noise By-Law Exemptions – Halifax Pride

The following documents were before Council:

- A staff report dated May 27, 2013
- Correspondence from Mr. Christopher Scullino dated May 1, 2013

Ms. Tanya Philips, Manager of By-Law Standards explained that organizers of Halifax Pride are requesting an exemption to By-Law N-200 respecting noise in order to hold fundraising dances until 2:00 am the mornings of July 27th and 28th, 2013. The event will be held on the Garrison Grounds.

The Mayor reviewed the rules for public hearings and called three times for speakers. There being none, it was **MOVED by Councillor Karsten, seconded by Councillor Nicoll that the public hearing be closed. MOTION PUT AND PASSED.**

MOVED by Councillor Mason, seconded by Councillor Watts that Halifax Regional Council approve the Halifax Pride application for an exemption from the provisions of the Noise By-Law pursuant to the contents of the staff report dated May 27, 2013.

MOTION PUT AND PASSED UNANIMOUSLY. (15 in favour, 0 against).

Deputy Mayor Rankin and Councillor Whitman were not present.

9.2 Noise By-Law Exemptions – TD Halifax Jazz Festival

The following documents were before Council:

- A staff report dated May 27, 2013
- Correspondence from Mr. David Jones dated May 16, 2013
- Correspondence from Mr. David Jones dated June 19, 2013

Ms. Tanya Philips explained that organizers of the TD Halifax Jazz Festival have amended their request for exemptions to By-Law N-200 respecting noise on the morning of July 14, 2013, to be from 12:00 midnight to 1:30 am. During this time, crews will be stacking tables and chairs and packing reusable materials at Lower Water and Salter streets. Festival organizers had initially requested the exemption until 9:00 am, as outlined on page 2 of the staff report.

The Mayor invited residents for or against the application to the microphone.

The Mayor called three times for speakers. There being none, it was **MOVED by Councillor McCluskey, seconded by Councillor Karsten that the public hearing be closed. MOTION PUT AND PASSED.**

MOVED by Councillor Mason, seconded by Councillor Karsten that Halifax Regional Council approve the 2013 TD Halifax Jazz Festival application for an exemption from the provisions of the Noise By-Law from 12:00 midnight to 1:30 am in the morning of July 14, 2013.

MOTION PUT AND PASSED UNANIMOUSLY. (15 in favour, 0 against).

Deputy Mayor Rankin and Councillor Whitman were not present.

Councillor Mason thanked Ms. Erin Dobson, Regional Coordinator of Support Services for reaching a mutually-satisfactory compromise with event organizers and residents of Bishop's Landing.

9.3 Case 17195: MPS/LUB Amendments and Development Agreement for 6112 Quinpool Road, Halifax

The following documents were before Council:

- A staff report dated April 22, 2013
- A copy of staff's presentation
- A copy of the applicant's presentation
- A Halifax & West Community Council Report dated May 15, 2013
- Correspondence from Mr. Richard Stevens dated June 8, 2013
- Correspondence from Mr. Dave Dahms dated June 19, 2013
- Correspondence from Mr. Jared Dalziel dated June 25, 2013
- Correspondence from Ms. Peggy Cameron dated June 25, 2013
- Correspondence from Ms. Dulcie Conrad dated June 25, 2013
- Correspondence from Mr. Steve Smith dated June 25, 2013
- Correspondence from Ms. Anita Louise Martinez dated June 25, 2013
- Correspondence from Mr. D.W. Roberts dated June 25, 2013
- Correspondence from Ms. Karla Nicholson dated June 25, 2013
- Correspondence from Mr. Keith Loudon dated June 25, 2013

Ms. Jillian MacLellan, Planner, Community & Recreation Services delivered a presentation on Case 17195, an application by Studio Works International to amend the Municipal Planning Strategy (MPS) and the Land Use By-Law (LUB) for Halifax Peninsula to accommodate the development of an eight (8) storey, mixed-used residential and commercial building at 6112 Quinpool Road, Halifax.

Ms. MacLellan described the subject property, noting that it is 30,000 square feet and sits at the corner of Quinpool Road, Vernon Street and Pepperell Street. It houses a two-storey commercial building with at grade parking, accessible from Quinpool Road and Pepperell Street. The entire site is zoned C-2 (General Residential). She then described the neighbourhood, pointing to the variety of commercial uses along Quinpool Road and to the residential uses north and south of it. Directly across from the site is a high-density residential tower.

As the property extends from Quinpool Road to Pepperrell Street, it is governed by the Quinpool Road Commercial Area Plan *and* the Peninsula Centre Area Plan. The former, adopted in the 1980s, encourages commercial facilities of no more than 45 feet while the latter is designated medium density residential with height restrictions of 35 feet. Ms. MacLellan noted that with C-2 zoning, there are no setback, lot coverage, or parking requirements.

Ms. MacLellan summarized the applicant's reasons for wanting amendments to the MPS, namely that:

- The 45 feet height requirement is too restrictive.
- In close proximity to the site are the Killam residential tower and the Atlantica Hotel. Both exceed 45 feet in height.
- The neighbourhood will benefit from increased density.
- Planning documents do not reflect the outcomes of public workshops held in 2006-2007.

On these grounds, the applicant is requesting site-specific amendments to the MPS so that he can develop up to 81 residential units, the majority of which will be 2-bedroom units; 13,000 square feet of amenity space; and underground parking.

Ms MacLellan presented an architectural rendering of the building, noting that:

- The building will be terraced to provide a transition between commercial Quinpool and residential Pepperell.
- Underground parking will be accessed from Pepperell Street.
- The main floor will be commercial space and will be comprised mainly of windows. Each commercial unit will be accessed individually from the street to create a pedestrian-focused streetscape.
- Materials will be used to help the building blend into existing buildings.

Ms. MacLellan noted that Case 6112 has already been reviewed by Halifax & West Community Council, which is recommending that the amendments be approved. The

next step, should Council approve amendments to the MPS and LUB, will be for Community Council to discuss the development agreement.

The Mayor thanked Ms. MacLellan for her presentation and invited members of Council to ask questions of clarification.

Councillor Watts wished to know if there have been any changes to the proposal since the Public Information Meeting held in September 2012.

Ms. MacLellan replied that there have been no changes to the design of property. However, a number of modifications have been made to the development agreement. For instance, the proposed agreement now specifies that a number of parking spots must be reserved for commercial use.

Councillor Watts observed that over half of the residential units will have two bedrooms or more. She wished to know how that decision had come about. She also wondered if a wind study had been undertaken, given that the corner of Quinpool Road and Vernon Street already has a wind tunnel effect.

Ms. MacLellan replied that staff and the developer felt that 2 or more bedrooms would provide a good mix of residential types in Central Halifax. On the second point, she indicated that a wind study had not been requested as part of the application.

Councillor Mason asked if there will be a side yard setback on Pepperell Street.

Ms. MacLellan replied that there was no requirement for a setback from the abutting property.

There being no further questions, the Mayor reviewed the rules for public hearings. As the applicant was absent, the Mayor invited residents for or against the matter to the microphone.

Ms. Dulcie Conrad of Pepperell Street noted that the project will have a major detrimental effect on the immediate area, particularly the increased traffic that will spill onto Pepperell, Shirley and Preston streets. She was also concerned about the lack of steps taken to protect the abutting property, a housing co-operative for low-income families. She felt that the side yard setbacks were inadequate and many trees, including the oldest on the street, would be lost. Finally, in reference to the Ben's Bakery site, she noted that commercial encroachment is already a problem on Pepperell Street. She did not want to see the problem worsened.

Mr. Jamie Newman read a letter on behalf of the High Hopes Housing Co-operative, which owns the property next door to the subject property. He believed the proposal will vastly diminish the quality of life of Co-op residents, which is inconsistent with HRM's development principles. He quoted an excerpt from Chapter 6 of the Regional Plan which speaks to neighbourhood stability and neighbourhood revitalization.

He asked that the following concerns be adequately addressed before allowing the development to proceed:

- That the side yard setback be wide enough to allow sufficient light to flow through the co-op's 13 east-facing windows.
- That the entrance to the underground parking garage be moved to Quinpool Road or Vernon Street.
- That the five (5) trees on the property line be preserved.
- That wind concerns at the corner of Quinpool and Vernon be addressed.

In his concluding remarks, he expressed support for density so long as it does not negatively impact current residents. He believed housing co-operatives are rare and precious, and ought to be protected.

Mr. Phil Pacey of Yukon Street asked that Council maintain the 45 feet height restriction, which had been agreed upon by residents and is the cornerstone of the Quinpool Road Commercial Area Plan. The applicant, he continued, is asking for twice the allowable height and double the commercial space. While underground parking is part of the plans, he doubted that customers will use it. Instead, they will park on Pepperell and Shirley streets, further deteriorating traffic in the area. He reminded Councillors that residents did not express support for this project at the Public Information Meeting of September 2012. He asked Council to keep the rules as they are, and turn down the applicant's request.

Mr. Alan Ruffman of Ferguson's Cove urged Council to turn down the applicant's request, on the following grounds:

- HRM has adopted a Quinpool Road Commercial Area plan and a Regional Plan. Both should be respected.
- Planning amendments are tying up precious staff time. As a result, HRM Planning is not dedicating the time it should on the designation and protection of heritage districts, like the South Barrington Precinct and Schmidville.
- Council, instead of supporting HRM by Design, is consistently voting in favour of planning amendments. In 2013, in all but two cases, Council approved all amendment requests of developers.

He recommended that a decision on this matter not be taken until the review of the Regional Plan is complete.

Ms. Mary McLaughlin of Vernon Street asked that the plan not be approved. She had attended the Public Information Meeting of September 2012 and agreed with all concerns raised by residents.

Ms. Cathy Young of Pepperell Street questioned the value of the public consultation process, noting that the proposal has not changed despite all the concerns raised by

residents. She wished to know why a wind study and a traffic impact study had not been undertaken.

Mr. Ron Smith, representing the applicant, Studio Works International, drew attention to the following features of the project:

- Most of the massing will be on Quinpool Road, not on Pepperell Street.
- Different materials will be used to break up the massing.
- The Pepperell Street elevation has been scaled down so it is more in keeping with existing housing, including the housing co-operative.
- The 6th floor setback will buffer the wind.
- The green roof will include a rainwater management system.
- The building follows best design principles.

Ms. Courtney Johnson of Pepperell Street believed that the plan was incomplete as it did not respond to the concerns of the community. Given this, she asked that it be overturned.

The Mayor called three times for additional speakers. There being none, it was **MOVED by Councillor Nicoll, seconded by Councillor Karsten that the public hearing be closed. MOTION PUT AND PASSED.**

Councillor Mason expressed concern over the small side yard setback. He asked how the minimal setback for the R-2 (General Residential) Zone compared to that of C-2 (General Commercial) Zone.

Ms. MacLellan replied that the R-2 Zone requires a five (5) foot setback while the C-2 Zone requires no side yard setback. In other words, the proposed building could go right up to the property line. She confirmed that the entire lot is zoned C-2.

Councillor Outhit wished to know if the parking entrance could be moved to Vernon Street.

Mr. Smith of Studio Works International replied that a traffic study had found that Vernon Street was not appropriate because of the high vehicular, bicycle and pedestrian traffic. Quinpool Road was also ruled out as an option.

Ms. MacLellan indicated that she had spoken with HRM traffic engineers. They felt that Pepperell Street was the best option for the parking entrance.

Councillor Watts asked staff to comment on the points raised by the housing co-operative, namely the side yard setback and the preservation of trees.

Ms. MacLellan recognized that the side yard setback is not large. However:

- C-2 zoning allows the building to go right up to the property line. The applicant has not opted to do this.

- The building has a terraced design. On the Pepperell Street side, this means that that there will be a setback between the second and third storey.
- The size of the wall separating the abutting properties could be reviewed by Halifax & West Community Council at the development agreement stage.

As for tree retention, those along the property line likely won't be saved.

Councillor Hendsbee asked staff to describe the building's public amenities.

Ms. MacLellan noted that there will be car and bicycle parking available to non-tenants. Moreover, the development agreement provides a degree of flexibility in the right of way.

MOVED by Councillor Mason, seconded by Councillor Mosher that Halifax Regional Council approve the proposed amendments to the Halifax Municipal Planning Strategy (MPS) and the Halifax Land Use By-Law (LUB) as contained in Attachments A and B of the staff report dated April 22, 2013.

Councillor Mason expressed concern over the side yard setback and the presence of commercial space along Pepperell Street. He noted that, while the existing building is commercial, its entrance faces the parking lot, and not Pepperell Street. He asked staff to clarify which of these issues should be discussed tonight, and which could be discussed at Halifax & West Community Council.

Ms. MacLellan replied that the height of the wall to separate the subject property from the neighbouring property has to do with the development agreement, and is best discussed by the Community Council. Restricted commercial use along Pepperell Street could be decided by Regional Council, as part of the MPS or LUB amendments, or Community Council, as part of the development agreement.

Councillor Mosher expressed support for the MPS and LUB amendments. She reminded colleagues that Quinpool Road is a commercial hub with restaurants, boutiques, large box stores, and a 15-storey hotel. It also serves as a major artery, connecting the Armdale Roundabout to downtown. She believed the application complemented these uses and would enhance the area. She also saw it as a way for HRM to realize its density goals. She commended the architect for his design, which she felt was in keeping with the pedestrian experience envisioned by the Quinpool Road Business Commission. She noted that specific concerns, like the size of the wall, could be addressed as part of Community Council's deliberations on the development agreement.

Councillor Watts was pleased to hear that the terraced design would reduce the wind tunnel effect. She expressed support for restricting commercial uses along Pepperell Street. She asked for confirmation from staff that many of the other issues, including the wall and placement of the trees, could be dealt with at the development agreement stage. Finally, she noted that she would have preferred six (6) storeys instead of eight

(8) but that the building will be on a corner lot and is immediately across from the Killam residential tower, which is eleven (11) storeys.

Councillor Fisher expressed support for the amendments, noting that the development is consistent with Council's discussion about strengthening commercial nodes and adding density to the peninsula.

MOVED by Councillor Mason, seconded by Councillor Outhit that Halifax Regional Council amend the main motion as follows:

- **Strike out "may be considered in other areas of the building, but" from clause 2.9.1(h) of Attachment A of the staff report dated April 22, 2013.**

Councillor Mason indicated that the amendment would restrict commercial uses on the Pepperell Street side.

Councillor Karsten did not see what was gained by restricting the property owner from having commercial tenants on Pepperell Street. The amendment also limited the owner's ability to have commercial uses on the third floor and above.

Councillor Hendsbee indicated that he would not support the amendment.

Councillor Outhit expressed support for the amendment, that is, to orient commercial uses to Quinpool Road and Vernon Street.

Councillor Walker wished to know if there was currently commercial use on Pepperell Street.

Ms. MacLellan replied in the affirmative.

Councillor Walker did not think it fair to take away existing rights. On these grounds, he would not support the amendment.

Councillor Mason explained that the current commercial space does not open onto Pepperell Street but rather faces into the parking lot. He felt it important to re-establish the residential character of the street, which could be done by restricting commercial uses all the while allowing home-office uses.

Councillor Mosher indicated that she would not be supporting the amendment because it is taking away a development right that the site currently enjoys.

Councillor Outhit felt the elimination of commercial rights on the Pepperell Street was a good compromise, especially given that residents could not have the parking entrance switched to Quinpool Road or Vernon Street.

Councillor Karsten did not believe retail space on Pepperell Street was a disadvantage. Quite the contrary, mixed use can enhance the quality of life and walkability of communities, as Councillors had seen in Vancouver.

Councillor Craig asked whether the status of commercial use on Pepperell Street could be debated and decided at Community Council.

Ms. MacLellan replied that Halifax & West Community has the authority to rule on the commercial use along the south side of the building as part of the development agreement.

Councillor Johns noted that if Community Council has the authority to make this decision, then it should not be discussed at Council. He was concerned that Council is restricting future decisions of Community Council.

Mr. Kurt Pyle, Supervisor of Planning Applications, Community & Recreation Services, replied that restricting commercial space on Pepperell Street can be written into policy, over which Council has authority, or written into the development agreement, over which Community Council has authority.

Mr. Martin Ward, Municipal Solicitor added that should Council defeat the motion, then Community Council would be free to take any action deemed necessary.

At this time, Council was prepared to vote on the amendment.

MOTION TO AMEND PUT AND DEFEATED. (6 in favour, 9 against).

In favour of the motion were Councillors Nicoll, Fisher, Mason, Watts, Johns and Outhit.

Against the motion were Mayor Savage and Councillors Dalrymple, Hendsbee, Karsten, McCluskey, Mosher, Walker, Adams and Craig.

Deputy Mayor Rankin and Councillor Whitman were not present.

Council then voted on the main motion.

MOTION PUT AND PASSED UNANIMOUSLY. (15 in favour, 0 against).

Deputy Mayor Rankin and Councillor Whitman were not present.

16. ADJOURNMENT

The meeting was adjourned at 7:40 pm.

Cathy J. Mellett
Municipal Clerk

The following information items were submitted:

1. Proclamation – Halifax Pride Week – July 18-28, 2013
2. Memorandum from the Municipal Clerk dated June 18, 2013 regarding Requests for Presentation to Council