



**HALIFAX REGIONAL COUNCIL  
MINUTES  
April 5, 2016**

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

STAFF: Mr. John Traves, Acting Chief Administrative Officer  
Mr. Martin Ward, Acting Municipal Solicitor  
Mr. Kevin Arjoon, Municipal Clerk  
Ms. Sheilagh Edmonds, Legislative Assistant  
Ms. Krista Vining, Legislative Assistant

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

A video recording of this meeting is available:  
[http://archive.isiglobal.ca/vod/halifax/archive\\_2016-04-05\\_live.mp4.html](http://archive.isiglobal.ca/vod/halifax/archive_2016-04-05_live.mp4.html)

The agenda, supporting documents, and information items circulated to Council are available online:  
<http://www.halifax.ca/council/agendasc/160405rc-agenda.php>

*The meeting was called to order at 1:00 p.m., and recessed at 2:46 p.m. Council reconvened at 3:04 p.m. and recessed at 5:04 p.m. Council reconvened at 6:00 p.m., recessed at 8:01 p.m. and reconvened again at 8:14 p.m. Council moved into an In Camera (In Private) session at 9:12 p.m. and reconvened in public at 10:18 p.m. Council adjourned at 10:24 p.m.*

**1. CALL TO ORDER**

The Mayor called the meeting to order at 1:00 p.m. and Council stood for a moment of reflection.

**2. SPECIAL COMMUNITY ANNOUNCEMENTS & ACKNOWLEDGEMENTS**

Councillors noted a number of special community announcements and acknowledgements.

**3. APPROVAL OF MINUTES – Committee of the Whole February 23, 2016 and Regional Council February 23 and March 4, 2016**

MOVED by Councillor McCluskey, seconded by Councillor Nicoll

**THAT the minutes of Committee of the Whole February 23, 2016 and Regional Council February 23 and March 4, 2016 be approved.**

**MOTION PUT AND PASSED.**

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

Additions:

16.4.1 Halifax Water Amendments – *Private and Confidential Report*

At the request of Deputy Mayor Whitman, Council agreed to deal with item 14.2.1 at 3:30 p.m.

MOVED by Councillor Mason, seconded by Councillor Johns,

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

Two-third majority vote required.

**MOTION PUT AND PASSED.**

**5. BUSINESS ARISING OUT OF THE MINUTES - NONE**

**6. CALL FOR DECLARATION OF CONFLICT OF INTERESTS - NONE**

**7. MOTIONS OF RECONSIDERATION – NONE**

**8. MOTIONS OF RESCISSION – NONE**

**9. CONSIDERATION OF DEFERRED BUSINESS**

**9.1 2016 Municipal and School Board Election (Supplementary Report)**

The following was before Council:

- An extract of the Regional Council minutes of December 1, 2015
- A supplementary staff report dated March 21, 2016

MOVED by Councillor Mosher, seconded by Councillor Karsten

**That Halifax Regional Council:**

1. **Authorize the withdrawal from Q313 Municipal Elections Reserve to fund municipal and school board election expenses incurred within A125 Elections. Withdrawal amounts not to exceed \$2,200,000 as outlined in the Audit and Finance Standing Committee report dated November 20, 2015.**
2. **Adopt Option 1, as outlined in the revised Appendix A as circulated at the April 5, 2016 Regional Council meeting, as the method of voting in the 2016 Municipal and School Board Elections, which is to utilize both e-voting and in-person polls for a shorter period of time during the entire period of advanced polling and retain in-person polls with paper ballots only on Election Day.**

Mr. Kevin Arjoon, Municipal Clerk, and Ms. Lori McKinnon, Election Coordinator and Assistant Returning Officer responded to questions of clarification

**MOTION PUT AND PASSED UNANIMOUSLY.**

**10. NOTICES OF TABLED MATTERS – NONE**

**11. PUBLIC HEARINGS**

**11.1 Proposed Administrative Order SC-82, Respecting closure of a portion of Irving Street, Dartmouth**

The public hearing was held later in the meeting. See page 11.

**11.2 Case 18322 – Municipal Planning Strategy and Land Use By-Law Amendment and Development Agreement – 6124 Coburg Road and 1460, 1462, 1470 and 1474 Seymour Street, Halifax**

The public hearing was held later in the meeting. See page 11.

**11.3 Case 18464 – Municipal Planning Strategy & Land Use By-Law Amendments and Development Agreement, Bright Place, Lady Hammond Road and Normandy Drive, Halifax**

The public hearing was held later in the meeting. See page 15.

**12. CORRESPONDENCE, PETITIONS & DELEGATIONS**

**12.1 Correspondence**

The Clerk noted that correspondence was received for items: 11.2, 11.3, 14.3.1 and 15.1. This correspondence was circulated to Council.

**12.1.1 Fly-Past Request – 2016 Battle of the Atlantic Ceremony**

The following was before Council:

- Correspondence dated March 10, 2016 from Captain Chris Sutherland, Base Commander, Canadian Forces Base Halifax.

MOVED by Councillor Mason, seconded by Councillor Mancini

**That Halifax Regional Council grant permission for the Canadian Armed Forces to fly a long-range patrol aircraft over Point Pleasant Park as per the diagrams attached to the**

correspondence dated March 10, 2016 at an altitude of 500 feet above the highest obstacles on Sunday May 1, 2016 at 10:58 AM in conjunction with the 2016 Battle of the Atlantic ceremony.

**MOTION PUT AND PASSED UNANIMOUSLY**

Not Present: Councillor Rankin

**12.2 Petitions - None**

**13. INFORMATION ITEMS BROUGHT FORWARD – NONE**

**14. REPORTS**

**14.1 CHIEF ADMINISTRATIVE OFFICER**

**14.1.1 Proposed Amendments to Administrative Order 29, Respecting HRM Civic Addressing Policies - Case CA0105 – Street Naming for January 1 to February 29, 2016**

The following was before Council:

- A staff recommendation report dated March 4, 2016.

MOVED by Councillor Hendsbee, seconded by Councillor Nicoll

**THAT Halifax Regional Council adopt the proposed amendments to Administrative Order 29 Respecting HRM Civic Addressing Policies as set out in Attachment A of the staff report dated March 4, 2016 in order to approve the naming of seven private lanes, one public street and the renaming of three public streets as identified in Attachment B and Maps 1-8 inclusive of the staff report dated March 4, 2016**

**MOTION PUT AND PASSED UNANIMOUSLY.**

Not present: Councillor Rankin

**14.1.2 Case 20264 – Amendment to the Regional Subdivision By-Law, Beaver Bank**

The following was before Council:

- A staff recommendation report dated March 1, 2016.

MOVED by Councillor Johns, seconded by Councillor Craig

**THAT Halifax Regional Council give first reading to the proposed amendment to the Regional Subdivision By-law, as contained in Attachment A of the staff report dated March 1, 2016, to extend to the Water Service Area to approximately 148.5 hectares (367 acres) of land located off Windgate Drive in Beaver Bank, and schedule a public hearing.**

Councillor Watts noted that the staff report indicated this property had been grandfathered, and she questioned the difference between the 2006 Regional Plan and the 2014 approved Regional Plan, and how this application will be impacted. She also asked if there were other areas in this community for which Council might see similar requests.

Mr. Ben Sivak, Major Projects Planner, Planning and Development, responded that, in regard to this application, the major difference between the 2006 plan and the 2014 plan is density. Under the 2006 plan, maximum density was 1 unit per gross hectare; in the 2014 plan the maximum density was one unit per net acre. With regard to the question of whether there were other pieces of land in the area that could request the same amendment, Mr. Sivak advised that he did not believe so, but that he did not have

concrete information at this time; however he would look into the matter and have a response by the public hearing. He added that this case was a special circumstance because it is an infill property and that it is surrounded by serviced, residential development.

Councillor Johns noted that there is a longstanding issue pertaining to the Windsor Junction\Beaver Bank Crossroad in regard to the alignment of the road, and the lack of traffic signalization. He advised that at the public information meeting held on this application, there were concerns expressed about the impact on the road from the traffic that will be generated by the new development. Councillor Johns added that he expected these concerns will also be raised at the public hearing and suggested that between now and the public hearing staff give consideration to ideas that could resolve the issue.

**MOTION PUT AND PASSED UNANIMOUSLY.**

Not present: Councillor Rankin

**14.1.3 Shearwater – Mount Hope Connector Road**

The following was before Council:

- A staff recommendation report submitted for the April 5, 2016 Regional Council meeting.

MOVED by Councillor Karsten, seconded by Councillor Nicoll

**THAT Halifax Regional Council**

- 1. Request formal approval from the Department of National Defense and/or Ministry of Transport for the alignment of the Shearwater Connector; and**
- 2. Await the completion of the Integrated Mobility Plan to re-assess the priority of the Shearwater Connector prior to moving forward with the action plan outlined in the staff report.**

Councillor Karsten expressed disappointment with the staff report, citing that recommendation 1 contradicted what he assumed was already taking place between staff and DND. Councillor Karsten advised that he would not support recommendation 2 because the Shearwater Connector has been identified as a priority by Council many times in the past, and he did not want the prioritization of it to be further delayed. He referred to the staff report and questioned why staff would recommend, as one of the action items that a field survey be carried out to determine costs.

Mr. Peter Duncan, Manager, Asset and Transportation Planning responded, noting that the proposed connector road was first brought forward as a project in 2002. He explained that staff is using the Integrated Mobility Plan as a proxy for the Road Network Functional Plan, and the Regional Plan requires that the Road Network Functional Plan be completed before any funds are spent on priority road projects, one of which would be the Shearwater Connector. With regard to Councillor Karsten's concern about staff's recommendation to carry out a field survey, Mr. Duncan explained that this was staff's advice to Council in order to protect the integrity of the cost estimate staff provided. He advised that the estimate staff gave is based on a desktop level study only, and staff do not have a high degree of confidence in the estimate until they can actually get on-site and carry out testing.

A discussion ensued with Mr. Duncan responding to questions of clarification. Concerns were expressed with regard to the Integrated Mobility Plan and that projects, some of which have been long standing projects, will be further delayed.

Mr. Traves, Acting Chief Administrative Officer advised that staff recognize that the projects identified on page 4 of the staff report are strategic transportation projects and staff is recommending that rather than pick one of those projects and go forward, that they be considered in the context of the entirety of the Plan. He also noted that costs associated with those projects are four years old, and need to be updated.

Mr. Bob Bjerke, Director of Planning and Development pointed out that the recommendation to wait on the Integrated Mobility Plan is consistent with policy in the Regional Plan.

Councillor Karsten requested separate votes on the motion.

Recommendation 1:

MOVED by Councillor Karsten, seconded by Councillor Nicoll

**THAT Halifax Regional Council:**

- 1. Request formal approval from the Department of National Defense and/or Ministry of Transport for the alignment of the Shearwater Connector**

**MOTION PUT AND PASSED UNANIMOUSLY.**

Recommendation 2:

MOVED by Councillor Karsten, seconded by Councillor Nicoll

**THAT Halifax Regional Council:**

- 2. Await the completion of the Integrated Mobility Plan to re-assess the priority of the Shearwater Connector prior to moving forward with the action plan outlined in the staff report.**

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

In favour: Councillors: Dalrymple, Watts, Rankin, Johns, Craig, and Outhit

Against: Mayor Savage; Deputy Mayor Whitman: and Councillors: Hendsbee, Karsten, Nicoll, McCluskey, Mancini, Mason, Mosher, Walker, and Adams.

**14.1.4 Property Acquisition – Citadel High Roundabout Right-of-Way Requirements – HRM and Nova Scotia Transportation Infrastructure Renewal (NSTIR)**

The following was before Council:

- A staff recommendation report dated February 19, 2016.

MOVED by Councillor Mason, seconded by Councillor Watts

**THAT Halifax Regional Council authorize the Mayor and Municipal Clerk to enter into an Agreement of Purchase and Sale with Nova Scotia Transportation and Infrastructure Renewal (NSTIR), for a portion of vacant land located at 1855 & 1955 Trollope Street, PID 136309, in Halifax, as per the terms and conditions outlined in the staff report dated February 19, 2016 and Table 1 in the Confidential Information Report dated February 19, 2016.**

**MOTION PUT AND PASSED UNANIMOUSLY.**

**14.1.5 Second Reading Proposed By-Law B-701, Amendments to By-law B-700, Respecting the Regulation of Business Improvement Districts**

The following was before Council:

- A staff recommendation report dated February 12, 2016.

MOVED by Councillor McCluskey, seconded by Councillor Nicoll

**THAT Halifax Regional Council adopt By-law B-701, A By-law Amending By-law B-700, Respecting the Regulation of Business Improvement Districts, as contained in Attachment B of the staff report dated February 12, 2016.**

**MOTION PUT AND PASSED UNANIMOUSLY.**

At this time, Council dealt with item 14.3.1.

**14.3.1 Halifax Transit Moving Forward Together Plan**

The following was before Council:

- A report dated March 29, 2016 from the Chair of the Transportation Standing Committee with attached staff report dated March 9, 2016.
- A handout re: Omissions/Clarifications to Plan by Halifax Transit
- Correspondence was submitted from Joan Alexander and Bethany Johnson

MOVED by Councillor Outhit, seconded by Councillor Mason

**THAT Halifax Regional Council refer the Halifax Transit Moving Forward Together Plan to a Committee of the Whole meeting.**

Councillor Adams noted that Councillors received correspondence with regard to this matter from the residents of Sambro and the Purcells Cove area, and that there was significant concern among those residents. He indicated that he was prepared to amend the motion to include that any reference to changes to Routes 402 and 15 be removed from consideration.

Council recessed at 2:46 p.m.

Council reconvened at 3:04 p.m.

The Acting Municipal Solicitor explained that a motion to amend as Councillor Adams was proposing, would not be in order. He advised that once a motion to refer is put on the floor, Council is required to deal with it. The motion can be debated but it can't be amended. He added that if Council wanted to do something different, it would have to defeat the motion, and then move a separate motion.

Mayor Savage noted that the item would be scheduled for the April 12, 2016 Committee of the Whole.

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

In favour: Mayor Savage; Deputy Mayor Whitman; and Councillors: Dalrymple, Hendsbee, Karsten, Nicoll, McCluskey, Mancini, Mason, Watts, Mosher, Walker, Rankin, Johns, Craig, and Outhit.

Against: Councillor Adams

Council then dealt with item 14.4.1.

**14.4.1 Case 19056 - Amendments to the Sackville Municipal Planning Strategy (MPS) and Land Use By-Law (LUB) and associated development agreement, Walker Service Road, Lower Sackville**

The following was before Council:

- A report dated March 23, 2016 from the Chair of the North West Community Council with attached staff recommendation report dated February 23, 2016

MOVED by Councillor Craig, seconded by Councillor Johns

**THAT Halifax Regional Council give First Reading to consider the proposed amendments to the Sackville Municipal Planning Strategy (MPS) and Land Use By-law (LUB), as contained in Attachments A and B of the staff report dated February 23, 2016, to allow the proposed comprehensively planned development at 26 and 34 Walker Service Road, Lower Sackville, and schedule a joint public hearing with North West Community Council**

**MOTION PUT AND PASSED UNANIMOUSLY.**

**14.2 COMMUNITY PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE**

**14.2.1 Halifax's 2016-21 Economic Strategy**

This was dealt with later in the meeting. See page 10.

**14.2.2 Councillor Appointment to Halifax Partnership**

This was dealt with later in the meeting. See page 10.

**14.3 TRANSPORTATION STANDING COMMITTEE**

**14.3.1 Halifax Transit Moving Forward Together Plan**

This was dealt with earlier in the meeting. See page 7.

**14.4 NORTH WEST COMMUNITY COUNCIL**

**14.4.1 Case 19056 - Amendments to the Sackville Municipal Planning Strategy (MPS) and Land Use By-Law (LUB) and associated development agreement, Walker Service Road, Lower Sackville**

This was dealt with earlier in the meeting. See page 7.

**15. MOTIONS**

**15.1 Councillor Hendsbee**

The following was before Council:

- Correspondence dated April 1, 2016 from Keiver Read, Chair, Lake Charlotte Area Heritage Society.

Councillor Hendsbee indicated that he had a revised motion as follows:

MOVED by Councillor Hendsbee, seconded by Councillor Dalrymple

**That Regional Council request staff:**

**Meet with the Executive Director and Board of the Lake Charlotte Area Heritage Society to review the heritage work of the Society to date to assess its relevance and effectiveness in researching, documenting and presenting the heritage of the rural coastal area of HRM**

**Prepare a staff report making recommendations concerning the advisability of and the terms and conditions of an interim agreement with the Lake Charlotte Area Heritage Society to provide financial assistance for operating and special projects, including financial assistance for an Eastern Shore oral history documentation project focused on key elders in the area.**

**Meet with all heritage societies in District 2 to review their respective heritage work and make recommendations in relation to the development of a Regional Museum Strategy.**

In response to a request for clarification of the two motions, the Acting Municipal Solicitor advised that the original motion requested a staff report with the outcome, whereas with the revised motion, staff is being requested to make recommendations in regard to the various items and to bring them back to Council, and Council would make the determination at that time based on the report coming back.

A discussion ensued and it was noted that staff were currently carrying out a cultural spaces program review and working on a regional museum strategy, and questions were posed as to how this motion would fit in those reviews.

Noting the concerns expressed by Council and without a vote being taken on the motion on the floor, it was MOVED by Councillor Hendsbee, seconded by Councillor Mason

**THAT this matter be referred to the Community Planning & Economic Development Standing Committee for consideration.**

**MOTION TO REFER WAS PUT AND PASSED UNANIMOUSLY.**

**15.2 Councillor Mason**

MOVED by Councillor Mason, seconded by Councillor Nicoll

**That Halifax Regional Council request a staff report regarding potential changes to Administrative Order 50 that will identify when directed sales of surplus municipal property to community groups (current occupants, organizations meeting a municipally mandated need, etc.) may be appropriate and what changes to the administrative order are required to do so.**

**MOTION PUT AND PASSED UNANIMOUSLY.**

**15.3 Deputy Mayor Whitman**

MOVED by Deputy Mayor Whitman, seconded by Councillor Johns.

**That Halifax Regional Council request a staff report to separate the extension of Margeson Drive to Lucasville Road and property acquisition process from the hold that has been placed on all road projects awaiting the Integrated Mobility Plan.**

**MOTION PUT AND PASSED.** (9 in favour, 8 against)

In favour: Deputy Mayor Whitman; and Councillors: Hendsbee, Karsten, McCluskey, Mancini, Mosher, Walker, Adams, and Johns.

Against: Mayor Savage; and Councillors: Dalrymple, Nicoll, Mason, Watts, Rankin, Craig, and Outhit.  
Council dealt with items 14.2.1 and 14.2.2

**14.2 COMMUNITY PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE**

**14.2.1 Halifax's 2016-21 Economic Strategy**

The following was before Council:

- A report dated March 29, 2016 from the Chair of Community Planning and Economic Development Standing Committee with an attached staff report dated March 11, 2016.
- A presentation entitled *Halifax's Economic Growth Plan 2016-21*.

- Revised Slides 4 -7 from the presentation entitled *Halifax's Economic Growth Plan 2016-21*.

Ms. Maggie MacDonald, Managing Director, Government Relations and External Affairs; Mr. Ron Hanlon, President and CEO, Halifax Partnership, and Mr. Matt Hebb, Chair of the Economic Strategy Advisory Committee provided a presentation on the five-year economic strategy for Halifax, entitled, 'Halifax's Economic Growth Plan 2016-21'.

MOVED by Councillor Mason, seconded by Councillor Nicoll

**THAT Halifax Regional Council approve the Halifax's Economic Growth Plan 2016-21 as the new five-year economic strategy for Halifax**

**MOTION PUT AND PASSED UNANIMOUSLY.**

#### **14.2.2 Councillor Appointment to Halifax Partnership**

The following was before Council:

- A report dated March 29, 2016 from the Chair of Community Planning and Economic Development Standing Committee.

MOVED by Councillor Mason, seconded by Deputy Mayor Whitman

**THAT Halifax Regional Council adopt the recommendation of the Community Planning and Economic Development Standing Committee to appoint Councillor Tim Outhit to Halifax Partnership to fill an unexpired term to October 31, 2016.**

**MOTION PUT AND PASSED (15 in favour, 1 against)**

In favour: Mayor Savage; Deputy Mayor Whitman; and Councillors: Dalrymple, Hendsbee, Karsten, Nicoll, McCluskey, Mancini, Mason, Watts, Walker, Adams, Rankin, Johns, and Craig.

Against: Councillor Outhit

Not present: Councillor Mosher

Council recessed at 5:04 p.m.

Council reconvened at 6:00 p.m. and addressed Public Hearing Items 11.1, 11.2 and 11.3 at this time. Councillor Dalrymple was not in attendance.

Mayor Savage introduced and welcomed the 44<sup>th</sup> Halifax Scout Troop in attendance at this time.

## **11. PUBLIC HEARINGS**

### **11.1 Proposed Administrative Order SC-82, Respecting closure of a portion of Irving Street, Dartmouth**

The following was before Council:

- A staff recommendation report dated February 8, 2016
- An extract of the draft minutes of Regional Council of March 8, 2016
- A copy of the staff presentation

Mr. Tom Crouse, Acquisition & Disposal Manager delivered a presentation outlining the request of Irving Oil Company, owner of adjoining lands, to close a portion of Irving Street west of Pleasant Street, Dartmouth.

Mayor Savage declared the public hearing open and invited the applicant to come forward and address Council.

Mr. James Walsh, Irving Oil introduced himself and colleague, Rob MacLeod. Mr. Walsh spoke about the reactivation of the South Woodside terminal and how the street closure brings value and improvement to the safety and security of the site and its operational efficiency. The street closure will enable Irving Oil to fully enclose the area on either side of Irving Street. Mr. Walsh commented on Irving Oil's long terms commitment to the Municipality and Nova Scotia with the investment of the terminal and he indicated that the first ship would arrive in the Harbour around the fourth quarter of 2016.

Mr. Walsh responded to questions of clarification respecting long term plans for the site.

The Mayor read the rules of procedure respecting public hearings and called three times for anyone wishing to speak to come forward; there being none, it was MOVED by Councillor Karsten, seconded by Councillor Mason

**THAT the public hearing close.**

**MOTION PUT AND PASSED.**

MOVED by Councillor Karsten, seconded by Councillor McCluskey

**THAT Halifax Regional Council adopt Administrative Order SC-82 to close that part of Irving Street that is west of Pleasant Street, Dartmouth, shown as PID 40936882 and PID 40935595, in Attachment A of the staff report dated February 8, 2016.**

**MOTION PUT AND PASSED UNANIMOUSLY.**

Not present: Councillor Dalrymple

**11.2 Case 18322 – Municipal Planning Strategy and Land Use By-Law Amendment and Development Agreement – 6124 Coburg Road and 1460, 1462, 1470 and 1474 Seymour Street, Halifax (Joint Public Hearing with Halifax and West Community Council)**

The following was before Council:

- A recommendation report from Halifax and West Community Council dated February 22, 2016 with attached staff report dated February 8, 2016.
- An extract of the draft minutes of Regional Council of March 8, 2016
- Correspondence from Nancy Porter-Steele, Janet Shortwell, Judy Haiven, Peggy Cameron, Harnish Anderson, Janet Ross, Derek Mathers, Philip Pacey, Andrea Arbic, Beverly W. Miller, Mary Evans MacLachlan, Gwen Davies, Ian Porter, Valerie Evans, Joan Fraser, David Meadows and Janet M. Stevenson
- A copy of the staff presentation
- A copy of the applicant's presentation

Ms. Jillian MacLellan, Planner delivered a presentation outlining Case #18322 to consider the proposed development agreement to permit the development of a mixed residential and commercial building at 6124 Coburg Road and 1460, 1462, 1470 and 1474 Seymour Street, Halifax.

Ms. MacLellan responded to questions of clarification regarding:

- the process for conducting a traffic study (e.g. a review of the proposed street(s) the development will be located on)
- the unit composition
- the number of proposed parking spaces in relation to the number of units
- type of occupancy

Mayor Savage declared the public hearing open and invited the applicant to come forward to address Council.

Mr. Kourosh Rad, Urban Planner, WSP Canada Inc. delivered a presentation, outlining the design changes made from the original proposal based on the feedback received at the public information meeting and from the Districts 7 & 8 Planning Advisory Committee.

In response to questions raised, Mr. Rad and Mr. Geoff Keddy, Architect provided the following information:

- the distance between the Mona Campbell building and the rear of the proposed building is approximately 16 feet as indicated on the site plan
- there will be 23 parking units; a minimum of 15 units have been set aside for occupants; vacant parking units will be rented out target occupancy is families
- construction is projected to take one and a half (1½) to two (2) years
- unable to confirm at this time but there could be some blasting at the lower level of the site
- the development is for a five (5) story building with a penthouse level; the penthouse level is setback and not visible from pedestrian level

The Mayor read the rules of procedure respecting public hearings and called for anyone wishing to speak to come forward.

**Heather Wood, Board President of Condominium Corporation #11 (The Carlyle), Coburg Road** spoke on the history, design and location of The Carlyle and disagreed with the comparisons made in the developer's submission between The Carlyle and the proposed development. Ms. Wood highlighted the differences between the two buildings in relation to The Carlyle's design, setbacks to street and neighbouring properties, access to and from the building from the front door and parking garage, and the ratio of underground parking spaces to units and visitor parking spaces. Ms. Wood questioned how tenant and retail supply trucks and other parking needs would be met based on the building's design. On behalf of the residents of The Carlyle, Ms. Wood urged Council to follow Halifax by Design guidelines and reject the proposal; expressing that the proposal only benefits the developer's bottom line and has no neighbourhood benefit.

**David Meadows, Halifax** spoke against the proposal in relation to process. Mr. Meadows suggested the proposal was based on a pattern of conduct and the design ignores and undermines the Halifax Municipal Planning Strategy (MPS) and Halifax Peninsula Land Use By-Law (LUB). Mr. Meadows expressed concern with the increase in business square footage proposed by the developer (2,500 square feet) to replace current 1,500 square feet of business. He echoed concern regarding the ratio of parking spaces per units and parking spaces needs for the proposed commercial spaces. Mr. Meadows pointed out that there were other developments waiting to happen in the surrounding area, suggesting that those developments will not meet the MPS and LUB requirements. He referred to recent property purchases made by developers in the surrounding area and the negative impacts one development has had near his property. Mr. Meadows stated that he was not against development or making money but that this should be done within the rules put in place by the Municipality and urged Council not to approve the proposal.

**Susan Pottes, Coburg Road** spoke against the proposal, commenting on the negative impact the proposed development will have to the neighbourhood if approved. She suggested that the development would increase the burden on an already fragile sewer and water system. Similar to Mr. Meadows comments, Mr. Pottes spoke to lands purchased in 2001 in the surrounding area by developers that are waiting to be developed following the decision on this proposal. She expressed concern with the domino effect this proposal would have if the application is successful and setting a negative precedent that could not be reversed. Ms. Pottes questioned whether there was enough sewer and water capacity to accommodate this development and whether a review will be done under this single application or a review of the entire block of properties with the same zoning. She stated that it is sufficient grounds to deny the proposal if the sewer and water capacity is unable to accommodate the load from the development. However, if it is able to be accommodated, she referenced the Haseltine report and how the Regional Plan review found that the existing zoning on the peninsula and downtown Dartmouth has

capacity for an additional 35,000 housing units' as-of-right. She questioned rezoning properties which would then add to the 35,000 currently allowed. Ms. Pottes further questioned whether the application complies with the Canadian Council of Ministers of the Environment, which requires sewer and sanitary sewer overflows as a result of new development activity; suggesting if it did not, that it would be sufficient grounds for denying the application. However, if the application does comply, she asked that Council consider how future developments would put the same strain on the sewer and water system. Ms. Pottes provided additional comments on the need to upgrade HRM's water and sewer infrastructure and urged Council to deny the proposal.

**Curtis Steele, Halifax** asked Council to deny the proposal and read a letter on behalf of his wife, Nancy Porter-Steele that was submitted for the record.

**Owen Carrigan, Coburg Road** indicated his family has lived at the corner of Coburg and Seymour Street since 1969. Mr. Carrigan spoke about the neighbourhood in relation to the R-2 zoning, height regulations and high volume of vehicle and pedestrian traffic. To his knowledge, Mr. Carrigan was only aware of a traffic study done in 2010 for Coburg Road, which did not include a review of Seymour Street or Vernon Street. Mr. Carrigan commented that the proposed development was out of character with the streetscape and would be an overwhelming structure, requiring a change to almost all of the provisions in the MPS and LUB. He disagreed with the Mona Campbell building being used in comparison to the proposed development, and was concerned with the size/footprint of the development. He highlighted that the front exterior; including entrances, exits and the parking garage would be located off of Seymour Street and reiterated that the exterior design was not compatible with the surrounding neighbourhood and streetscape and lacks any decorative features to contribute to the streetscape. Mr. Carrigan further spoke to trees having to be removed from the proposed site and how the development will increase pedestrians and traffic to an already busy street and dangerous intersection. Mr. Carrigan expressed that the proposed commercial outlet space was not necessary; citing examples of how the area was already well served, and how this proposed space would take away business from the downtown and the risks of commercial spaces in location to residential spaces (e.g. robbery). He stated that the development did not meet the needs for family or low income housing, which he commented was forcing people off of the peninsula. Mr. Carrigan was not opposed to development but suggested that some of the houses could be converted to low income housing or be developed into row houses rather than high rise developments.

**Graeme Duffus, Coburg Road** spoke to his involvement in the Halifax by Design and heritage components, and how he could not support the development as it would seriously impact the neighbourhood. Mr. Duffus said he is pro-development but only when it is good development in the right locations and does not impact neighbourhoods. He expressed concern with the lack of community consultation and public notification; indicating that he was unable to attend the public information meeting but had met with the planner. Mr. Duffus suggested that there was a misperception that residents were in support of the proposal, which they are not. He echoed similar concerns regarding the negative impact the development would have on the neighbourhood (e.g. blasting, increase heavy truck traffic, neighbours' loss of enjoyment to their own properties) and it not fitting within the provisions of the MPS and LUB. Mr. Duffus commented on the importance of involving the community from the start of the development process, reviewing plans and seeking public input, as it directly impacts the community.

**Andrew Murphy, Purcells Cove** was concerned with the number of spot rezoning applications coming forward. Using the Gross Floor Area Ratio (G FAR) calculation, he determined what the developer would be permitted to build to achieve density in the community and the monetary value per unit based on the current market value.

**Danny Chedrawe, Halifax** indicated that the changes made by the developer to increase the building's setbacks will improve the sight lines from Seymour Street to Coburg Road and improve the safety for motorists, pedestrians and cyclists. He pointed out that motorists have been entering into the intersection in order to see oncoming traffic. He further pointed out that the building presently on the property is encroaching on city property. Mr. Chedrawe spoke about the changes being made to the neighbourhood and Dalhousie University's fundraising efforts to expand the campus, which benefits the Municipality. He complimented the developer and architect on the design and consistency of the building to the

neighbourhood. He made reference to the process to develop the Mona Campbell building and the improvements and initiatives made by Dalhousie University to improve student behaviour; commenting that residents should not be afraid to live amongst university students.

**Derek Mathers, Coburg Road** spoke against the proposal, reading from correspondence that was submitted for the record.

**Chris Annand, Wellington Street and representative of Park to Park Community Association** stated she was against the proposal, indicating that Council should not initiate or approve any amendment to the MPS until the Centre Plan is implemented. She was concerned that site specific amendments without justification could result in poor planning for the city.

**Pat Whitman, Wellington Street** echoed similar concerns on building site specific developments. She agreed with Ms. Annand's points on waiting for the Centre Plan to be approved and the difficulties of creating a cohesive plan with the approval of this development.

The Mayor called three times for anyone else wishing to speak; there being none, it was MOVED by Councillor McCluskey, seconded by Councillor Mason

**THAT the public hearing close.**

**MOTION PUT AND PASSED.**

In response to questions raised, Mr. Rad noted the following:

- the proposed development has taken four (4) years; when they started this process the Centre Plan was not underway
- the design of the building had been revised at least twelve times based on community feedback
- public consultation held: Planning Advisory Committee hosted Public Information Meeting, presenting to the Districts 7 & 8 Planning Advisory Committee, and an additional community meeting was held (advertised and attended by residents) prior to the finalization of the proposal
- this development is an opportunity to replace the existing store and 18 housing units with a brand new high quality building for the community
- the proposed building is located closer to the street to provide interaction with pedestrians
- the proposal is located on two major bus routes; parking issues are not anticipated as many residents chose to live in the neighbourhood so they do not have to own a vehicle
- WSP Canada Inc. does not have any jurisdiction over the trees located on Municipal lands; no trees will be removed from the property
- the building was designed by a local architect
- serving schematics were done for the site; WSP Canada Inc. has engaged with Halifax Water to confirm there is enough sewer and water capacity
- slides 28 through to 31 of Mr. Rad's presentation outline the traffic analysis completed for the site

Ms. MacLellan confirmed that the Traffic Impact Statement did include Seymour Street, pointing out that an updated Traffic Impact Statement from October 2012 was included in the developer's submission.

MOVED by Councillor Mason, seconded by Deputy Mayor Whitman

**THAT Halifax Regional Council adopt the amendments to the Halifax Municipal Planning Strategy and the Halifax Peninsula Land Use By-Law, as contained in Attachments A and B of the report dated February 8, 2016.**

Discussion was held with members of Council speaking for and against the motion and staff responding to questions.

**MOTION PUT AND PASSED.** (10 in favour, 6 against)

In favour: Mayor Savage, Deputy Mayor Whitman, Councillors Hendsbee, Karsten, Mancini, Mosher, Walker, Adams, Johns and Craig

Against: Councillors Nicoll, McCluskey, Mason, Watts, Rankin and Outhit

Not present: Councillor Dalrymple

Council recessed at 8:01 p.m. and reconvened at 8:14 p.m.

**11.3 Case 18464 – Municipal Planning Strategy & Land Use By-Law Amendments and Development Agreement, Bright Place, Lady Hammond Road and Normandy Drive, Halifax (Joint Public Hearing with Halifax and West Community Council)**

The following was before Council:

- A recommendation report from Halifax and West Community Council dated February 22, 2016 with attached staff recommendation report dated February 2, 2016
- An extract of the draft minutes of Regional Council of March 8, 2016
- Correspondence from Rhonda Sinclair, Charles D. Ritcey, Terry F. Degen
- A copy of the staff presentation
- A copy of the applicant's presentation

Mr. Paul Sampson, Planner delivered a presentation to consider the proposed development agreement to permit a multiple-unit residential development at 3631 and 3639 Bright Place, 6100 Normandy Drive and Parcel X, a portion of the former Bright Place right-of-way fronting Lady Hammond Road, Halifax.

Mr. Sampson responded to questions regarding Sections 3.4.1 (c) and (d) of the development agreement (Detailed Provisions for Land Use). He further spoke to the shadow study completed and the placement of the building on the property so that the highest parts of the building would be located the furthest away from residential properties to minimize shadow impact. A wind impact study was not completed for this proposal; however, Mr. Sampson pointed out that any impact would probably be on the development site and would be the applicant's responsibility to address any concerns.

Mayor Savage declared the public hearing open and invited the applicant to come forward to address Council.

Mr. Jacob JeBailey, W.M. Fares Group introduced himself and colleague, Cesar Saleh and delivered his presentation. Mr. JeBailey spoke to the modifications made to the proposal as a result of the feedback received at the public information meeting, and responded to questions of calcification.

The Mayor read the rules of procedure respecting public hearings and called for anyone wishing to speak to come forward.

**Noris Eddy, resident of High Street** indicated that he and his wife do not find the proposal reasonable and that the height of the building is not compatible and would change the social nature of the neighborhood. He was not opposed to development in this area but did not want to see a building of this elevation, and suggested a three (3) to four (4) story building would be more reasonable. Mr. Eddy further disagreed with the shadow impact study; suggesting there would be negative impact to the neighborhood and he urged Council not to approve the development.

**Pat Gallego, Normandy Drive** expressed his and his wife's support for the proposal as it will be an improvement to the neighborhood. He added that he would have liked to have seen a maximum of five (5) stories but one (1) additional story is not a deal breaker.

**Terry F. Degen, representing the adjoining property owner, Chebucto Inn** displayed a photograph of an overhead view of the property in relation to the Chebucto Inn (Google Maps), which was submitted for

the record. Mr. Degen pointed out that the developer has procured a portion of the public lands but the Municipality still has the adjoining piece of land next to the Chebucto Inn. He wanted to ensure that the Chebucto Inn would still have access to the rear of the proposed property over the public lands, and that this would not disappear through the development. Mr. Degen expressed concern with drainage and wanted to ensure there was some involvement between his client and the Municipality. He further asked if the sidewalk and the planned sodding on the Municipality's land at the rear of the proposed site could be reversed. Mr. Degen spoke to his client's support and wanting to be involved in the planning.

**Lloyd Hawes, resident of Isleville Street** spoke against the proposal as it did not fit within the historical part of the city and the neighborhood feel. He commented that the Hydrostone is a very important part of the city and did not want it to be devastated by this proposal. Mr. Hawes commented on the traffic study and the importance of water supply. He was concerned that there is wind shear and shadowing in the area, which does affect people both physically and mentally. He asked Council to defer this proposal for further study and reconsider developing something that would better blend within the neighborhood.

The Mayor called three times for anyone else wishing to speak; there being none, Mayor Savage invited the applicant to come forward and provide clarification to points raised, prior to closing the public hearing.

Mr. Saleh thanked Council and staff for their consideration. Mr. Saleh indicated that he would work with planning staff to try and accommodate Mr. Degen's request to relocate the sidewalk and sodding.

MOVED by Councillor Rankin, seconded by Councillor Karsten

**THAT the public hearing close.**

**MOTION PUT AND PASSED.**

MOVED by Councillor Watts, seconded by Councillor Mancini

**THAT Halifax Regional Council adopt the amendments to the Halifax Municipal Planning Strategy and the Halifax Peninsula Land Use By-Law, as contained in Attachments A and B of the report dated February 2, 2016**

Council entered into a discussion with staff providing additional clarification around the shadow analysis, Attachment G of the February 2, 2016 staff report. In regard to Mr. Degen's request on access to the rear of the property from the public walkway and switching the sidewalk and sodding, staff advised that this falls under the construction agreement in the purchase and sale agreement. He indicated that staff would review and engage with the developer and Mr. Degen and report back to Council in an information report. Councillor Hendsbee suggested consideration be given to extending the sidewalk so it connected with Normandy Drive.

**MOTION PUT AND PASSED UNANIMOUSLY.**

Not present: Councillor Dalrymple

MOVED by Deputy Mayor Whitman, seconded by Councillor Walker

**THAT Halifax Regional Council convene to In Camera (In Private).**

**MOTION PUT AND PASSED.**

Council moved into an In Camera (In Private) session at 9:12 p.m. and reconvened at 10:18 p.m. without Councillor Mosher in attendance.

**16. IN CAMERA (IN PRIVATE)**

**16.1 In Camera (In Private) Minutes – February 23 and March 4, 2016**

This matter was dealt with In Camera. The following motion was ratified in public session:

MOVED by Councillor Watts, seconded by Councillor Mason

**THAT the In Camera (In Private) minutes of February 23 and March 4, 2016 be approved as circulated.**

**MOTION PUT AND PASSED.**

**16.2 Property Matter**

**16.2.1 Agreement of Purchase and Sale, Bloomfield Property – Private and Confidential Information Item brought forward – March 22, 2016**

This matter was dealt with In Camera. The following motion was ratified in public session:

MOVED by Councillor Watts, seconded by Councillor Nicoll

**THAT Halifax Regional Council confirm the motion made In Camera (In Private) dated April 5, 2016, to direct staff to hold discussions with Housing Nova Scotia concerning the current Agreement of Purchase and Sale and development of the Bloomfield property and report back to Council by May 24, 2016.**

**MOTION PUT AND PASSED UNANIMOUSLY.**

Not present: Councillors Dalrymple, Mosher and Rankin

**16.3 Personnel Matter**

**16.3.1 Citizen Appointment to Board of Police Commissioners – Private and Confidential Report**

This matter was dealt with In Camera. The following motion was ratified in public session:

MOVED by Councillor Walker, seconded by Councillor Karsten

**THAT Halifax Regional Council:**

- 1. Approve the appointment to the Board of Police Commissioners as set out in the Discussion Section of the March 22, 2016 private and confidential staff report from the Executive Standing Committee.**
- 2. Release the name of the citizen following Council's ratification and notification of the successful candidate.**

**MOTION PUT AND PASSED UNANIMOUSLY.**

Not present: Councillors Dalrymple, Mosher and Rankin

**16.3.2 Councillor Appointment – Board of Federation of Canadian Municipalities (FCM) – Private and Confidential Report**

This matter was dealt with In Camera. The following motion was ratified in public session:

MOVED by Councillor Karsten, seconded by Deputy Mayor Whitman

**THAT Halifax Regional Council:**

1. Approve the appointment of Councillor Walker as outlined in the private and confidential report dated March 22, 2016 as Halifax Regional Council's representative to the Federation of Canadian Municipalities (FCM) Board of Directors for a term from June 2016 to June 2018.
2. Adopt the resolution required by FCM in regard to the appointment as provided in Attachment 1 of the private and confidential staff report dated March 22, 2016.

**MOTION PUT AND PASSED UNANIMOUSLY.**

Not present: Councillors Dalrymple, Mosher and Rankin

**16.3.3 Councillor Endorsement Table Officer – Federation of Canadian Municipalities – Private and Confidential Report**

This matter was dealt with In Camera. The following motion was ratified in public session:

MOVED by Councillor Walker, seconded by Councillor McCluskey

**THAT Halifax Regional Council:**

1. Support Councillor Karsten as a candidate for Third Vice-President of the Federation of Canadian Municipalities (FCM) for a one year term to June 2017, with the understanding that this may be a four year commitment to allow a table officer progression through FCM rank.
2. Adopt the resolution required by FCM in regard to the appointment as provided in Attachment 1 of this report.

**MOTION PUT AND PASSED UNANIMOUSLY.**

Not present: Councillors Dalrymple, Mosher and Rankin

**16.4 Legal Advice**

**16.4.1 Proposed Amendments to the Halifax Regional Water Commission Act – *Private and Confidential Report***

This matter was dealt with In Camera and was deferred to the In Camera session of April 12, 2016 due to time constraints.

**17. ADDED ITEMS – NONE**

**18. NOTICES OF MOTION**

**18.1 Notice of Motion of Rescission – Deputy Mayor Whitman**

"TAKE NOTICE that, at the next meeting of Halifax Regional Council to be held on April 12, 2016, I propose to move a motion to rescind the December 1, 2015 resolution to approve that Regional Council:

Appoint the proponent, as outlined in the private and confidential staff report dated November 16, 2015, as Returning Officer for the 2016 Municipal and School Board Elections in the Halifax Regional Municipality effective January 2, 2016."

**19. ADJOURNMENT**

The meeting adjourned at 10:24 p.m.

Kevin Arjoon  
Municipal Clerk