



**HALIFAX & WEST COMMUNITY COUNCIL
MINUTES
August 6, 2014**

PRESENT: Councillor Linda Mosher, Chair
Councillor Waye Mason, Vice-Chair
Councillor Jennifer Watts
Councillor Russell Walker
Councillor Steve Adams

REGRETS: Councillor Reg Rankin

STAFF: Ms. Roxanne MacLaurin, Solicitor
Mr. Liam MacSween, Legislative Assistant

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

The agenda, supporting documents, and information items circulated to Community Council are available online: <http://www.halifax.ca/commcoun/west/140806hwcc-agenda.php>

the meeting was called to order at 6:00 p.m. and adjourned at 6:41 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 6:00 p.m.

2. APPROVAL OF MINUTES – June 4 & June 17 2014

MOVED by Councillor Watts, seconded by Councillor Walker that the minutes of June 4 and June 17, 2014 be approved as presented. MOTION PUT AND PASSED.

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

Additions:

13.1 – Councillor Walker - Update on recreation needs assessment for the Beechville, Lakeside and Timberlea Communities

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

4. BUSINESS ARISING OUT OF THE MINUTES

5. MOTIONS OF RECONSIDERATION – NONE

6. MOTIONS OF RESCISSION – NONE

7. CONSIDERATION OF DEFERRED BUSINESS – NONE

8. HEARINGS

8.1 PUBLIC HEARINGS

8.1.1 Case 18771 - Substantive Amendments to Development Agreement Gladstone and Almon Streets, Halifax

The following was before Community Council:

- *A staff recommendation report dated May 29, 2014*
- A Memorandum from the District 7 & 8 Planning Advisory Committee dated December 16, 2014
- A Motion Memo for the consideration of Community Council
- Correspondence received by the Municipal Clerk's Office between xx and August 8, 2014.

Mr. Paul Sampson provided a presentation in relation to Case 18771.

The Chair thanked Mr. Sampson for the presentation and asked for questions of clarification from members of Community Council. As there were none, the Chair read the procedures respecting public hearings and invited the applicant to come forward and address Halifax and West Community Council.

The applicant did not wish to give a presentation. The Chair opened the public hearing and called for individuals to come forward to address Halifax & West Community Council.

Mr. Douglas Ward noted that he resides in building located behind the subject property. He expressed his support for the proposed amendments and noted that the addition of 6 or 8 parking spaces would improve parking

Ms. Robinson stated that she works at a Banking Institution in the vicinity of the subject property. She commented that she is in favour of the removal of the barricades to the parking lot, and noted that it will likely alleviate some of the parking concerns in the area.

The Chair called two more times for further speakers, there were none, it was **MOVED by Councillor Watts, seconded by Councillor Walker that the public hearing be closed. MOTION PUT AND PASSED.**

Councillor Watts inquired about the status of the proposed townhouse development on the subject property.

The Applicant stated that the developer would like to move forward with the development of townhouses on the subject property in the future if there is a desire in the community to do so, but noted that at this time, ensuring that adequate parking is available is more beneficial to the existing residences of the subject property. He concluded by stating that there are no plans in the foreseeable future to develop the townhouse units on the property.

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

1. **Approve the proposed Amending Agreement, included as Attachment A of the staff report dated May 29, 2014; and**
2. **Require the Amending Agreement be signed by the property owner within 120 days, or any extension thereof granted by Council on request of the property owner, from the date of final approval by Council and any other bodies as necessary, including applicable appeal periods, whichever is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.**

Councillor Watts noted that there has been a great deal of concern in the community regarding parking and expressed her support for the recommendation.

MOTION PUT AND PASSED.

8.2 VARIANCE APPEAL HEARINGS – NONE

9. CORRESPONDENCE, PETITIONS & DELEGATIONS

9.1 Correspondence

The Legislative Assistant noted correspondence received by the Municipal Clerks Office in relation to Item 8.1.1 which was distributed to members of Community Council prior to the meeting.

9.2 Petitions – NONE

9.3 Presentation – NONE

10. REPORTS

10.1 STAFF

10.1.1 Case 18514 - Amendments to the Bedford South, Wentworth and Bedford West Secondary Planning Strategies for Sub Area 9 of Bedford West and Wentworth (Cresco Lands) Bedford and Halifax

The following was before Community Council:

- *A staff recommendation report dated July 14, 2014*
- *A Memorandum from the North West Planning Advisory Committee dated December 16, 2014*
- *A motion memo for Halifax & West Community Council's consideration*

MOVED by Councillor Walker, seconded by Councillor Adams that Halifax & West Community Council recommend that Halifax Regional Council:

1. **Give First Reading to the proposed amendments to the Bedford West Secondary Planning Strategy as set out in Attachment D of the staff report dated July 14, 2014; and schedule a joint public hearing with North West Community Council and Halifax and West Community Council.**

It is further recommended that Halifax and West Community Council:

2. **Move Notice of Motion to consider the proposed amending agreement as set out in Attachment E of the staff report dated July 14, 2014 to permit the reallocation of multiple unit dwelling units from Bedford West Sub Area 9 to the Mixed Use Business Campus and other amendments in Wentworth, Bedford and Halifax. The public hearing for the development agreement shall be held concurrently with that indicated in Recommendation 1.**

MOTION PUT AND PASSED.

10.1.2 Case 19108 - Stage II Development Agreement, Block D, Washmill Lake Drive, Halifax

The following was before Community Council:

- *A staff recommendation report dated June 26, 2014*
- *A motion memo for Community Council's consideration*

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

1. **Approve, by resolution, the Stage II Development Agreement as shown in Attachment "A" of staff report dated June 26, 2014 to allow for a mixed-use development on Block D, Washmill Lake Drive, Halifax, with an amendment that the following clause be included within the agreement: "All items within this Stage II development agreement are considered by both parties to be non-substantive and may be amended by resolution of Council, provided that all amendments are consistent with the Existing Stage I Agreement." ; and**
2. **Require that the Stage II Development Agreement be signed by the property owner within 120 days, or any extension thereof granted by Council on request of the property owner, from the date of final approval by Council and any other bodies as necessary, including applicable appeal periods, whichever is later; otherwise this approval shall be void and any obligations arising hereunder shall be at an end.**

Councillor Watts requested further information regarding the overall density of the subject area.

Mr. Paul Sampson, Planner, noted that the overall density was outlined in the stage one development agreement and stated that blocks A through D, as outlined in the staff report, were identified for development. He further noted that the overall population density is not to exceed 1866 persons for the total four blocks.

MOTION PUT AND PASSED.

10.1.3 Supplementary Report - Case 16367 - Herring Cove Road MPS and LUB Amendments and Development Agreement for 286/290 Herring Cove Road, Halifax

The following was before Community Council:

- *A staff recommendation report dated July 28, 2014*
- *A motion memo for Community Council's consideration*

The Chair commented that this matter was before Regional Council previously and the discussion on this matter should focus only on whether the development agreement is consistent with the intent of the Municipal Planning Strategy and the Land Use By-Law.

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

- 1. Approve the proposed development agreement, presented as Attachment A of the staff report dated July 28, 2014, and;**
- 2. Require the agreement be signed by the property owner within 120 days, or any extension thereof granted by Council on request of the property owner, from the date of final approval by Council and any other bodies as necessary, including applicable appeal periods, whichever is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.**

Councillor Adams stated that although he did not support the recommendation at Regional Council, he will support Case 16367 moving forward as it is the will of majority of Councillors when it before Regional Council.

MOTION PUT AND PASSED.

10.1.4 Supplementary Report - Case 16803 – Development Agreement Signing Extension, 2569 -2581 Brunswick St., Halifax

The following was before Community Council:

- *A staff recommendation report dated July 28, 2014*
- *A motion memo for Community Council's consideration*

MOVED by Councillor Watts, seconded by Councillor Walker that Halifax and West Community Council approve a further extension of one year to the time period required for the development agreement at 2569-2581 Brunswick Street to be signed by the property owner.

MOTION PUT AND PASSED.

11. MOTIONS

12. IN CAMERA – NONE

13. ADDED ITEMS

13.1 Councillor Walker - Update on recreation needs assessment for the Beechville, Lakeside and Timberlea Communities

MOVED by Councillor Walker, seconded by Councillor Adams that Halifax & West Community Council direct staff to include a review of the needs assessment completed in 2006 for the construction of the Prospect Community Centre in the Community Facility Master Plan in order to

assist with the assessment of recreation needs in the Beechville, Lakeside, Timberlea communities.

Councillor Walker noted that this is the first step in the process of assessing the needs for a recreation centre in the community.

MOTION PUT AND PASSED.

14. NOTICES OF MOTION

15. PUBLIC PARTICIPATION

Public Participation held and closed. No speakers were present.

16. DATE OF NEXT MEETING – September 16, 2014

Halifax & West Community Council held a brief discussion in relation to the meeting scheduled for October 14, 2014 and agreed by consensus that it would begin at 6:00 p.m. to accommodate the 2014-15 Budget Consultation presentation as well as a public hearing for the Municipal Boundary Review.

17. ADJOURNMENT

The meeting was adjourned at 6:41 p.m.

Liam MacSween
Legislative Assistant