



**HALIFAX AND WEST COMMUNITY COUNCIL
MEETING MINUTES
September 13, 2016
REVISED**

PRESENT: Councillor Steve Adams, Chair
Councillor Wayne Mason
Councillor Jennifer Watts
Councillor Reg Rankin
Councillor Linda Mosher

REGRETS: Councillor Russell Walker, Vice Chair

STAFF: Ms. Claire Gillivan, Solicitor
Mrs. Sherryl Murphy, Deputy Clerk

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/160913hwcc-agenda.php>

The meeting was called to order at 6:03 p.m. and adjourned at 7:05 p.m.

1. CALL TO ORDER

Councillor Steve Adams, Chair, called the meeting to order at 6:00 p.m.

2. APPROVAL OF MINUTES – August, 3, 2016

MOVED by Councillor Mason, seconded by Councillor Watts

THAT the minutes of August 3, 2016 be approved, as amended.

Councillor Watts noted that the Information Report referred to under Item 13.1.1 on Page 4 had been included on the September 6, 2016 Regional Council agenda rather than the Community Council agenda.

MOTION PUT AND PASSED.

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

Additions:

MOVED by Councillor Watts, seconded by Councillor Mason

THAT the agenda be approved as amended.

Two-third majority vote required.

MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES

5. CALL FOR DECLARATION OF CONFLICT OF INTERESTS

6. MOTIONS OF RECONSIDERATION – NONE

7. MOTIONS OF RESCISSION

7.1 Councillor Rankin – Fenced dog park at Beech Tree Run

The following was before Community Council:

- Extract of Minutes – Halifax & West Community Council – February 17, 2016

MOVED by Councillor Rankin, seconded by Councillor Mosher

That Halifax and West Community Council rescind the following motion passed at the February 17, 2016 meeting under item 16.1:

That the Halifax & West Community Council requests a staff report on the feasibility of a fenced dog park on the rear portion of HRM owned Parkland at Beech Tree Run, Beechville Estates with greater delineated portion of HRM owned parkland being utilized as a multi-use park.

MOTION PUT AND PASSED

8. **CONSIDERATION OF DEFERRED BUSINESS – NONE**

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

10. **HEARINGS**

10.1 **PUBLIC HEARINGS**

10.1.1 **Case 20265 – Amendment to the I-3 (General Industrial) Zone under the Halifax Mainland Land Use By-law**

The following was before Community Council:

- *Correspondence – Dan Gerard, dated August 29, 2016, and from Wendy McDonald, Bob McDonald and Walter Regan, dated September 13, 2016*
- *Staff Recommendation Report dated June 27, 2016*

Stephanie Saloum, Planner, presented Case 20265, Amendment to the I-3 (General Industrial) Zone under the Halifax Mainland Land Use By-law. She went on to explain that the amendment was to expand the Bayers Lake Industrial Park by six (6) developable acres. Ms. Saloum noted that the watercourse setback limits the potential of commercial development. She went on to provide a brief history of area noting that the developer would like to amend the plan to reduce the setback limits to 20 meters as is required in the Regional Plan. Ms. Saloum advised that a majority of the I-3 zoned lands are serviced with seven (7) lots not being so. The developer is requesting that the unserviced lots retain the existing setback, while the serviced lots be reduced to 20 meters as is provided for in the Regional Plan.

Councillors expressed concern regarding the impact on area lakes, particularly Bayers and Ragged Lake.

The Chair called on the applicant to make a presentation.

Mr. Connor Wallace of WSP and BANC indicated that he had no presentation as staff had outlined the request very well. He thanked Community Council and noted that he was available for questions or clarification of issues.

The Chair opened the public hearing noting that there were no speakers on the sign up sheet. He called three times for anyone wishing to speak, hearing none it was MOVED by Councillor Mason, seconded by Councillor Watts that:

The public hearing close. MOTION PUT AND PASSED.

MOVED by Councillor Rankin, seconded by Councillor Mosher

That Halifax and West Community Council adopt the amendment to the I-3 (General Industrial) Zone of the Land Use By-law for Halifax Mainland, as set out in Attachment A of the report dated June 27, 2016.

Following a brief debate in which Councillors pointed out that the proposal is consistent with other areas and that the more stringent setback had been prudent when the lands were unserviced.

MOTION PUT AND PASSED.

10.1.2 **Case 19987:** Development Agreement for 1034, 1042, 1050, and 1056 Wellington Street, Halifax

The following was before Community Council:

- *A staff recommendation report dated July 29, 2016*

Tim Beed, Planner, presented the staff report for Case 19987, Development Agreement for 1034, 1042, 1050, and 1056 Wellington Street. Mr. Beed reviewed the site context noting that there were four dwellings on the site and a number of apartments in the near area. He went on to provide a history of the project and the requirements under the Policy. Using renderings, Mr. Beed reviewed the plans for the ground level and the elevations. Noting that the project was to be phased, he indicated that the Development Agreement includes policy which directs how the phasing will occur to completion of the building.

Mr. Beed responded to questions from members of Community Council.

The Chair called on the applicant to make a presentation.

Mr. Robert MacPherson, representing the applicant, indicated that he did not have a formal presentation but was available to respond to questions.

The Chair opened the public hearing and briefly reviewed the process.

Mr. Chris Anand, Wellington Street, indicated that he was representing the Residents Association. He noted that the proposal before Community Council provides for a better park transition and gives more respect to community values than did the original proposal. Mr. Anand went on to indicate that he had no substantive comment on the Development Agreement other than that the Association was not in favour of the phasing. The Association is happy to see that landscaping will happen between phases.

Ms. Pat Whitman, Wellington Street, noted that it had taken some time to reach the proposal being considered today. She noted that she was not in favour of the phasing even though she accepts that economic conditions may require that. She stressed that the site should not become a storage lot for the developer. She also impressed upon Community Council the importance of landscaping, window coverings and the HVAC being screened.

Ms. Lisa Bristol, Wellington Street, agreed with the previous speakers and expressed concern regarding the mix and size of the one bedroom and two bedroom units. She indicated that the policies need to be strengthened to ensure the appropriate risk. size. Believe need some firming of policies to ensure the mix.

Mr. Connor Stevens, representing the applicant, confirmed the unit sizes, noted that landscaping (trees in particular) are being considered and that building the proposal as one phase is desirable, however the economic realities do not allow this. Mr. Stevens thanked the residents for expressing their thoughts on the project.

MOVED by Councillor Mason, seconded by Councillor Watts

That the public hearing close.

MOTION PUT AND PASSED.

MOVED by Councillor Mason, seconded by Councillor Rankin

That Halifax and West Community Council:

- 1. Approve the proposed development agreement, which shall be substantially of the same form as set out in Attachment A of the report dated July 29, 2016; 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, which is later; otherwise this approval will be void and obligations arising hereunder shall be at an end. MOTION PUT AND PASSED.**

10.2 VARIANCE APPEAL HEARINGS - NONE

11. CORRESPONDENCE, PETITIONS & DELEGATIONS

11.1 Correspondence – None

11.2 Petitions - None

11.3 Presentation - None

12. INFORMATION ITEMS BROUGHT FORWARD – NONE

13. REPORTS

13.1 STAFF

13.1.1 Weekend Bicycle Access to Point Pleasant Park

The following was before Community Council:

- *A staff report dated August 15, 2016*

MOVED by Councillor Mason, seconded by Councillor Watts

That Halifax and West Community Council direct staff to:

- 1. Undertake a public survey using the Halifax Opinion Panel regarding weekend bicycle access at Point Pleasant Park; and**
- 2. Launch a pilot program in the spring/summer of 2017 if the survey results support weekend bicycle access.**

MOTION PUT AND PASSED.

13.1.2 Case 19989 – Amendment to Rockingham Ridge Stage II Development Agreement, 30 Farnham Gate Road, Halifax

The following was before Community Council:

- *A staff report dated August 12, 2016*

MOVED by Councillor Rankin, seconded by Councillor Mosher

That Halifax and West Community Council:

- 1. Approve the amending Stage II development agreement, as contained in Attachment A of the report dated August 12, 2016, to permit the development of a two storey commercial building at 30 Farnham Gate Road, Halifax; 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.**

MOTION PUT AND PASSED.

13.1.3 Case 20326 – Substantive Development Agreement Amendments for a development on the corner of Isleville Street and Bilby Street, Halifax

The following was before Community Council:

- *A staff report dated August 31, 2016*

MOVED by Councillor Watts, seconded by Councillor Mason

That Halifax and West Community Council:

1. Give notice of motion to consider the proposed Amending Agreement, as set out in Attachment A of the report dated August 31, 2016, to allow for a mixed-use development and schedule a public hearing.

MOTION PUT AND PASSED.

13.2 MEMBERS OF COMMUNITY COUNCIL – NONE

14. MOTIONS – NONE

15. IN CAMERA (IN PRIVATE)

MOVED by Councillor Adams, seconded by Councillor Mosher

That Halifax and West Community Council convene in camera.

MOTION PUT AND PASSED.

15.1 Personnel Matter

- 15.1.1 Councillor and Citizen Appointments to the Western Common Advisory Committee – *Private and Confidential Report*

This matter was considered in the In Camera session.

MOVED by Councillor Mason, seconded by Councillor Watts

That Halifax and West Community Council:

1. Appoint Councillor Steve Adams for a two-year term to the Western Common Advisory Committee.
2. Forward the citizens' appointments approved during the in camera session of the September 13, 2016 Halifax and West Community Council to Halifax Regional Council for ratification.

16. ADDED ITEMS – NONE

17. NOTICES OF MOTION

18. PUBLIC PARTICIPATION

No members of the public came forward to speak.

19. DATE OF NEXT MEETING – November 15, 2016

20. ADJOURNMENT

The meeting was adjourned at 7:50 p.m.

Sherryl Murphy
Deputy Clerk