

Item No. 2
Halifax and West Community Council
December 2, 2013

TO: Chair and Members of Halifax and West Community Council

Original Signed

SUBMITTED BY: _____
Councillor Linda Mosher, Chair, Halifax and West Community Council

DATE: November 25, 2013

SUBJECT: Halifax and West Community Council Annual Report

ORIGIN

Section 27(1) of the HRM Charter states:

A community council shall hold an annual public meeting in the community in each year to report to the public concerning its activities and to receive the views of the public respecting all matters within its mandate.

Halifax and West Community Council requested that the Legislative Assistant maintain a record of the Community Council's business for the first annual meeting held in 2013 and annually held thereafter.

BACKGROUND

Halifax and West Community Council was established on December 3, 2012 by Administrative Order 48 Respecting the Creation of Community Councils.

Halifax and West Community Council includes the following polling districts:

- District 7 - Peninsula South – Downtown (Councillor Wayne Mason)
- District 8 - Peninsula North (Councillor Jennifer Watts)
- District 9 - Armdale - Peninsula West (Councillor Linda Mosher)
- District 10 - Halifax - Bedford Basin West (Councillor Russell Walker)
- District 11 - Spryfield - Sambro Loop - Prospect Road (Councillor Stephen Adams)
- District 12 - Timberlea - Beechville - Clayton Park West (Councillor Reg Rankin)

DISCUSSION

Halifax and West Community Council met 19 times between December 2012 and November 2013, including three (3) special meetings.

The following will highlight Halifax and West Community Council's business for the fiscal year of 2012/2013.

STAFF REPORTS

December 10, 2013

New Community Council Structure – Administrative Matters

Motion passed that West Community Council:

-Set a standard meeting start time of **7:00 pm**

-Set the following schedule, with one fixed meeting date per month, to fall on first Monday of the month or the following Monday in the event of holidays; and a second, additional meeting date per month as/if required:

Month (2013)	Required	If Required
January	7 th	21 st
February	4 th	18 th
March	4 th	18 th
April	8 th	22 nd
May	6 th	27 th
June	10 th	-
July	22 nd	-
August	-	-
September	9 th	23 rd
October	7 th	21 st
November	4 th	18 th
December	2 nd	-

-Hold regular monthly meetings at the Keshen Goodman Library or at the Canada Games Centre and all additional meetings, with the exception of public hearings for communities far from downtown, at City Hall.

Case 17511: Land Use By-Law Amendment and Development Agreement for 5534 and 5558 Bilby Street and 2819-2827 Isleville Street

First reading was given and public hearing scheduled for January 21, 2013.

Case 17869: Rezoning of an Existing Access Driveway, River Road, Terence Bay

First reading given and public hearing scheduled for January 7, 2013.

January 7, 2013

Case 16803: Development Agreement Signing Extension, 2569-2581 Brunswick Street, Halifax. (Supplementary Report)

Staff recommendation approved.

Case 17002: Land Use By-law Amendment and Stage 1 Development Agreement for Rockingham South, Halifax Mainland.

First reading given and public hearing scheduled for February 4, 2013.

January 21, 2013

Case 17458: 5599 Fenwick Street – Phasing Amendments

Notice of Motion given to consider approval of proposed amendment of Development Agreement. Public hearing scheduled for February 18, 2013 at City Hall.

Commemorative Naming – Park Bridge at Captain William Spry Community Centre

Motion passed approving the bridge name, Irene (Reenie) Slaunwhite Bridge, for the unnamed bridge that spans Macintosh Run and connects the Herring Cove Road to the Captain William Spry Community Centre; and requesting that Regional Council amend Administrative Order No. 46 to include park bridges within the HRM Asset Naming Policy.

February 4, 2013

Slaunwhite Request to allow further subdivision of land without road frontage in Terence Bay

Motion approved directing staff to initiate the process to amend the Municipal Planning Strategy for Planning District 4 and the Halifax Regional Subdivision By-Law to allow further exemptions for subdivisions without road frontage in the mixed-use designation of Planning District 4.

Case 17973: Rezoning, 485 Herring Cove Road, Halifax

First reading given. Public Hearing scheduled.

March 18, 2013

Case 17511: Development Agreement – 5534 to 5558 Bilby Street and 2819 to 2827 Isleville Street, Halifax

Staff recommendation approved.

Case 17002: Development Agreement: Stage 1, Rockingham South, Halifax

Staff recommendation approved.

Case 17599: Rezoning – 114 Hebridean Drive, Herring Cove

First reading given. Public Hearing scheduled for April 22, 2013.

Case 17829: Land Use By-Law Amendment and Development Agreement, 3090 Oxford Street, Halifax.

First reading given. Public hearing scheduled for April 22, 2013.

April 22, 2013

Case 17757: Application to rezone 2728 Joseph Howe Drive, Halifax

First reading given. Public hearing scheduled for May 13, 2013.

May 13, 2013

Case 17885 – Development Agreement to Permit a Change in Use to a Non-Conforming Use at 2347 Agricola Street, Halifax

First reading given. Public hearing scheduled for June 10, 2013.

Case 18017: Application to rezone the northeast corner of Connolly Street and Dudley Street

First reading given. Public hearing scheduled for June 10, 2013.

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

Staff recommendation approved.

June 10, 2013

Case 17829: Development Agreement - 3090 Oxford Street, Halifax

Staff recommendation approved.

Case 17599: Rezoning of 114 Hebridean Drive, Herring Cove

First reading given. Public hearing scheduled for July 22, 2013 at the Captain Spry Community Centre, Spryfield.

Case 16417, MPS & LUB Amendments for 2570 Windsor Street/6225 Willow Street and 6233 Willow Street, Halifax

Staff recommendation defeated. Motion passed recommending that Regional Council amend the MPS and Peninsula LUB and hold a joint public hearing to allow for consideration of the proposed development agreement.

Transportation Standing Committee Report - North-South Peninsula Cycling Corridor (Cross Town Connector)

Staff recommendation approved.

July 22, 2013

Case 18216: Rezoning – 4 York Redoubt Crescent, Fergusons Cove

First reading given. Public hearing scheduled for August 7, 2013.

Case 17826: Substantive Amendment to the existing development agreement for Brunello Estates, Timberlea

Notice of motion given to consider the approval of an 8th Amending Agreement. Public hearing scheduled for September 23, 2013.

Case 18254 – LUB Amendment and Development Agreement – 2776-2778 Gottingen Street, Halifax

First reading and notice of motion given. Public hearing scheduled for August 7, 2013.

Case 17756: LUB Amendment and Development Agreement – 5659 Almon Street and 2814 Isleville Street, Halifax

First reading and notice of motion given. Public hearing scheduled for August 7, 2013.

Case 17759: MPS/LUB Amendments, and Development Agreement for the northeast corner of Dutch Village Road and Andrew Street, Halifax

The following motion was approved:

1. That Halifax Regional Council Give First Reading to consider the proposed amendments to the Halifax Municipal Planning Strategy and the Halifax Peninsula Land Use By-law as set out in Attachments A and B of the July 5, 2013 staff report and schedule a joint Public Hearing with Halifax and West Community Council;
2. Give Notice of Motion to consider a Development Agreement for the northeast corner of Dutch Village Road and Andrew Street.

Case 17840: Application to rezone 3601 Windsor Street, Halifax

Staff recommendation approved. Proposed rezoning refused.

**Case 17456 – LUB Amendment and Development Agreement – 3065 Robie Street, Halifax
First reading given.**

First reading given. Public hearing scheduled for August 7, 2013.

Western Common Regional Park Committee

Motion approved deferring discussion of this matter until staff has met with the Five Bridge Wilderness Heritage Trust and the Five Bridge Lake Wilderness Area Stewardship Coalition.

August 7, 2013

Case 18699: Amendment to the Timberlea/Lakeside/Beechville Land Use By-law to permit larger Home Child Care Operations

First reading given. Public hearing scheduled for September 23, 2013.

Case 18536: Expansion of Non-conforming Residential Building – 2138-2140 Connaught Avenue, Halifax

Notice of motion given to consider approval of development agreement. Public hearing scheduled for September 23, 2013.

**Case 16803: Development Agreement Signing Extension, 2569 -2581 Brunswick St., Halifax
Expansion granted.**

Case 18229: Development Agreement for a Day Care Center – 60 Scotch Pine Terrace, Halifax

First reading given. Public hearing scheduled for September 23, 2013.

September 23, 2013

Case 17756: Development Agreement – 5659 Almon Street and 2814 Isleville Street, Halifax (Supplementary Report)

Staff recommendation approved.

Case 17456: Development Agreement – 3065 Robie Street, Halifax (Supplementary Report)

Staff recommendation approved.

Case 18254: Development Agreement – 2776-2778 Gottingen Street, Halifax (Supplementary Report)

Staff recommendation approved.

Case 18230: Rezoning 5 Wren Street, Halifax, from R-1 (Single Family Dwelling) Zone to R-2T (Townhouse) Zone

First reading given. Public hearing date scheduled for October 28, 2013.

Case 18149: LUB Amendment and Development Agreement – Corner of Gottingen Street and Bilby Street

First reading given. Public hearing date scheduled for October 28, 2013.

October 7, 2013

Purcell's Cove Servicing Feasibility Study

The following motion was passed: That Halifax and West Community Council recommend that Halifax Regional Council table the Purcell's Cove Servicing Feasibility Study.

Case 17413: MPS/LUB Amendments for 16 Mills Drive, Goodwood (recommendation to Regional Council for First Reading and scheduling a public hearing)

Staff recommendation approved.

October 28, 2013

Case 17195: Development Agreement – 6112 Quinpool Road, Halifax (Supplementary Report)

Staff recommendation approved.

Case 18191: Development Agreement – 25 Convoy Avenue, Halifax (First Reading)

Staff recommendation approved.

Case 18229: Development Agreement for a Day Care Center - 60 Scotch Pine Terrace, Halifax (Supplementary Report)

Staff recommendation approved.

November 18, 2013

Case 17759: Development Agreement – Northeast Corner of Dutch Village Road and Andrew Street, Halifax

Staff recommendation approved.

MOTIONS/MEMBERS OF COUNCIL/STATUS SHEET ITEMS:

December 10, 2012

Status Sheet Review

Motion passed requesting that item 7.1 of the status sheet, Heat Pumps and Land-Use By-Law (p.2), be discussed at the next meeting. On item 10.3.2, Poppy Decals on Street Signs in Westmount (p.5), the Community Council agreed that it remain on the status sheet until an update has been provided. Community Council agreed that all items related to CN Property Maintenance (p.7) remain on the status sheet.

Election of Chair and Vice-Chair

Councillor Mosher was elected as Chair. Councillor Mason was elected as Vice-Chair.

Councillor Mosher – Renaming Community Council

Motion passed requesting that Regional Council amend Administrative Order 48 to change the name of West Community Council to Halifax and West Community Council.

Councillor Adams – Naming Bridge in Park to Captain William Spry Community Centre, Spryfield

Motion passed directing staff to prepare a report to name bridge in park to Captain William Spry Community Centre after Edith Irene (Reenie) Slauenwhite.

January 7, 2013

Status Sheet Review

Motion put and passed requesting the deletion of the following items from the status sheet:

- June 25/12: Case 17167, Telecommunications Tower at 2699 Old Sambro Road, Williamswood
- June 25/12: Case 17869, Access Driveway to Wind Turbine Development, Terence Bay
- June 25/12: Open-net Salmon Aquaculture
- April 23/12: Herring Cove Sewer and Water Servicing
- August 8/11: Graffiti on Northwest Arm Overpass on Chain of Lakes Trail
- April 11/11: District 12 PAC Membership
- November 8/11: Gross Floor Area Requirements
- February 11/08: Peninsula Place Flooring, 1015 Barrington Street

Deputy Mayor Rankin – Refuse on Roads in the Vicinity of Otter Lake Landfill

Motion passed requesting that the Halifax Regional Police and the RCMP, within their jurisdiction, patrol and enforce the rules of the road in the vicinity of the Otter Lake landfill to reduce the incidence of garbage falling off vehicles travelling to the landfill and requesting that HRM and the Province use best practice protocol for patrols relating to roadside clean-up and roadside refuse collection.

Councillor Walker – Information Report dated March 12, 2012 regarding Land Use By-law Regulation of Heat Pumps

Motion approved requesting that staff include heat pumps in the schedule attached to the Noise By-law.

Councillor Watts – Notification of Public Information Meetings

Motion passed requesting that staff develop a mechanism through which members of West Community Council are notified, well in advance, of all Public Information Meetings held in districts 7,8,9,10,11 and 12.

Councillor Mosher – Crosswalk and Bus Shelter on Herring Cove Road

Motion passed requesting that Traffic Services consider establishing an overhead, marked crosswalk with lights in front of 171 Herring Cove Road and that Metro Transit consider adding a shelter to the existing bus stop.

January 21, 2013

Status Sheet Review

Motion passed directing staff to include a timeline for incomplete items on the status sheet to be presented at the next scheduled meeting of Halifax & West Community Council.

Deputy Mayor Rankin – Correspondence from Charles Metcalfe dated January 6, 2013 and related concerns in Washmill Lake Drive area

Motion passed requesting that staff:

- Proceed as quickly as possible with the Development Agreement involving Halifax Water land off Washmill Lake Drive;
- Prepare a report outlining options for enhanced by-law enforcement on the weekends, including the possibility of scheduling by-law officer shifts on Saturdays and Sundays; and outlining lessons learned from Mount Royale Subdivision, including noise concerns, illegal garbage disposal, and undeveloped park space.

February 4, 2013

Deputy Mayor Rankin – Childcare Facilities in Timberlea

Community Council requested that staff explore the feasibility of increasing, from 3 to 5, the number of children permitted in Timberlea-area daycare facilities housed in semi-detached dwellings.

Ratification of In-Camera Personnel Matter Citizen Appointments to Point Pleasant Park Advisory Committee

Motion passed that Community Council ratify the motion made in camera relative to appointments to the Point Pleasant Advisory Committee.

February 28, 2013

Status Sheet Review

The Standing Committee requested that staff provide updates on the following items at an upcoming meeting:

- April 23/12: Western Common Regional Park Implementation Committee
- April 11/11: Year-round tennis facility

It was also requested that the item below be removed from the status sheet and be discussed, instead, in the context of the Centre Plan:

- March 5/12: Prosecution of chickens under Halifax Peninsula Land Use By-Law.

Deputy Mayor Rankin – Leash Length in Urban Areas

Motion approved requesting a staff report exploring best practices for controlling dogs on leashes in urban HRM.

March 18, 2013

Ratification of In Camera Personnel Matter – Citizen Appointments to the Point Pleasant Park Advisory Committee

Motion passed that Community Council appoint the two candidates outlined in the private and confidential report dated March 4, 2013 to the Point Pleasant Park Advisory Committee.

April 22, 2013

Status Sheet Review

Mr. Peter Bigelow, Manager of Public Lands Management, provided an update on item 9 of the status sheet, the Western Common Regional Park. Councillor Mason requested an update on item 19 of the status sheet, Tennis Nova Scotia's proposal for a year-round tennis facility. Councillor Mason similarly requested an update on the restoration of the Dockyard Clock, specifically when it will be re-installed on Ferry Boat Lane, at the foot of George Street.

Ratification of In Camera Personnel Matter – Citizen Appointments to Crosswalk Safety Advisory Committee and Regional Watershed Advisory Committee

Motion passed to appoint one citizen representative to the Crosswalk Safety Advisory Board; Appoint one citizen representative to the Regional Watersheds Advisory Board and to direct staff to release the name of each appointee after they have been notified.

May 13, 2013

Status Sheet Review:

Community Council requested that the following items be removed from the status sheet:

- January 7, 2013: Refuse on roads near Otter Lake Landfill
- April 11, 2011: Year-round tennis facility proposed by Tennis Nova Scotia

Councillor Watts – Planning Advisory Committees

Motion passed requesting that staff initiate the process to establish a Planning Advisory Committee for District 8 (Peninsula North).

Motion passed requesting that staff initiate the process to establish a Planning Advisory Committee for the part of District 7 (Peninsula South-Downtown) that is not within the HRM by Design area.

Councillor Adams - Safe access to water on property PID 00560789, Prospect Road

Motion passed requesting that staff, in consultation with local residents and the Department of Transportation, prepare a report exploring the possibility, and safety implications, of opening property PID 00560789 on the Prospect Road for public water access.

June 10, 2013

Status Sheet Review

Community Council received an update from staff on the street sign project in Westmount subdivision. Item 2 regarding construction of a replica Dockyard Clock (April 22/13) was removed from the status sheet.

Councillor Watts – Creation of a Planning Advisory Committee

Community Council suspended the rules in order to rescind the following two motions passed on May 13, 2013:

- That staff initiate the process to establish a Planning Advisory Committee for District 8 – Peninsula North.
- That staff initiate the process to establish a Planning Advisory Committee for District 7- Peninsula South-Downtown.

Motion passed directing staff to establish one Planning Advisory Committee that encompasses Districts 7 (Peninsula North) and 8 (Peninsula South – Downtown) with the exception of the HRM by Design area. All planning applications with Public Information Meetings after September 1, 2013 will be considered by the Planning Advisory Committee.

Councillor Watts - Off-leash dog park in Africville Park

Motion passed requesting that the Interdepartmental Off Leash Dog Strategy Committee consider the decommissioning of the off leash dog park at Africville Park and develop potential options for alternative off leash dog parks.

Councillor Adams – Property PID 00377861

Motion passed directing staff to prepare a report considering the purchase of property PID 0037861 to allow public waterfront access on White’s Lake.

Ratification of In Camera Personnel Matter – Citizen Appointments to the Point Pleasant Park Advisory Committee

Motion passed to appoint three citizens identified in the private and confidential staff report dated June 3, 2013 to the Point Pleasant Park Advisory Committee and release their names once they have been notified.

July 22, 2013

Status Sheet Review

Community Council requested that the following three items be removed from the status sheet:

- October 3/2011: Poppy Decals on Street Signs in Westmount Subdivision
- September 26/2011: Change in Parkland Name, Charles Street, Timberlea
- June 10/2013: Property PID 00037861

Councillor Walker - Parking on Saskatoon Drive

Motion approved requesting that:

- The HRM traffic authority investigate parking concerns on Saskatoon Drive resulting from regattas on Kearney Lake; and
- The provincial traffic authority and the RCMP investigate parking concerns on Coolens Road resulting from activities on Shad Bay.

July 30, 2013 (Special Meeting)

Councillor Appointment to Ferry Naming Panel

Motion passed appointing Councillor Mason to the Ferry Naming Panel.

Councillor Appointments to the Planning Advisory Committee for Districts 7 & 8

Motion passed appointing Councillor Mason and Councillor Watts to the Planning Advisory Committee for Districts 7 and 8 for a one (1) year term.

Ratification of In Camera Personnel Matter – Citizen Appointments to Planning Advisory Committee for District 7 & 8

Motion passed that Halifax & West Community Council appoint 8 citizens listed in the supplementary private & confidential staff report dated July 25, 2013 to the Planning Advisory Committee for District 7 & 8 and release their names once they have been notified.

August 7, 2013

Status Sheet Review

Community Council requested that the following item be removed from the status sheet:

- July 9/12: Property for Mainland South Heritage Society.

September 23, 2013

Status Sheet Review

At the request of Deputy Mayor Rankin a motion was passed requesting inclusion on the Status Sheet of an application pertaining to River Road, Terrance Bay that Community Council dealt with in the winter/spring of 2013.

Councillor Mosher

Motion passed that staff provide a report with regard to initiating the process to amend the Land Use By-law for Mainland Halifax to prohibit the parking of commercial vehicles over a specific weight in residential areas.

Councillor Mason

Motion passed that staff prepare a report detailing possible amendments to the Halifax Peninsula Land Use Bylaw to implement bedroom limits and/or gross floor area limits in the R2A Zone.

Councillor Watts – Preventing Meeting Conflicts

Motion passed that Halifax and West Community Council requests that the Clerk's office send a note to all HRM Directors requesting that all public consultation dates must be checked with the

Clerk's office prior to being advertised to prevent conflicts with already scheduled council meetings.

Councillor Watts - Agenda Planning for Community Council Meetings

The following motion was approved:

Halifax and West Community Council recommends that, in the interest of better planning for the Community Council and the public, that Community & Recreation Services, Development Approvals be requested to consult in advance with the Clerk's Office in regard to development items for the agenda of the Halifax and West Community Council including but not exclusive to:

- Consulting on proposed meeting dates in advance of circulating notices in regard to Appeals
- Consulting at least 2 weeks prior to a scheduled Community Council meeting date as to the cases that are requested to come to Community Council so that consultation can occur with the Chair and appropriate notice can be provided to the public.
- And that the Clerk's Office apply the time lines in Administrative Order 1 for Regional Council to the meetings of the Halifax and West Community Council - with agendas being reviewed with the Chair the Monday prior to Community Council, reports available to the members no later than Wednesday noon and the agenda posted no later Thursday noon of the week prior to the Community Council meeting.

October 7, 2013

Status Sheet Review

Deputy Mayor Rankin requested updates from staff on the following Status Sheet Items:

- Item No. 4.1 – Slaunwhite Request to allow further subdivision of Land without road frontage in Terrance Bay
- Item No.14.1 – Access and Trail Development in Hemlock Ravine Park

October 28, 2013

Councillor Mason

Motion passed that Halifax and West Community Council recommend Regional Council request a staff report regarding steps, including public and stakeholder consultation, for possible implementation of a residential rental licensing program in an/or targeted enforcement and by-law enhancement to:

- a) to enforce land use by-laws and fire safety compliance
- b) focusing on rental structures containing six or less units and on converted dwellings
- c) recommend whether to limit the geographic scope (a neighbourhood, district or panning area) for enhanced enforcement
- d) to consider programs such as those in London, Ontario;, Oshawa, Ontario; Hamilton, Ontario and Waterloo, Ontario.

November 18, 2013

Status Sheet Review

At the request of Councillor Mason a motion was passed requesting that staff continue to comment on anticipated completion times for all items on the status sheet and that all items on page 5 of the status sheet pertaining to matters with CN are consolidated and an update provided.

Deputy Mayor Rankin - Lovett Lake (Beechville) Development Agreement planning process

Motion passed that Halifax and West Community Council request a staff report to bring this matter forward for First Reading at a Special Meeting of Halifax and West Community Council to be held on or before December 18, 2013.

Councillor Mosher - Halifax Mainland Land Use Bylaw respecting side yard set backs for R2P Zone

Motion passed that Halifax and West Community Council direct staff to initiate the amending process to clarify side yard set backs for semi-detached dwellings within the R-2P Zone as outlined in Section 28 (AB)(1) and Section 28(AD) of the Halifax Mainland Land Use By Law.

Deputy Mayor Rankin - Request for a staff report regarding the lack of signalization at the intersection of Timberlea Village Parkway and St. Margaret's Bay Road

Motion passed that Halifax and West Community Council request a staff report regarding the lack of signalization at the intersection of Timberlea Village Parkway and St, Margaret's Bay Road.

Deputy Mayor Rankin – Consideration of the Installation of an additional lane on the Kearney Lake Exit outward bound off of Highway 101

Motion passed that the Chair of Halifax and West Community Council forward a letter to the Provincial Minister of Transportation considering the installation of an additional lane on the Kearney Lake Exit outward bound off of Highway 101.

PRESENTATIONS

May 13, 2013

Point Pleasant Park Advisory Committee – Park User Survey

A presentation entitled “What Point Pleasant Park Users had to Say” was provided to Community Council.

PETITIONS

February 4, 2013

Case 17002: LUB Amendment and Stage 1 Development Agreement for Rockingham South, Halifax Mainland

Councillor Walker submitted a petition on behalf of 24 neighbourhood businesses in support of the proposed development of Rockingham South.

April 22, 2013

Nine Mile River Bridge Replacement – Petition dated April 18, 2013

Deputy Mayor Rankin presented a petition on behalf of 914 residents requesting that a temporary bridge or another lane option be available during the St. Margaret's Bay Road Nine Mile River bridge replacement.

May 13, 2013

Off-leash Area for Flynn Park – Petition dated May 9, 2013

Councillor Walker presented a petition, containing 61 signatures, requesting the creation of an off-leash area for dogs in Flynn Park.

Case 17757: Rezoning of 2728 Joseph Howe Drive – Petition dated May 9, 2013

Councillor Walker presented a petition signed by 67 residents opposing the proposed rezoning of 2728 Joseph Howe Drive.

Case 17757: Rezoning of 2728 Joseph Howe Drive – Petition dated May 13, 2013

Councillor Mosher noted receipt on May 13, 2013 of a petition signed by 16 residents in support of the proposed rezoning.

PUBLIC PARTICIPATION

- Speaker in favour of decision of Development Officer with respect to Case 17476: Appeal of Variance Refusal, 2890 Connolly Street, Halifax.
- Speaker concerned with decision to refuse the appeal for Case 17936: Appeal of Variance Refusal, 2590 Oxford Street, Halifax.
- Speaker commenting on whether or not HRM would consider offering transportation to meeting venues that are located off metro transit routes.
- Speaker commenting on Community Council's request to add heat pumps to the Noise By-law, noting that HRM may need to consider other sources of noise generation, like lawn mowers. The speaker also indicated that the Noise By-law may impact a resident's decision to purchase or not to purchase a generator.
- Speaker requesting that By-Law Enforcement Officers be available on weekends and for Community Council to provide an update on the Wanderers Grounds.
- Speaker concerned with Regional Council meeting dates not being set at a fixed times and that this inconsistency makes it difficult for residents interested in municipal issues to attend meetings.
- Speaker concerned over potential road access from Hazelholme Drive to the Northcliffe properties at Dunbrack Street and Lacewood Drive.
- Speaker expressing concerns with the following issues: the 'improper use' of density bonusing; Public Participation not being held at the beginning of the agenda as opposed

to the end; the amount of new warfs being built with homes on top of them; the use of broad arrows no longer being used to slow traffic in HRM; an unsightly property at Bellvue Avenue and Inglis street; and the lack of sidewalks on Kempt Road. The speaker also noted that section 6.8 of the Halifax Mainland Secondary Planning Strategy allows for the redevelopment of a Heritage property by way of a development agreement and that this option should be extended to Planning District 5, which includes Ferguson's Cove.

- Speaker congratulating Council for webcasting the meeting held on September 23, 2013 and noted that webcasting is great opportunity for people watching at listening at home. The speaker also expressed the following concerns: that HRM has meetings that conflict with other public meetings in the community; a lack of public meetings regarding a review of transit service; that police cannot enforce the use of a bell on a bicycle; and that that Districts 10 and 12 have no recreational facilities or programs for family and youth.
- Speaker concerned with the lack of public engagement with the respect to the proposed Lacewood Bus Terminal site. The speaker also noted that Community Council should request a staff report outlining public engagement with respect to the selection of the Lacewood Terminal, the Urban Forest Master Plan, and the use of the former Northcliffe site as an alternative location for the terminal.
- Speaker commenting that residents had not been engaged with respect to the Western Common Regional Park Implementation Plan. The speaker also commented that provincial Regulations regarding Solid Waste were not posted to the HRM website and that a discussion regarding the public engagement process with respect to solid waste should take place at Regional Council.
- Speakers concerned with traffic issues on Kearney Lake Road.

PUBLIC HEARINGS

January 7, 2013

Case 17869: Rezoning of an Existing Access Driveway, River Road, Terence Bay

Public hearing held and closed. Staff recommendation approved.

January 21, 2013

Case 17511: LUB Amendment and Development Agreement – 5534, 5558 Bilby Street and 2819 to 2827 Isleville Street, Halifax

Public hearing held and closed. Motion passed adopting the amendment to Map ZM-2 of the Halifax Peninsula Land Use By-law as presented in Attachment A of the report dated November 16, 2012.

February 4, 2013

Case 17002: LUB Amendment and Stage 1 Development Agreement for Rockingham South, Halifax Mainland

Public hearing held and closed. Motion passed approving the proposed rezoning as contained in Attachment A of the Staff Report dated December 18, 2012.

February 18, 2013

Case 17458: 5599 Fenwick Street – Phasing Amendments

Public hearing held and closed. Staff recommendation approved.

March 18, 2013

Case 17973: Rezoning - 485 Herring Cove Road, Halifax

Public hearing held and closed. Staff recommendation approved.

April 22, 2013

Case 17599: Rezoning of Hebridean Drive, Herring Cove

Public hearing held and closed. Motion passed requesting that the subject property be rezoned from the P-2 (Community Facility) Zone to the HCR (Herring Cove Residential) Zone, with the understanding that this will require a new first reading and a second public hearing. Community Council requested that the re-evaluation of this file be done at no additional expense to the applicant.

Case 16958: Rezoning of 2100-2102 Oxford Street, Halifax

Public hearing held and closed. Staff recommendation approved.

Case 17829: Land Use By-Law Amendment and Development Agreement, 3090 Oxford Street, Halifax

Public hearing held and closed. Motion passed approving the proposed land use by-law amendment as contained in Attachment A of the staff report dated March 8, 2013.

May 13, 2013

Case 17757: Application to rezone 2728 Joseph Howe Drive, Halifax

Public hearing held and closed. Motion to approve the rezoning defeated.

June 10, 2013

Case 17885: Development Agreement to permit a change in use to a non-conforming use at 2347 Agricola St., Halifax

Public hearing held and closed. Staff recommendation approved with the following amendments:

- 3.3.1(b) and 3.4.6 to clarify that the site can be used for a home occupation, but not as a Bed and Breakfast.
- 3.4.4 to clarify that the hours of operations for the restaurant will be from 6:00 am until 11:00 pm. In the future, Council may consider extending hours to midnight through a non-substantial amendment.
- 3.8.1 to clarify that outdoor storage, including for refuse, will not be permitted.
- An additional clause stipulating that efforts should be made to reduce fan noise.

Case 18017: Application to rezone the north-east corner of Connolly St. and Dudley St., Halifax

Public hearing held and closed. Staff recommendation approved.

July 22, 2013

Case 17599: Rezoning of 114 Hebridean Drive, Herring Cove

Public Hearing held and closed. Staff recommendation approved.

August 7, 2013

Case 18254: LUB Amendment and Development Agreement for 2776-2778 Gottingen Street

Public Hearing held and closed. Amendment to Map ZM-2 of the Halifax Peninsula Land Use By-law adopted.

Case 17456: LUB Amendment and Development Agreement for 3065 Robie Street

Public hearing held and closed. Amendment to Map ZM-2 of the Halifax Peninsula Land Use By-law adopted.

Case 17756: LUB Amendment and Development Agreement for 5659 Almon Street & 2814 Isleville Street

Public hearing held and closed. Amendment to Map ZM-2 of the Halifax Peninsula Land Use By-law adopted.

Case 18216: Rezoning of 4 York Redoubt Crescent, Fergusons Cove

Public hearing held and closed. Rezoning approved.

September 23, 2013

Case 17826: Substantive Amendment to the existing development agreement for Brunello Estates, Timberlea

Public hearing held and closed. Staff recommendation approved.

Case 18699: Amendment to the Timberlea/Lakeside/Beechville Land Use By-law to permit larger Home Child Care Operations

Public hearing held and closed. Staff recommendation approved.

Case 18536: Expansion of Non-conforming Residential Building, 2138-2140 Connaught Avenue, Halifax

Public Hearing held and closed. The following motion was passed:

Halifax and West Community Council approve the proposed development agreement as presented in Attachment A of the July 23, 2013 staff report with the following revisions:

- a) Replace all references to “60 Scotch Pine Terrace, Halifax” with “2138 and 2140 Connaught Avenue, Halifax”.
- b) Replace wording of Section 3.3.1 with the following:
“The Developer acknowledges that the existing use of the Lands is non-conforming to the property’s R-1 (Single Family Dwelling) Zone, under the Halifax Peninsula Land Use By-law, and that this Agreement serves only to allow the Lands to be further developed

as per the requirements of Section 3.1 and not to authorize the existing use as conforming to the aforementioned by-law”;

- c) Replace Section 5.3.2 with the following:
“For the purpose of this section, commencement of development shall mean issuance of a Construction Permit for a dormer”;
- d) Replace Schedule D with the Attached Schedule D-1; and
- e) Replace all references to Schedule D with Schedule D-1”
- f) In reference to page 4 of the staff report, that the GFAR be changed from 257 sq. ft. to 275 sq. ft.

2. Require that the agreement be signed by the property owner within 120 days, or any extension thereof granted by Council on request of the property owner(s), 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.

Case 18229: Development Agreement for a Day Care Center – 60 Scotch Pine Terrace, Halifax

Public Hearing held and closed. Staff recommendation approved.

October 28, 2013

Case 18230: Rezoning 5 Wren Street, Halifax from R-1 (Single Family Dwelling) Zone to R-2T (Townhouse) Zone

Public hearing held and closed. Staff recommendation approved.

Case 18149 – LUB Amendment and Development Agreement – Corner of Gottingen Street and Bilby Street, Halifax

Public hearing held and closed. Staff recommendation approved.

VARIANCE APPEAL HEARINGS

December 10, 2013

Case 17476: Appeal of Variance Refusal, 2890 Connolly Street

Variance hearing held and closed. Motion passed upholding the Development Officer’s decision to refuse the request for variances at 2890 Connolly Street, Halifax.

Case 17936: Appeal of Variance Refusal, 2590 Oxford Street

Variance hearing held and closed. Motion to uphold the Development Officer’s decision to refuse the request for variances at 2590 Oxford Street resulted in a tie and therefore was lost. Motion to overturn the Development Officer’s decision to refuse the request for variances at 2590 Oxford Street resulted in a tie and therefore was lost. At the advice of the Solicitor, the decision of the Development Officer stands.

February 18, 2013

Case 17658: Appeal of Variance Approval – PID 41267873, Blink Bonnie Terrace

Variance hearing held and closed. Development Officer's decision to approve the variance upheld.

April 22, 2013

Case 18062: Appeal of the Development Officer's decision to approve a variance at 4000 Prospect Road, Shad Bay

Variance hearing rescheduled to May 13, 2013 meeting of Halifax and West Community Council.

May 13, 2013

Case 18062: Appeal of the Development Officer's decision to approve a variance at 4000 Prospect Road, Shad Bay

Variance hearing held and closed. Motion to allow the appeal defeated.

June 10, 2013

Case 18170: Appeal of Variance Refusal at 6168 North St., Halifax

Variance Appeal held and closed. Motion to allow the appeal approved.

August 7, 2013

Case 18445: Appeal of Variance Refusal, 2046 Oxford Street

This matter was deferred to the September 23, 2013 meeting of Halifax and West Community Council.

Case 18640: Appeal of Variance Refusal, 5691 Bilby Street

Variance appeal held and closed. Motion passed denying the appeal.

September 23, 2013

Case 18445: Appeal of Variance Refusal, 2046 Oxford Street, Halifax (deferred from August 7, 2013)

Variance hearing held and closed. Motion passed refusing the variance appeal.

Case 18137: Appeal of Variance Approval – 5677 Harris Street, Halifax, NS

Variance hearing held and closed. Motion passed granting the appeal.

Case 18502: Appeal of Variance Approval – 130 Main Avenue, Halifax

Variance appeal held and closed. Motion passed denying the appeal.

October 7, 2013

Case 18756 – Appeal of Variance Refusal, 5691 Bilby Street, Halifax

Appeal hearing held and closed. Motion passed granting the appeal.

Case 18392 – Appeal of Variance Approval – 5684 West Street, Halifax

Appeal hearing held and closed. Motion passed denying the appeal.

FINANCIAL IMPLICATIONS

There are no Financial Implications associated with this report.

COMMUNITY ENGAGEMENT

All meeting of Halifax and West Community Council are open to the public and include an opportunity for Public Participation at the end of each agenda. Minutes, agendas and reports are available on the HRM website and from the Clerk's Office.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications associated with this report.

ALTERNATIVES

None provided.

ATTACHMENTS

None.

A copy of this report can be obtained online at <http://www.halifax.ca/commcoun/index.html> then choose the appropriate Community Council and meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

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