

TABLE OF CONTENTS

1.	Call to Order	4
2.	Swearing in Ceremony	4
3.	Election of Chair	4
4.	Approval of Minutes - November 6, 2000	4
5.	Approval of the Order of Business and Approval of Additions and Deletions	4
6.	Business Arising Out of the Minutes	
6.1	Status Sheet Items	
6.1.1	2232 Old Sambro Road - On-Going Flooding Problems	5
6.1.2	Improvements to Kearney Lake Road	5
6.1.3	Billboards on CN Lands	5
6.1.4	2750 Dutch Village Road	5
7.	Motions of Reconsideration - None	5
8.	Motions of Rescission - None	5
9.	Consideration of Deferred Business - None	5
10.	Public Hearings	
10.1	Case 7074 - Proposed Amendments to the Low Density University (U-1) Zone, Halifax Peninsula Land Use By-law	6
11.	Correspondence, Petitions and Delegations	
11.1	Delegations	
11.1.1	Herring Cove Road Project Report	6

12.	Reports	
12.1	Case 00268 - Stage II Development Agreement Application, Phase 2D, Langbrae Gardens	7
12.2	Case 00294 - Application to Erect a 200' Free Standing Cellular Tower on Lands of Gateway Materials Limited, 160 Kearney Lake Road, Halifax	9
12.3	Meeting Schedule - 2001	9
13.	Motions - None	9
14.	Added Items	
14.1	C-2A Zoning - Mainland South	9
15.	Notices of Motion - None	10
16.	Public Participation - None	10
17.	Next Meeting Date	10
18.	Adjournment	10

1. **INVOCATION**

The meeting was called to order at 7:00 p.m. by His Worship Mayor Peter J. Kelly with an Invocation.

2. **SWEARING IN CEREMONY**

The Swearing-In Ceremony took place. Mayor Kelly swore in the following Councillors as members of Chebucto Community Council:

Councillor Walker - District 15
Councillor Whalen - District 16
Councillor Mosher - District 17
Councillor Adams - District 18

3. **ELECTION OF CHAIR**

Mayor Kelly also presided over the election of the Chair.

MOVED by Councillor Walker, seconded by Councillor Mosher that Councillor Adams be nominated as Chair.

There were no further nominations.

Mayor Kelly declared Councillor Adams as Chair.

Councillor Adams then took the chair. Councillor Adams thanked Mayor Kelly for attending the meeting and swearing in the Community Council members. Mayor Kelly then left the meeting at this point after wishing the Community Council well.

During a later point in the meeting, the Chair recognized former Councillor Graham Reade, who was in attendance.

4. **APPROVAL OF MINUTES - NOVEMBER 6, 2000**

MOVED by Councillor Walker, seconded by Councillor Mosher to approve the Minutes of meeting held on November 6, 2000 as circulated. MOTION PUT AND PASSED.

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

Added Items: Councillor Adams - C-2A Zoning - Mainland South

MOVED by Councillor Mosher, seconded by Councillor Whalen to approve the Order of Business as amended. MOTION PUT AND PASSED.

6. **BUSINESS ARISING OUT OF THE MINUTES**

6.1 **Status Sheet Items**

6.1.1 2232 Old Sambro Road - On-Going Flooding Problems

Councillor Adams advised that staff of various departments are addressing this issue. To be left on the Status Sheet.

6.1.2 Improvements to Kearney Lake Road

No further information. To be left on the Status Sheet.

6.1.3 Billboards on CN Lands

No further information. To be left on the Status Sheet.

6.1.4 2750 Dutch Village Road

An Information Report dated November 15, 2000 was before Community Council.

Councillor Walker indicated that the report did not give information on where staff would be relocated or where Committees/Board/Community Councils would be relocated. As well, the issue of the time line was not addressed. He asked that staff be requested to supply this information for the next meeting.

Councillor Adams advised that this matter is also before Regional Council and would be dealt with on December 5, 2000.

7. **MOTIONS OF RECONSIDERATION** - None

8. **MOTIONS OF RESCISSION** - None

9. **CONSIDERATION OF DEFERRED BUSINESS** - None

10. **PUBLIC HEARINGS**

10.1 **Case 7074 - Proposed Amendments to the Low Density University (U-1) Zone, Halifax Peninsula Land Use By-law**

At the last meeting held on November 6, 2000, the Public Hearing was adjourned. A Supplementary Report dated November 22, 2000 was before Community Council.

Mr. Gary Porter, Planner provided an overview of the application with the aid of overheads. He advised that the amendments contained in the Supplementary Report dated November 22, 2000 were already approved by Peninsula and Western Region Community Council at its meeting on November 22, 2000. He pointed out there were no U-1 zones within Districts 15 and 17 of the Peninsula. This matter was more of a technical/housekeeping issue.

The Chair advised that because the Public Hearing was adjourned from the last meeting, the Public Hearing was still open. He called three times, therefore, for speakers in favour or against the application. There were none.

MOVED by Councillor Whalen, seconded by Councillor Mosher to close the Public Hearing. MOTION PUT AND PASSED.

MOVED by Councillor Walker, seconded by Councillor Mosher to approve the amendments to the U-1 zone of the Halifax Peninsula Land Use By-law, as contained in Appendix A of the Supplementary Report dated November 22, 2000, to include provisions regarding the development of residential accommodation for students. MOTION PUT AND PASSED.

11. **CORRESPONDENCE, PETITIONS AND DELEGATIONS**

11.1 **Delegations**

11.1.1 **Herring Cove Road Project Report**

Ms. Hilary Marentette, on behalf of People Around Communities Every Day (PACE), reading from prepared text, provided information regarding PACE and put forward a number of requests which were contained in the prepared text.

Councillor Adams referred to the request for Chebucto Community Council to declare the 4th Saturday in April as Spryfield Arbour Day. He suggested that, should this go forward, it should be Arbour Day in Spryfield instead because the acronym for Spryfield Arbour Day is "SAD". Ms. Marentette did not have any problems with this suggestion.

Councillor Walker questioned whether or not Community Council had the ability to declare Arbour Day in Spryfield. It was agreed to request a report in this regard.

MOVED by Councillor Adams, seconded by Councillor Mosher to support the initiatives as put forward by PACE and request staff to prepare a report on costing of the initiatives and a time line to implement them as outlined by PACE. MOTION PUT AND PASSED.

MOVED by Councillor Adams, seconded by Councillor Mosher to contribute \$5,000.00 from the Capital Account for 2000/01 for both Districts 17 and 18 for the Herring Cove Road through PACE to be used for capital improvements on the road under the current Capital Project guidelines. MOTION PUT AND PASSED.

Subsequently, Councillor Adams said that as a result of articles appearing in the press regarding Spryfield, he obtained information from the Police Department regarding crime statistics. Calls for service for 1999 indicated that downtown Halifax had the highest calls for service and the Westphal area, 14th on the list, had the lowest calls for service. Spryfield was 10th on the list. He indicated the information would be available to any members of the community who would like to have same and he would be submitting the information to the press as well.

Councillor Adams thanked Ms. Marentette for her presentation.

12. **REPORTS**

12.1 **Case 00268 - Stage II Development Agreement Application, Phase 2D, Langbrae Gardens**

A Staff Report dated November 22, 2000 was before Community Council.

Mr. Gary Porter, Planner provided an overview of the application with the aid of overheads. He advised that staff viewed the application as being consistent with the Stage 1 agreement and was recommending approval.

During the course of his presentation, he advised that with regard to the construction of Langbrae Drive, the former City of Halifax had a cost sharing policy to allow for oversized streets. As the policy was still in effect, Community Council could not approve cost sharing; it would have to be approved by Regional Council. The Staff Report indicated cost sharing of approximately \$350,000 but, since the report was prepared, more detailed cost estimates have been received to indicate it would be approximately \$429,000. He explained what the

\$429,000 would include. Subject to approval of the Development Agreement by Community Council, a more detailed report would go forward to Regional Council on cost sharing.

Mr. Porter also referred to flexibility on front yard requirements on the lower side of the street. As well, there was flexibility on the measurement of the height of a building. He provided an explanation of both issues.

Councillor Whalen referred to the fact that allowances would be made for setback from the street. She indicated that Turnmill Drive was an established street with a consistent look and asked if the houses along that stretch could be set back similarly so that they would have a consistent look. In response, Mr. Porter advised that an amendment could be made to change the agreement. He advised that Mr. Russell, the applicant, was in attendance and could comment.

Mr. George Russell, on behalf of the applicant advised that there were two lots - 51 and 52 - that were extremely steep and if there were going to be any changes, these two lots were a problem but he would not have any problem with the others. He advised he had been considering 15' for the others in any case.

MOVED by Councillor Whalen, seconded by Councillor Walker to amend the motion to indicate a minimum of 15' setback for Lots 51 and 52 on Turnmill Drive.

AMENDING MOTION PUT AND PASSED.

MOVED by Councillor Whalen, seconded by Councillor Walker to approve the Stage II Development Agreement, attached as Appendix A to the Staff Report dated November 22, 2000 for Phase 2D of Langbrae Gardens with the exception that Clause 2.4(d) of the Development Agreement would permit a minimum front yard of 15 feet for Lots 51 and 52 on Turnmill Drive only, and

Require that the Development Agreement be signed within 120 days, or any extension thereof granted by Council on request of the applicant, from the date of final approval by Council and any other bodies as necessary, whichever is later; otherwise, this approval will be void and obligations arising hereunder shall be at an end.

Recommend to Regional Council that cost sharing in the amount of approximately \$429,000 be approved in accordance with City of Halifax Policy Statement 2105 - Cost Sharing - Oversized Streets, for:

- a) **over sizing the portion of Langbrae Drive in Phase 2D to 74 feet.**

- b) parkland frontage in excess of 100 feet on Langbrae Drive.
- c) the construction of the 66 foot portion of Langbrae Drive over HRM property.

AMENDED MOTION PUT AND PASSED.

12.2 Case 00294 - Application to Erect a 200' Free Standing Cellular Tower on Lands of Gateway Materials Limited, 160 Kearney Lake Road, Halifax

A Staff Report dated November 27, 2000 was before Community Council.

Mr. Gary Porter, Planner provided an overview of the application with the aid of overheads. During the course of his presentation, he advised the process that takes place regarding cell tower applications, including the notification process, the public meeting held and contacts from the public. He advised that most concerns received with regard to cell towers were health related, not something that the Municipality has any say in. The Municipality was concerned with aesthetics and if the site was too close to a residential area. In this case, staff thought it was a reasonable distance from homes and was, therefore, recommending that Community Council forward a favourable recommendation to Industry Canada.

MOVED by Councillor Whalen, seconded by Councillor Mosher to forward a positive recommendation to Industry Canada supporting the proposal by MTT to erect a 200' free standing cellular tower on lands of Gateway Materials Limited, 160 Kearney Lake Road, Halifax as illustrated on Map 1 of the Staff Report dated November 27, 2000. MOTION PUT AND PASSED.

12.3 MEETING SCHEDULE - 2001

A proposed Meeting Schedule for 2001 was before Community Council for consideration. Two changes were made to same.

MOVED by Councillor Walker, seconded by Councillor Whalen to adopt the Meeting Schedule for 2001 as amended. MOTION PUT AND PASSED.

13. **MOTIONS** - None

14. **ADDED ITEMS**

14.1 **C-2A Zoning - Mainland South**

MOVED by Councillor Adams, seconded by Councillor Walker that staff be requested to provide a report on initiating changes to allow enviro-depot type operations in the C-2A zone in Mainland South.

Councillor Walker indicated he had attempted two years ago to do this in Mainland North. He looked forward to a report from staff in this regard.

MOTION PUT AND PASSED.

15. **NOTICES OF MOTION** - None
16. **PUBLIC PARTICIPATION** - None
17. **NEXT MEETING DATE** - January 15, 2001
18. **ADJOURNMENT**

Meeting adjourned at 8:15 p.m. with best wishes for the Holiday Season.

Sandra M. Shute
Assistant Municipal Clerk