



**HALIFAX AND WEST COMMUNITY COUNCIL
MINUTES
May 16, 2023**

PRESENT: Councillor Patty Cuttell, Vice Chair
Councillor Wayne Mason
Councillor Shawn Cleary
Councillor Kathryn Morse
Councillor Iona Stoddard

REGRETS: Councillor Lindell Smith, Chair

STAFF: Meg MacDougall, Solicitor
Andrea Lovasi-Wood, Legislative Assistant

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

The agenda, reports, supporting documents, information items circulated, and video (if available) are online at halifax.ca.

The meeting was called to order at 6:01 p.m., Community Council adjourned at 6:32 p.m.

1. CALL TO ORDER AND LAND ACKNOWLEDGEMENT

The Vice Chair called the meeting to order at 6:01 p.m. and acknowledged that the meeting took place in the traditional and ancestral territory of the Mi'kmaq people, and that we are all treaty people.

2. APPROVAL OF MINUTES – April 24, 2023

MOVED by Councillor Cleary, seconded by Councillor Mason

THAT the minutes of April 24, 2023 be approved as circulated.

MOTION PUT AND PASSED.

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

Additions: None

Deletions: None

MOVED by Councillor Cleary, seconded by Councillor Morse

THAT the agenda be approved as presented.

MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES – NONE

5. CALL FOR DECLARATION OF CONFLICT OF INTERESTS – NONE

6. MOTIONS OF RECONSIDERATION – NONE

7. MOTIONS OF RESCISSION – NONE

8. CONSIDERATION OF DEFERRED BUSINESS – NONE

9. NOTICES OF TABLED MATTERS – NONE

10. HEARINGS

10.1 PUBLIC HEARINGS

10.1.1 Case 24111: Development Agreement for 6319 Chebucto Rd, Halifax

The following was before Community Council:

- Staff report dated April 4, 2023
- Extract from the April 24, 2023 Halifax and West Community Council draft minutes
- Correspondence from David Smith
- Staff presentation dated May 16, 2023
- Applicant presentation dated May 16, 2023

Taylor MacIntosh, Planner II gave a presentation and responded to questions of clarification from Community Council. MacIntosh noted the intent of the property's Established Residential-2 (ER-2) designation differed from a Commercial-1 designation as the ER-2 designation allowed for local commercial development in an existing residential neighbourhood after public hearing approval. MacIntosh, Thea Langille, Manager Urban & Rural Planning Application Program and Meg MacDougall, Solicitor clarified that Administrative Order 48, *Respecting the Creation of Community Councils* excluded Regional Centre Community Council from approving development agreements within Regional Centre Plan communities.

Councillor Stoddard entered the meeting after the staff presentation had started and was unable to vote on the matter.

The hearing opened at 6:16 p.m.

The Vice Chair invited the applicant to come forward and address Community Council.

David Selby, Applicant and **Peter Henry, Architect, on behalf of the Applicant** gave a presentation and responded to questions from Community Council. Henry noted the means of egress from the basement apartment.

The Vice Chair reviewed the rules of procedure for public hearings. The Vice Chair noted there were no registered speakers and called three times for any other members of the public wishing to speak; there were none.

MOVED by Councillor Cleary, seconded by Councillor Mason

THAT the hearing be closed.

MOTION PUT AND PASSED.

The hearing closed at 6:27 p.m.

MOVED by Councillor Cleary, seconded by Councillor Mason

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 staff report dated April 4, 2023; 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.**

Community Council noted the proposed coffee shop's important value as a local commercial use within walking distance for residents and that the proposed building reconstruction was a great use of the existing lot.

MOTION PUT AND PASSED.

11. CORRESPONDENCE, PETITIONS & DELEGATIONS

11.1 Correspondence

Correspondence was received and circulated for item 10.1.1.

For a detailed list of correspondence received refer to the specific agenda item.

11.2 Petitions – None

11.3 Presentation – None

12. INFORMATION ITEMS BROUGHT FORWARD – NONE

13. REPORTS – NONE

14. MOTIONS – NONE

15. IN CAMERA (IN PRIVATE) – NONE

16. ADDED ITEMS – NONE

17. NOTICES OF MOTION – NONE

18. PUBLIC PARTICIPATION

The Vice Chair reviewed the rules of procedure for public participation. The Vice Chair noted there were no registered speakers and called three times for any other members of the public wishing to speak; there were none.

19. DATE OF NEXT MEETING – June 13, 2023

20. ADJOURNMENT

The meeting was adjourned at 6:32 p.m.

Andrea Lovasi-Wood
Legislative Assistant