



**HALIFAX AND WEST COMMUNITY COUNCIL
SPECIAL MEETING
MINUTES
SEPTEMBER 7, 2021**

PRESENT: Councillor Lindell Smith, Chair
Councillor Kathryn Morse, Vice Chair
Councillor Shawn Cleary
Councillor Waye Mason
Councillor Iona Stoddard
Councillor Patty Cuttell

STAFF: Meg MacDougall, Solicitor
Haruka Aoyama, Legislative Assistant
Alicia Wall, Legislative Support

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

The agenda, reports, supporting documents, and information items circulated are online at halifax.ca.

The meeting was called to order at 6:01 p.m., recessed at 8:45 p.m., reconvened at 8:50 p.m., and Community Council adjourned at 10:28 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 6:01 p.m.

2. APPROVAL OF THE MINUTES – August 24, 2021

MOVED by Councillor Cleary, seconded by Councillor Mason

THAT the minutes of August 24, 2021 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 Mason, seconded by Councillor Cuttell

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 Hearing

10.1.1 Case 20761: Development Agreement for lands fronting Robie Street, College Street, and Carlton Street, Halifax

The following was before Community Council:

- Heritage Advisory Committee report dated June 14, 2021, with attached staff recommendation report dated June 9, 2021
- Memorandum from the Halifax Peninsula Planning Advisory Committee dated September 24, 2018
- Staff presentation dated September 7, 2021
- Applicant presentation dated September 7, 2021
- Correspondence from Anne Moynihan, Blair Beed, Gregor Byrne – Byrne Property Group, Howard Epstein, Sheherazade Ghorashy and Alex de Saint Sardos, Deborah Jones, Sabrina, Dinah Simmons, Erin Wyand and Tom Wyand, Jean Garvey, Janet Guildford, Hadrian Laing, Peggy Cameron, Michael Bolton, Tynette Deveaux, Sarah McMullen, S. Sunderland, David Imrie,

Christine Donnelly, Larry Hansen, Susan Sherwin, Ross Cantwell, Sandra E. Oxner, Rebecca Jamieson & Christopher Beaumont, Judith Fingard, Doug Taylor, Caroline Anderson, Friedemann Brauer, Ryan Stable, Julie Post, Kevin Maclean, Rita Lajeunesse, Linda Scherzinger, Evan Lorant, Patric Moan, Nicholas Chapman, Jeff Gay, Kathy Nolan, Garima Garima, Kelsey Crewson, Daniel M Campbell, Elizabeth Parr-Johnston, Charlotte C. MacKeigan, Terry D. Mounce, Wendell J. Sanford, Penny A. Durnford, Linda Alexander, Angela Birch, Piia Lintunen, Diane Palmetter, Emma FitzGerald, Lesley Ann Patten, Peter Fillmore, Steven Courchene, Teana Stewart

Tyson Simms, Planner III, Regional Planning presented case 20761 and responded to questions of clarification from Halifax and West Community Council.

The Chair opened the Public Hearing at 6:58 p.m. and invited the applicant to come forward and address Community Council.

Connor Wallace, ZZap Consulting Incorporated, spoke to both phases of the proposed development including changes made to the proposal as a result of public feedback. Wallace answered questions of clarification around building materials, the types of units being proposed, wind and parking.

The Chair reviewed the rules of procedure for public hearings and opened the public hearing for anyone wishing to speak on the matter.

Hadrian Laing, Halifax, would like to see improved transparency with respect to public engagement and shared a 3D model of the proposed development.

Judy Haiven, Halifax, feels the public engagement process lacks transparency and would like to see the decision deferred until more information is made available to the public.

Peggy Cameron, Halifax, spoke to how developments of this nature negatively affect the climate crisis and the affordable housing crisis.

Larry Haiven, Halifax, expressed opposition for the proposed development and noted this will not help the affordable housing crisis.

Judith Fingard, Halifax, expressed concerns around shadows, losing affordable housing as well as impacts on the climate, and would like to see the decision on this case deferred.

Hannah Bing, Halifax, is concerned about the affordable units that will be lost.

Jen Powley, Halifax, expressed concerns around the climate crisis and effects developments like this have on the climate.

Howard Epstein, Halifax, would like to see Community Council defer its decision on this proposal.

Beverly Miller, Halifax, would like to see Community Council defer its decision on this proposal and expressed concerns around the public engagement process. Further concerns were expressed around wind, traffic and the environment.

Alan Ruffman, Halifax, would like to see Community Council abstain from voting on the motion as an abstention is recorded as a negative vote.

Tynette Deveaux, Halifax, expressed concerns around the impacts on the environment.

MOVED by Councillor Mason, seconded by Councillor Stoddard

THAT the public hearing be closed.

MOTION PUT AND PASSED.

The public hearing closed at 8:45 p.m.

MOVED by Councillor Mason, seconded by Councillor Cleary

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 June 9, 2021 report;

2. Approve, by resolution, the Discharge Agreement, which shall be substantially of the same form as set out in Attachment B of the staff report dated June 9, 2021; and

3. Require the Development Agreement and Discharge Agreement be signed by the property owner within 240 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.

10.1.2 Case 22927: Development Agreement for 2032-2050 Robie Street, Halifax

The following was before Community Council:

- Staff recommendation report dated June 14, 2021
- Memorandum from the Halifax Peninsula Planning Advisory Committee dated March 3, 2021
- Staff presentation dated September 7, 2021
- Applicant presentation dated September 7, 2021
- Correspondence from Tristan Cleveland, Anne Moynihan, Sheherazade Ghorashy, Alex de Saint Sardos, Deborah Jones, Dinah Simmons, Erin Wyand and Tom Wyand, Jean Garvey, Janet Guildford, Michael Bolton, Peggy Cameron, Tynette Deveaux, Sarah McMullen, Travis Skelton, Gwen Davies, Howard Epstein, Matthew Steele, S. Sunderland, Christina Lovitt and Christine Donnelly, Maida Follini, Patricia Betts, Sandra E. Oxner, Donald A. (Rollie) Thompson, Judith Fingard, Doug Taylor, Friedemann Brauer, Ryan Stabile, Julie Post, Kevin Maclean, Evan Lorant, Jeff Gay, Garima Garima, Kelsey Crewson, Molly DeShong, Daniel M Campbell, Elizabeth Parr-Johnston, Charlotte C. MacKeigan, Terry D. Mounce, Wendell J. Sanford, Penny A. Durnford, Diane Palmeter, Emma FitzGerald, Lesley Ann Patten, Peter Fillmore, Steven Courchene, Teana Stewart

Meaghan Maund, Planner II, presented case 22927 and responded to questions of clarification from the Community Council.

The Chair opened the Public Hearing at 9:36 p.m. and invited the applicant to come forward and address Community Council.

Christina Lovitt, WSP Canada Inc., presented to Community Council and spoke to the proposed development agreement, the traffic impact statement and addendum as well as the wind study.

MOVED by Councillor Cleary, seconded by Councillor Mason

THAT Halifax and West Community Council extend the meeting past 10:00 p.m.

MOTION PUT AND PASSED.

The Chair reviewed the rules of procedure for public hearings and opened the public hearing for anyone wishing to speak on the matter.

Peggy Cameron, Halifax, expressed concerns around the environmental impacts and the lack of affordable housing that will be provided as a result of this development.

David Garrett, Halifax, expressed concerns around the massing, height and transition to the existing neighborhood.

Judith Fingard, Halifax, indicated that a development like this will not provide affordable housing and expressed concerns around pedestrian safety.

Beverly Miller, Halifax expressed concerns around the impacts on the environment and the increased traffic on Robie Street.

MOVED by Councillor Mason, seconded by Councillor Cleary

THAT the public hearing be closed.

MOTION PUT AND PASSED.

The public hearing closed at 10:23 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 June 14, 2021;**
- 2. Approve, by resolution, the proposed discharging agreements, which shall be substantially of the same form as set out in Attachments B and C of the staff report dated June 14, 2021; and**
- 3. Require the development agreement and discharging agreements be signed by the property owner within 240 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.

10.2 Variance Hearing - NONE

11. CORRESPONDENCE, PETITIONS & DELEGATIONS

11.1 Correspondence

The Legislative Assistant noted that correspondence was received for items 10.1.1 and 10.1.2, and this correspondence was circulated to Community Council.

General Correspondence was received from Joanne Light, and this correspondence was circulated to Community Council.

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

11.2 Petitions - None

11.3 Presentations - None

12. INFORMATION ITEMS BROUGHT FORWARD - NONE

13. REPORTS – NONE

14. MOTIONS - NONE

15. IN CAMERA (IN PRIVATE) – NONE

16. ADDED ITEMS – NONE

17. PUBLIC PARTICIPATION - NONE

18. DATE OF NEXT MEETING – September 21, 2021

19. ADJOURNMENT

The meeting was adjourned at 10:28 p.m.

Alicia Wall
Legislative Support