



**HALIFAX AND WEST COMMUNITY COUNCIL  
MEETING  
MINUTES  
SEPTEMBER 21, 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](http://halifax.ca).*

*The meeting was called to order at 6:02 p.m., and Community Council adjourned at 7:43 p.m.*

**1. CALL TO ORDER**

The Vice Chair called the meeting to order at 6:02 p.m.

**2. APPROVAL OF THE MINUTES – September 7, 2021**

MOVED by Councillor Cleary, seconded by Councillor Stoddard

**THAT the minutes of September 7, 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 Cleary, seconded by Councillor Stoddard

**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 23186: Development Agreement to allow a multi-unit residential addition to a municipally registered heritage property at 1029 South Park Street, Halifax**

The following was before Community Council:

- Heritage Advisory Committee report dated June 15, 2021 with attached staff recommendation report dated May 14, 2021
- Memorandum from the Halifax Peninsula Planning Advisory Committee dated January 28, 2021
- Staff presentation dated September 21, 2021
- Applicant presentation dated September 21, 2021
- Correspondence from Owen Sagness

Paul Boucher, Planner I, Regional Planning, gave a presentation on Case 23186 and responded to questions of clarification from Halifax and West Community Council.

The Vice Chair opened the Public Hearing at 6:21 p.m. and invited the applicant to come forward and

address Community Council.

**Chris Markides, ZZap Consulting Incorporated**, spoke to the proposed development agreement and the similarities in design features between the addition and the existing heritage building.

The Vice Chair reviewed the rules of procedure for public hearings and called for the registered speakers.

**Paul Blair, Halifax**, feels too much density is being added and that the addition is not complimentary to the existing heritage building or the area.

**Owen Sagness, Halifax**, expressed concerns around the loss of privacy, parking and the fact that the proposal does nothing to improve diversity in the neighborhood.

In response to the speakers, Markides indicated that parking options are available as there are two parking lots across the street where spaces can be leased.

MOVED by Councillor Mason, seconded by Councillor Cleary

**THAT the public hearing be closed.**

**MOTION PUT AND PASSED.**

The public hearing closed at 6:39 p.m.

Aaron Murnaghan, Principal Planner, Regional Planning responded to questions of clarification from Community Council.

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 staff report dated May 14, 2021; and**
- 2. Require the development 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.**

As set out in section 20 of Appendix A – Procedures for Public Hearings, Administrative Order One, *Respecting the Procedures of the Council*, Councillor Smith did not vote.

Councillor Smith took over as Chair of the meeting.

**10.1.2 Case 22539: Amendments to the Stage I and Stage II Development Agreements for Phase 3 of Rockingham South at the intersection of Dunbrack Street and Ruth Goldbloom Drive, Halifax**

The following was before Community Council:

- Staff recommendation report dated May 6, 2021 with revised Map 2A
- Staff presentation dated September 21, 2021
- Applicant presentation dated September 21, 2021
- Correspondence from Rob and Bev McKeown and Wally Bonin

Meaghan Maund, Planner II, gave a presentation on Case 22539 responded to questions of clarification from Halifax and West Community Council.

The Chair opened the Public Hearing at 7:04 p.m. and invited the applicant to come forward and address Community Council.

**Cesar Saleh, W.M. Fares Architects**, spoke to the proposed changes and indicated the site is located on a bus route and close to amenities, therefore could support the added density.

The Chair reviewed the rules of procedure for public hearings and called for the registered speakers.

**Faith Patey, Halifax**, does not want to see a hotel developed on this site and expressed concerns around increased traffic, noise, garbage and impacts on the wetlands.

In response to the speaker, Saleh indicated the commercial would be at grade only and confirmed the applicant's intention at this point is to construct a mixed-use building and not a hotel.

MOVED by Councillor Mason, seconded by Councillor Morse

**THAT the public hearing be closed.**

**MOTION PUT AND PASSED.**

The public hearing closed at 7:19 p.m.

Carl Purvis, Urban and Rural Planning Applications Program Manager, Current Planning responded to questions of clarification from Community Council.

MOVED by Councillor Morse, seconded by Councillor Cuttell

**THAT Halifax and West Community Council:**

- 1. Approve the proposed Amending Stage I Development Agreement, which shall be substantially of the same form as set out in Attachment A of the staff report dated May 6, 2021; and**
- 2. Require the Amending Stage I Development 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.**

**10.2 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.

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**

**13.1.1 Case 23528: Land Use By-law amendment (rezoning) for 1601 Ketch Harbour Road, Sambro**

The following was before Community Council:

- Staff recommendation report dated September 1, 2021

MOVED by Councillor Cuttell, seconded by Councillor Cleary

**That Halifax and West Community Council give First Reading to consider approval of the proposed amendment to Schedule A of the Land Use By-law for Planning District 5, as set out in Attachment A of the staff report dated September 1, 2021, to rezone 1601 Ketch Harbour Rd. from P-2 (Community Facility) to R-6 (Rural Residential) and schedule a public hearing.**

**MOTION PUT AND PASSED.**

**13.1.2 Case 23661: Non-substantive amendments to an existing Development Agreement at 286 and 290 Herring Cove Road, Halifax**

The following was before Community Council:

- Staff recommendation report dated August 18, 2021

Darrell Joudrey, Planner II, Current Planning responded to questions of clarification from Community Council.

MOVED by Councillor Cleary, seconded by Councillor Cuttell

**THAT Halifax and West Community Council give Notice of Motion to consider the proposed amending development agreement, as set out in Attachment A of the staff report dated August 18, 2021, to allow a non-substantive amendment to an existing development agreement extending the commencement date for the building construction.**

**MOTION PUT AND PASSED.**

**13.1.3 Case 23697: Discharge an Existing Development Agreement for property at 4 Grosvenor Road, Halifax and 55 Kearney Lake Road, Halifax**

The following was before Community Council:

- Staff recommendation report dated August 10, 2021

Jamy-Ellen Klenavic, Planner II, Current Planning gave a presentation on Case 23697 responded to questions of clarification from Halifax and West Community Council.

Klenavic responded to questions of clarification from Community Council.

MOVED by Councillor Morse, seconded by Councillor Cuttell

**THAT Halifax and West Community Council:**

- 1. Approve, by resolution, the Discharge Agreement, which shall be substantially of the same form as set out in Attachment A of the staff report dated August 10, 2021; and**

2. Require the 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.**

**14. MOTIONS - NONE**

**15. IN CAMERA (IN PRIVATE) – NONE**

**16. ADDED ITEMS – NONE**

**17. PUBLIC PARTICIPATION - NONE**

**18. DATE OF NEXT MEETING – October 12, 2021**

**19. ADJOURNMENT**

The meeting was adjourned at 7:43 p.m.

Alicia Wall  
Legislative Support