



**HALIFAX AND WEST COMMUNITY COUNCIL  
MINUTES  
FEBRUARY 22, 2022**

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

STAFF: Meg MacDougall, Solicitor  
Krista Vining, 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 7:38 p.m.*

**1. CALL TO ORDER**

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

**2. APPROVAL OF MINUTES – January 18, 2022**

MOVED by Councillor Stoddard, seconded by Councillor Cleary

**THAT the minutes of January 18, 2022 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

Deferred to the March 8, 2022 meeting of Halifax and West Community Council:

- Item 13.1.3 Case 23166: Municipal Planning Strategy Amendments for 7 McIntosh Street, Halifax

MOVED by Councillor Cuttell, seconded by Councillor Mason

**THAT the agenda be approved as amended.**

**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 – 6:00 p.m.**

**10.1.1 Case 23120: Halifax Mainland Land Use By-law Amendments to Change the R-2 Zone Requirements for Semi-Detached Dwellings in Mainland South**

The following was before Community Council:

- Staff recommendation report dated November 3, 2021
- Correspondence from Catherine Smalley, D'Maria Fernander and Deborah Jones and Joseph Szostak
- Staff presentation dated February 22, 2022
- Applicant presentation dated February 22, 2022

Meaghan Maund, Planner II, Current Planning, gave a presentation on Case 23120 and responded to questions of clarification from Community Council.

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

The hearing opened at 6:27 p.m.

**Marc Ouellet, Armco Capital** gave a presentation on Case 23120 and responded to questions of clarification from Community Council.

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

**Achilles Huczel, Halifax** expressed concerns around protecting the environment and the existing character of the neighborhood.

Ouellet responded to the speaker indicating they have put forth suggestions to mitigate impacts on existing neighborhoods. It was further noted that there would be a significant cost to building an addition to an existing unit.

MOVED by Councillor Mason, seconded by Councillor Cuttall

**THAT the hearing be closed.**

**MOTION PUT AND PASSED.**

The hearing closed at 6:52 p.m.

MOVED by Councillor Cuttall, seconded by Councillor Morse

**THAT Halifax and West Community Council adopt the amendment to the Land Use By-law for Halifax Mainland, as set out in Attachment A of the staff report dated November 3, 2021.**

**MOTION PUT AND PASSED.**

**10.1.2 Case 20226: Land Use By-law amendment to reduce parking requirements for community centres in Timberlea, Lakeside, Beechville**

The following was before Community Council:

- Staff recommendation report dated November 3, 2021
- Correspondence from Jamie Burnside
- Staff presentation dated February 22, 2022

Sean Gillis, Planner II, Regional Planning, gave a presentation on Case 20226 and responded to questions of clarification from Community Council.

The Chair opened the hearing, noting the applicant was the Halifax Regional Municipality and there were no registered speakers.

The hearing opened at 7:06 p.m.

MOVED by Councillor Mason, seconded by Councillor Stoddard

**THAT the hearing be closed.**

**MOTION PUT AND PASSED.**

The hearing closed at 7:07 p.m.

MOVED by Councillor Stoddard, seconded by Councillor Cuttall

**THAT Halifax and West Community Council adopt the amendment to the Land Use By-law for**

Timberlea/Lakeside/Beechville, as set out in Attachment A of the staff report dated November 3, 2021.

**MOTION PUT AND PASSED.**

## **11. CORRESPONDENCE, PETITIONS & DELEGATIONS**

### **11.1 Correspondence**

Correspondence was received and circulated for items: 10.1.1 and 10.1.2.

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**

Councillor Smith stepped down as Chair at this time and Councillor Cuttell assumed the Chair.

## **13. REPORTS**

### **13.1 STAFF**

#### **13.1.1 Case 22523: Amending Development Agreement for the corner of Gottingen and Bilby Streets (PID 00127522), Halifax**

The following was before Community Council:

- Staff recommendation report dated January 4, 2022
- Staff presentation dated February 22, 2022

Brittney MacLean, Planner II, Current Planning, gave a presentation on Case 22523 and responded to questions of clarification from Community Council.

MOVED by Councillor Smith, 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 in the staff report January 4, 2022; 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.**

#### **13.1.2 Case 23936: Amending Development Agreement for 2858-2866 Gottingen Street and 5516-5518 Macara Street, Halifax**

The following was before Community Council:

- Staff recommendation report dated January 5, 2022

MOVED by Councillor Smith, seconded by Councillor Mason

**THAT Halifax and West Community Council:**

1. Approve, by resolution, the proposed amending development agreement, which shall be substantially of the same form as set out in Attachment A of the staff report dated January 5, 2022; and
2. Require the 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.**

**13.1.3 Case 23166: Municipal Planning Strategy Amendments for 7 McIntosh Street, Halifax**

This matter was deferred during the approval of the Order of Business.

Councillor Smith resumed as Chair.

**14. MOTIONS – NONE**

**15. IN CAMERA (IN PRIVATE)**

**15.1 In Camera (In Private) Minutes – January 18, 2022**

MOVED by Councillor Cleary, seconded by Councillor Cuttell

**That the In Camera (In Private) minutes of January 18, 2022 be approved as circulated.**

**MOTION PUT AND PASSED.**

**16. ADDED ITEMS – NONE**

**17. PUBLIC PARTICIPATION – NONE**

**18. DATE OF NEXT MEETING – March 8, 2022**

**19. ADJOURNMENT**

The meeting was adjourned at 7:38 p.m.

Alicia Wall  
Legislative Support