



**HALIFAX AND WEST COMMUNITY COUNCIL
MINUTES
April 24, 2023**

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

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 6:02 p.m. Community Council adjourned at 6:37 p.m.

1. CALL TO ORDER AND LAND ACKNOWLEDGEMENT

The Chair called the meeting to order at 6:02 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 – March 27, 2023

MOVED by Councillor Cleary, seconded by Councillor Mason

THAT the minutes of March 27, 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 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 HEARINGS

10.1.1 Case 24347: Development Agreement for 8 Birches Drive, Halifax

The following was before Community Council:

- Staff report dated February 21, 2023
- Extract from the March 27, 2023 Halifax and West Community Council draft minutes
- Staff presentation dated April 24, 2023
- Applicant presentation dated April 24, 2023

Taylor MacIntosh, Planner II gave a presentation and responded to questions of clarification from Community Council.

The hearing opened at 6:13 p.m.

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

Connor Wallace, Zzap Consulting Incorporated, Applicant gave a presentation and responded to questions from Community Council.

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

Georgina Tarrant, Birches Drive, Armdale spoke to their privacy concerns about the increased building height allowing views into their property from the units built in the additional storey. Tarrant expressed concerns that the building's crumbling driveway and entrance to Birches Road would be further deteriorated due to construction.

The Chair invited the applicant to respond to questions raised by the public.

Wallace stated the calculation of the building's height was within the Halifax Mainland Land Use By-law standards and confirmed the development agreement included renewal of the parking lot and driveway.

MOVED by Councillor Mason, seconded by Councillor Cleary

THAT the hearing be closed.

MOTION PUT AND PASSED.

The hearing closed at 6:29 p.m.

MOVED by Councillor Cleary, seconded by Councillor Stoddard

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 February 21, 2023; and**
- 2. Require the development 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 observed that Birches Drive was a street with lots of tree coverage that reduced the privacy impacts on neighbouring properties and that the applicant agreed to make improvements to the parking lot and driveway. Community Council stated the building improvements and increased building height were reasonable and compatible with the neighbourhood. Community Council noted the increased building height complied with maximum building height standards in the Mainland South Secondary Planning Strategy and the Halifax Mainland Land Use By-law.

MOTION PUT AND PASSED.

11. CORRESPONDENCE, PETITIONS & DELEGATIONS

11.1 Correspondence – None

11.2 Petitions – None

11.3 Presentation – None

12. INFORMATION ITEMS BROUGHT FORWARD – NONE

13. REPORTS

13.1 STAFF

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

The following was before Community Council:

- Staff report dated April 4, 2023

MOVED by Councillor Cleary, seconded by Councillor Morse

THAT Halifax and West Community Council give notice of motion to consider the proposed development agreement, as set out in Attachment A of the staff report dated April 4, 2023, to enter into a development agreement that would allow a single residential unit and a restaurant use at 6319 Chebucto Road, Halifax and schedule a public hearing.

MOTION PUT AND PASSED.

13.2 MEMBERS OF COMMUNITY COUNCIL – NONE

14. MOTIONS – NONE

15. IN CAMERA (IN PRIVATE) – NONE

16. ADDED ITEMS – NONE

17. NOTICES OF MOTION – NONE

18. PUBLIC PARTICIPATION

The Chair reviewed the rules of procedure for public participation. The 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 – May 16, 2023

20. ADJOURNMENT

The meeting was adjourned at 6:37 p.m.

Andrea Lovasi-Wood
Legislative Assistant