



**HALIFAX AND WEST COMMUNITY COUNCIL
SPECIAL MEETING
DRAFT MINUTES
April 27, 2021**

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

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

These minutes are considered draft and will require approval by the Halifax and West Community Council at a future meeting.

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 6:03 p.m., and Community Council adjourned at 7:49 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 6:03 p.m.

2. APPROVAL OF THE MINUTES – April 13, 2021 Halifax and West Community Council Special Meeting and April 14, 2021 Joint Halifax and West & North West Community Councils Special Meeting

MOVED by Councillor Cuttell, seconded by Councillor Stoddard

THAT the minutes of April 13, 2021 Halifax and West Community Council Special Meeting and April 14, 2021 Joint Halifax and West & North West Community Councils Special Meeting be approved as circulated.

MOTION PUT AND PASSED UNANIMOUSLY.

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

MOVED by Councillor Cleary, seconded by Councillor Stoddard

THAT the agenda be approved as presented.

MOTION PUT AND PASSED UNANIMOUSLY.

4. CALL FOR DECLARATION OF CONFLICT OF INTERESTS - NONE

5. CONSIDERATION OF DEFERRED BUSINESS – NONE

6. HEARINGS

6.1 Public Hearing

6.1.1 Case 20871: Development Agreement for Lands located at Almon and St Albans, Halifax

The following was before Community Council:

- Staff recommendation report dated March 10, 2021
- Memorandum from Sarah MacDonald, Chair, Halifax Peninsula Planning Advisory Committee dated February 27, 2019
- Correspondence from Gail Bruhm, Randy Rickard, Martha Purdy, Danielle Davenport, Yoko Irisawa, Krisanne Crowell, Mona Ghiz, Blair Beed
- Staff presentation dated April 27, 2021
- Applicant presentation dated April 27, 2021

Jennifer Chapman, Planner III presented case 20871. The application is for a large-scale, mixed-use development with five towers connected underground. The proposal is for 620 residential units with ground floor commercial space. The site is currently under construction for work below grade. A stop work order has been issued for a portion of the site that exceeded the maximum height. The lands are zoned Center-2 (CEN-2).

Public engagement was achieved through a mailout notification, a Public Information Meeting held on January 22, 2019 and a webpage. Some of the feedback included concerns around traffic, parking and the height of the towers, as well as support for the development with respect to the design and the mobility through the site.

The application was before the Halifax Peninsula Planning Advisory Committee on Feb 25, 2019, at which time they recommended approval of the application with considerations. A copy of the staff presentation is on file.

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

Christina Lovitt, WSP Canada Inc, Applicant presented to Community Council. The site is approximately 4 acres and is surrounded by a variety of uses including commercial, industrial and residential. Public consultation has been conducted and feedback taken into consideration. A variety of housing types will be offered with the focus being on the pedestrian and increasing connectivity within the neighborhood.

Susan Fitzgerald, FBM Architecture, Applicant presented to Community Council and indicated green areas, connectivity and vegetation are integral components of this development and the idea is to create a place where people can live, work and socialize.

The Chair reviewed the rules of procedure for public hearings and opened the floor for registered speakers to speak on the matter.

Martha Purdy, Halifax, owns a business in the area and expressed concerns around parking and access. It was noted that the concerns regarding the alleyway have been addressed by staff and are no longer an issue.

Danny Chedrawe, Westwood Developments Ltd., Applicant acknowledged the importance of affordable housing and is working with CMHC to provide some affordable units which will give someone an opportunity to live here who otherwise would not be able to.

MOVED by Councillor Mason, seconded by Councillor Cleary

THAT the public hearing be closed.

MOTION PUT AND PASSED UNANIMOUSLY.

Community Council expressed concerns around shadows and was pleased to see the commitment to active transportation and green space. Community Council felt the presentations addressed the concerns raised by the public. It was noted that the increased density would be good for local businesses in the area.

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 March 10, 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 UNANIMOUSLY.

7. CORRESPONDENCE, PETITIONS & DELEGATIONS

7.1 Correspondence

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The Legislative Assistant noted that correspondence was received for items 6.1.1 and this correspondence was circulated to Community Council.

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

7.2 Petitions - None

7.3 Presentations - None

8. REPORTS - NONE

9. IN CAMERA (IN PRIVATE) – NONE

10. DATE OF NEXT MEETING – May 11, 2021

11. ADJOURNMENT

The meeting was adjourned at 7:49 p.m.

Alicia Wall
Legislative Support

DRAFT