



**HALIFAX AND WEST COMMUNITY COUNCIL
SPECIAL MEETING
MINUTES
AUGUST 24, 2021**

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

REGRETS: 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 6:02 p.m., and Community Council
adjourned at 8:21p.m.*

1. CALL TO ORDER

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

2. APPROVAL OF THE MINUTES – July 13, 2021

MOVED by Councillor Mason, seconded by Councillor Cleary

THAT the minutes of July 13, 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 Morse

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 22115: Development Agreement to Allow a Multi-Unit Residential Building on a Registered Heritage Property at 2438 Gottingen Street, Halifax

The following was before Community Council:

- Staff recommendation report dated June 24, 2021
- Memorandum from the Halifax Peninsula Planning Advisory Committee dated June 5, 2020
- Staff presentation dated August 24, 2021
- Applicant presentation dated August 24, 2021
- Correspondence from Cherie Gaudet, Brian Regan, Donna Laffin, Bob MacDonald, Scott MacKnight, Benjamin Chaisson, Gregory Murray and K. Clayton

Aaron Murnaghan, Principal Planner, Regional Planning, gave a presentation on Case 22115 which is a proposal for a development agreement to construct a multi-unit residential building containing up to 130 units. The site is a registered heritage property and the existing heritage building on the site known as

Victoria Hall will remain and be restored. There will be significant landscaping on the roof and terraces of the new building. Murnaghan responded to questions of clarification from Halifax and West Community Council.

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

Rob Leblanc, Fathom Studio, stated the area has the infrastructure to support the density including local parks and active transportation. Leblanc further spoke to the wind analysis, as well as the sunlight and shadow analysis.

Chris Crawford, Fathom Studio, spoke to the benefits of restoring the heritage building, the conservation plan and the building design. It was noted that the developer is committed to having some affordable units.

Community Council asked questions of clarification around the traffic impact study.

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

Bruce Bottomley, of Halifax, believes Victoria hall needs to be renovated and expressed concerns around the impacts of construction on surrounding neighbors and families.

Christopher Cox, of Halifax, supports development stating it will add much needed residential units, and was glad to see the community space and affordable units being proposed.

Austin Parsons, of Queensland, spoke to the Heritage Impact Statement and the commitment and cost involved with restoring a building of this nature.

Alex Tattrie, of Brookside, supports the development and indicated the residential units are greatly needed.

Tim Richardson, of Prospect, is in support of the development and echoed the need for housing.

Eric Noel, of Dartmouth, is in support of the development noting our low vacancy rate.

Sam Reeves, of Halifax, supports the development and is happy to see the proposed affordable units and the heritage building remaining.

Richard G. Arab, of Halifax, supports the development and stressed the need for housing in this area.

Paul O'Connor, of Halifax, is in support of the development and the added housing.

Chris Coristine, of Dartmouth, is in favour of the development and likes the community space being proposed.

Hilary Hlgy, of Halifax, spoke to the health and safety issues with the unit she rents.

Alexander Arab, of Bedford, supports the development and noted the need for housing.

Greg O'Malley, of Halifax, is in support of the development and likes the design.

Tony Zareski, of Dartmouth, supports the development and stated the additional units are very much needed.

Chris Smith, of Dartmouth, is in support of the development.

Khalil Francis, of Halifax, is in support of the development and noted the rental market in Halifax needs supply.

David Fallows, of Halifax, supports the development.

MOVED by Councillor Mason, seconded by Councillor Stoddard

THAT the hearing be closed.

MOTION PUT AND PASSED.

Community Council agrees the housing is needed and expressed concerns around traffic.

MOVED by Councillor Mason, 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 June 15, 2021 report; 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.

10.1.2 Case 20520: Development Agreement for 6330 and 6324 Quinpool Road, between Oxford Street and Preston Street

The following was before Community Council:

- Staff recommendation report dated May 4, 2021
- Memorandum from the Halifax Peninsula Planning Advisory Committee dated September 24, 2019
- Staff presentation dated August 24, 2021
- Applicant presentation dated August 24, 2021

Miles Agar, Principal Planner, Regional Planning, presented case 20520 which is a proposal for a development agreement to construct an 8-storey mixed-use building with a penthouse containing approximately 160 residential units. The proposal was before the Halifax Peninsula Planning Advisory Committee in December of 2018 and approval of the proposal was recommended. 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.

Kris Skiba, Dixel Developments presented to Community Council and spoke to the proposal and the building materials being used and answered questions from the Halifax and West Community Council.

MOVED by Councillor Mason, seconded by Councillor Morse

THAT the hearing be closed.

MOTION PUT AND PASSED.

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 4, 2021; and
2. Require the agreement be signed by the property owner within 150 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 item 10.1.1, 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 7, 2021

19. ADJOURNMENT

The meeting was adjourned at 8:21 p.m.

Alicia Wall
Legislative Support