



**HALIFAX AND WEST COMMUNITY COUNCIL  
MINUTES  
October 12, 2022**

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  
Catie Campbell, Legislative Assistant

*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 6:00 p.m. Community Council adjourned at 8:04 p.m.*

**1. CALL TO ORDER AND LAND ACKNOWLEDGEMENT**

The Chair called the meeting to order at 6:00 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 – August 30, 2022**

MOVED by Councillor Mason, seconded by Councillor Cuttell

**THAT the minutes of August 30, 2022 be approved as circulated.**

**MOTION PUT AND PASSED.**

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

Additions:

- Item 16.1 Community Council Nominations to Boards, Committees and Commissions

Deletions: None

As provided for in Section 37 (1) of Administrative Order One, *Respecting the Procedures of Council*, Community Council requested that item 13.2.1 NSCAD University Student Art Installation in Point Pleasant Park be considered after item 10.1.1 Case 22728: Development Agreement for 5241-5247 South Street (Stairs House), 5230 Harvey Street, and 5240-5246 Harvey Street, Halifax for a multi-unit dwelling and restoration of a registered heritage property.

MOVED by Councillor Mason, seconded by Councillor Stoddard

**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**

**10.1.1 Case 22728: Development Agreement for 5241-5247 South Street (Stairs House), 5230 Harvey Street, and 5240-5246 Harvey Street, Halifax for a multi-unit dwelling and restoration of a registered heritage property**

The following was before Community Council:

- Report from Heritage Advisory Committee with attached staff recommendation report dated June 20, 2022
- Correspondence from Doretta Groenendyk, Cailean Bernard
- Staff presentation dated October 12, 2022
- Applicant presentation dated October 12, 2022

Notice of Motion was given on August 30, 2022.

Seamus McGreal, Planner III, Heritage Property Program gave a presentation on Case 22728.

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

The hearing opened at 6:16 p.m.

**Jess Harper, WSP, Applicant and Chris Crawford, Fathom Studio** gave a presentation on Case 22728 and responded to questions of clarification from Community Council regarding restoration costs for the registered heritage property and confirmed the applicant's commitment to the restoration.

McGreal explained that the financial implications of restoring the registered heritage property allow for the increased density in the proposed multi-unit dwelling.

The Chair reviewed the rules of procedure for public hearings and called three times for anyone wishing to speak on the matter; there were none.

MOVED by Councillor Cleary, seconded by Councillor Mason

**THAT the hearing be closed.**

**MOTION PUT AND PASSED.**

The hearing closed at 6:32 p.m.

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 June 20, 2022 report; and**
- 2. Require the 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.**

**MOTION PUT AND PASSED.**

**10.2 VARIANCE HEARING – NONE**

**11. CORRESPONDENCE, PETITIONS & DELEGATIONS**

**11.1 Correspondence**

Correspondence was received and circulated for item 10.1.1.

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**

### 13. REPORTS

#### 13.1 STAFF

##### 13.1.1 Case 22483: Planning District 5 (Chebucto Peninsula) Land Use By-Law Amendment to rezone 801 Old Sambro Road, Harrietsfield

The following was before Community Council:

- Staff recommendation report dated July 27, 2022

MOVED by Councillor Cuttell, seconded by Councillor Stoddard

**THAT the Halifax and West Community Council give First Reading to consider approval of the proposed amendment to Schedule A - Zoning of the Land Use By-law for Planning District 5 (Chebucto Peninsula), as set out in Attachment A of the staff report dated July 27, 2022 to rezone a portion of the property identified as 801 Old Sambro Road, Harrietsfield (Lot 1516R) from the V1 (Harrietsfield Village Centre) Zone to the C-5 (Industrial Commercial Mix) Zone and schedule a public hearing.**

Claire Tusz, Planner II responded to questions of clarification from Community Council.

#### MOTION PUT AND PASSED.

##### 13.1.2 Case 24020: Land Use By-law Amendment for the Kearney Lake Area of Halifax (Bedford West - Sub Area 11)

The following was before Community Council:

- Staff recommendation report dated October 5, 2022

MOVED by Councillor Morse, seconded by Councillor Stoddard

**THAT the Halifax and West Community Council give First Reading to consider approval of the proposed amendments to the Halifax Mainland Land Use By-law, as set out in Attachment A of the staff report dated October 5, 2022, to enable R-2 Zone uses within the Kearney Lake area of Halifax (Bedford West - Sub Area 11) and schedule a public hearing.**

#### MOTION PUT AND PASSED.

##### 13.1.3 District Boundary Review – Phase Two Presentation

The following was before Community Council:

- Staff presentation dated October 12, 2022
- Submission from Mary Ann McGrath

Iain MacLean, Municipal Clerk, Russell Walker, Vice Chair, District Boundary Resident Review Panel and Kate Sullivan, District Boundary Resident Review Panel gave a presentation on District Boundary Review – Phase Two.

#### Public Participation

The Chair opened the floor for members of the public to speak to Phase Two – District Boundary Review.

**Maryann McGrath, Kearney Lake** spoke about proposed District P and the adjacent boundaries to the south, east and west. McGrath distributed a map to Community Council with their suggested amendments to proposed District P which includes Blue Mountain-Birch Cove Park. McGrath requested that Blue Mountain-Birch Cove Park not be housed in one district and that the district boundaries for the communities neighbouring the park be done in a way that allows for the park's watercourses and access points to relate to the appropriate neighbouring community.

**Alan Ruffman, Ferguson's Cove** requested the proposed district boundary review map also show the current district boundaries to allow residents to compare and evaluate the proposed district boundary changes. Ruffman noted that boundaries for proposed District I includes both sides of Williams Lake, recommending that the southwest side of Williams Lake be included with the Purcell's Cove back lands in proposed District J. Ruffman also raised concerns that the five minutes allocated to speak during public participation was not sufficient.

MacLean and Walker responded to questions of clarification from Community Council.

### **13.2 POINT PLEASANT PARK ADVISORY COMMITTEE**

#### **13.2.1 NSCAD University Student Art Installation in Point Pleasant Park**

The following was before Community Council:

- Report from Point Pleasant Park Advisory Committee with attached NSCAD University Proposal dated April 11, 2022

MOVED by Councillor Mason, seconded by Councillor Stoddard

**THAT Halifax and West Community Council recommend that Halifax Regional Council direct the Chief Administrative Officer to prepare a staff report evaluating the proposed NSCAD student art installations in Point Pleasant Park with consideration of compliance with the Public Art Policy (2020-002-OP), permission from Parks Canada, and insurance requirements.**

**MOTION PUT AND PASSED.**

### **13.3 MEMBERS OF COMMUNITY COUNCIL**

#### **13.3.1 Councillor Mason – Granville Mall**

The following was before Community Council:

- Request for Community Council consideration form from Councillor Mason

MOVED by Councillor Mason, seconded by Councillor Stoddard

**THAT Halifax and West Community Council request a staff report regarding closing the portion of Granville St from the current private parking lot to the north to Duke Steet in the south, currently known as Granville Mall, and designating the municipal property in Granville Mall as a park.**

**MOTION PUT AND PASSED.**

### **14. MOTIONS – NONE**

### **15. IN CAMERA (IN PRIVATE) – NONE**

### **16. ADDED ITEMS**

#### **16.1 Community Council Nominations to Boards, Committees and Commissions**

The following was before the Community Council:

- Staff recommendation report dated October 12, 2022

MOVED by Councillor Mason, seconded by Councillor Stoddard

**THAT Halifax and West Community Council recommend that Halifax Regional Council:**

- 1. Appoint the Councillors to Boards, Committees and Commissions for a term to November 2024, as outlined in Attachment 1 of the staff report dated October 12, 2022; and**

- 2. Appoint the Councillors to Boards, Committees and Commissions who are the successful candidates after a vote by secret ballot for a term to November 2024, as outlined in Attachment 2 of the staff report dated October 12, 2022.**

Iain MacLean, Municipal Clerk responded to questions of clarification from the Council.

As provided for in section 90 of Administrative Order One, *Respecting the Procedures of Council*, the motion was separated for voting purposes.

MOVED by Councillor Mason, seconded by Councillor Stoddard

**THAT Halifax and West Community Council recommend that Halifax Regional Council:**

- 1. Appoint the Councillors to Boards, Committees and Commissions for a term to November 2024, as outlined in Attachment 1 of the staff report dated October 12, 2022;**

**MOTION PUT AND PASSED.**

Councillor Cleary was nominated as a member to the Audit and Finance Standing Committee.

Councillor Cuttell was nominated as a member to the Community Planning and Economic Development Standing Committee.

Councillor Morse was nominated as a member to the Environment Sustainability and Standing Committee.

Councillor Mason was nominated as a member to the Transportation Standing Committee.

Councillor Smith was nominated as a member to the Grants Committee.

Councillor Cuttell was nominated as a member to the Western Common Advisory Committee.

The Chair called three times for further nominations for the position. There were no further nominations.

MOVED by Councillor Mason, seconded by Councillor Cleary

**THAT recommendation 2 be amended as follows;**

- 2. Appoint Councillor Cleary to the Audit and Finance Standing Committee for a term to November 2024;**
- 3. Appoint Councillor Cuttell to the Community Planning and Economic Development Standing Committee for a term to November 2024;**
- 4. Appoint Councillor Morse to the Environment and Sustainability Standing Committee for a term to November 2024;**
- 5. Appoint Councillor Mason to the Transportation Standing Committee for a term to November 2024;**
- 6. Appoint Councillor Smith to the Grants Committee for a term to November 2024; and**
- 7. Appoint Councillor Cuttell to the Western Common Advisory Committee for a term to November 2024.**

**MOTION TO AMEND PUT AND PASSED.**

The motion as amended now read:

MOVED by Councillor Mason, seconded by Councillor Stoddard

**THAT Halifax and West Community Council recommend that Halifax Regional Council:**

- 2. Appoint Councillor Cleary to the Audit and Finance Standing Committee for a term to November 2024;**
- 3. Appoint Councillor Cuttell to the Community Planning and Economic Development Standing Committee for a term to November 2024;**
- 4. Appoint Councillor Morse to the Environment and Sustainability Standing Committee for a term to November 2024;**
- 5. Appoint Councillor Mason to the Transportation Standing Committee for a term to November 2024;**
- 6. Appoint Councillor Smith to the Grants Committee for a term to November 2024; and**
- 7. Appoint Councillor Cuttell to the Western Common Advisory Committee for a term to November 2024.**

**MOTION AS AMENDED PUT AND PASSED.**

**17. NOTICES OF MOTION – NONE**

**18. PUBLIC PARTICIPATION**

The Chair noted there were no registered speakers and called three times for any speakers present; there were none.

**19. DATE OF NEXT MEETING – November 15, 2022**

**20. ADJOURNMENT**

The meeting was adjourned at 8:04 p.m.

Catie Campbell  
Legislative Assistant