



**HALIFAX AND WEST COMMUNITY COUNCIL  
MINUTES  
February 28, 2023**

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

REGRETS: 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](http://halifax.ca).*

*The meeting was called to order at 6:03 p.m. Community Council adjourned at 7:28 p.m.*

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

The Chair called the meeting to order at 6:03 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 – January 17, 2023**

MOVED by Councillor Cleary, seconded by Councillor Morse

**THAT the minutes of January 17, 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 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 HEARINGS**

#### **10.1.1 Case 24123: Amendment to Development Agreement for The Links at Brunello, Timberlea**

The following was before Community Council:

- Staff report dated January 10, 2023
- Extract from the January 17, 2023 Halifax and West Community Council draft minutes
- Correspondence from Sasha and Brian Lawlor, David Schwartz
- Staff presentation dated February 28, 2023
- Applicant presentation dated February 28, 2023

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

After the start of the staff presentation, Community Council considered postponing the start of Item 10.1.1 due to the absence of the area Councillor. Community Council determined that the staff presentation and public hearing for Item 10.1.1 would proceed.

The hearing opened at 6:27 p.m.

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

**Andrew Giles, Vice President for Development, The Links at Brunello, Applicant and Jamie Bennett, President, Blue Bird Self Storage** 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.

**David Schwartz, Timberlea** spoke about their concerns about The Links at Brunello development's lack of respect for the original development agreement's non-disturbance zone and stated they had no specific concerns related to the building of a self storage facility. Schwartz expressed the community's original concerns for the ecologically sensitive area and the failure of Halifax Regional Municipality staff to enforce clauses within the original development agreement. Schwartz responded to questions of clarification.

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

**Giles and Bennett** responded to questions raised by the public.

MOVED by Councillor Mason, seconded by Councillor Cleary

**THAT the hearing be closed.**

**MOTION PUT AND PASSED.**

The hearing closed at 6:51 p.m.

MOVED by Councillor Mason, seconded by Councillor Cleary

**THAT Halifax and West Community Council:**

- 1. Approve 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 10, 2023; and**
- 2. Require the amending 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 noted the proposed amendment to the development agreement was reasonable given policies UR-27 to 34 in the Timberlea-Lakeside-Beechville Municipal Planning Strategy, that the applicant addressed community's concerns and that there were other self storage facilities in the area. Concerns were expressed that a self storage facility did not fit with the intent of the original development agreement and the neighbourhood commercial zone to create a complete community. Community Council concluded that the intent of policies UR-27 to 34 were met by the applicant.

**MOTION PUT AND PASSED.**

#### **10.1.2 Case 24482: Land Use By-law amendment to reduce parking requirements for community and recreation centres in Planning District 5 (Chebucto)**

The following was before Council:

- Staff report dated January 11, 2023
- Extract from the January 17, 2023 Halifax and West Community Council draft minutes

- Staff presentation dated February 28, 2023

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

The hearing opened at 7:10 p.m.

The Chair noted that the Municipality was the applicant for this matter.

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

**Paul Card, Halifax** stated that the request for reduced parking spaces for the proposed Herring Cove community centre was reasonable. Card expressed concerns about the reduction of the minimum parking space standard from 1/100 square feet to 1/500 square feet of floor area was quite significant and should not be applied district wide as the minimum standard should be more responsive to each community centre needs.

Innes explained that 1/100 sq feet adopted was consistent with previous change in Beechville and Lakeside and that the requirements were minimum which could be increased by future other community centres if needed.

MOVED by Councillor Cleary, seconded by Councillor Cuttell

**THAT the hearing be closed.**

**MOTION PUT AND PASSED.**

The hearing closed at 7:18 p.m.

MOVED by Councillor Cuttell, seconded by Councillor Cleary

**THAT Halifax and West Community Council adopt the amendment to the Land Use By-law for Planning District 5 (Chebucto Peninsula), as set out in Attachment A of the staff report dated January 11, 2023.**

Community Council noted the requested minimum parking space standard change could be changed depending upon a specific community or recreational centre's needs. Community Council observed that the intent of the Herring Cove Community Association was to develop a local community centre to be accessed by people who walk, bike or take transit. The minimum parking space reduction was appropriate to the proposed community centre needs and allowed construction of a new community centre to go forward.

**MOTION PUT AND PASSED.**

## **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 23684: Development Agreement for 278 Lacewood Drive, Halifax**

The following was before Community Council:

- Staff report dated January 24, 2023

MOVED by Councillor Morse, seconded by Councillor Cleary

**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 January 24, 2023, to allow an existing commercial building to remain and a new commercial building to be constructed at 278 Lacewood Drive, Halifax and schedule a public hearing.**

**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 report dated January 26, 2023

MOVED by Councillor Morse, seconded by Councillor Mason

**THAT 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 January 26, 2023, to allow R-2 uses serviced with on-site services on certain lands surrounding Kearney Lake and schedule a public hearing.**

**MOTION PUT AND PASSED.**

**13.2 MEMBERS OF COMMUNITY COUNCIL – NONE**

**14. MOTIONS – NONE**

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

**15.1 In Camera (In Private) Minutes – January 17, 2023**

MOVED by Councillor Cleary, seconded by Councillor Mason

**THAT the In Camera (In Private) minutes of January 17, 2023 be approved as circulated.**

**MOTION PUT AND PASSED.**

**16. ADDED ITEMS – NONE**

**17. NOTICES OF MOTION – NONE**

**18. PUBLIC PARTICIPATION**

The Chair noted there were no registered speakers.

**19. DATE OF NEXT MEETING – March 27, 2023**

**20. ADJOURNMENT**

The meeting was adjourned at 7:28 p.m.

Andrea Lovasi-Wood  
Legislative Assistant