



**HALIFAX AND WEST COMMUNITY COUNCIL
MINUTES
July 16, 2024**

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

STAFF: Karen Brown, Managing Solicitor
Andrea Lovasi-Wood, Legislative Assistant
Jamie D'Angelo, 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 6:00 p.m. Community Council moved into an In Camera (In Private) session at 7:19 p.m. and reconvened at 7:30 p.m. Community Council adjourned at 7:32 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 – May 14, 2024

MOVED by Councillor Morse, seconded by Councillor Cleary

THAT the minutes of May 14, 2024 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 PLANAPP 2023-00563: Development Agreement for 870 and 874/876 Herring Cove Road, Herring Cove

The following was before Community Council:

- Supplementary staff report dated June 26, 2024
- Staff report dated April 26, 2024
- Extract from the May 14, 2024 Halifax and West Community Council draft minutes
- Correspondence from Kathleen Hall and Martha R. Leary, David Crowe, Shawn Rosvold, Roy Shipley and Christian Larivee, Sean Sangster
- Staff presentation dated July 16, 2024
- Applicant presentation dated July 16, 2024

Claire Tusz, Planner III gave a presentation and responded to questions of clarification from Community Council. Tusz explained that an easement to Herring Cove Road was not feasible as the lots were privately owned and were subdivided from the property.

The hearing opened at 6:20 p.m.

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

Chrystal Fuller and Marius Ardelean, Applicant gave a presentation and responded to questions of clarification from Community Council. Fuller explained that the detailed storm water management design and that property's greenspace assisted to minimize floods. Ardelean stated they would be responsible to maintain the undisturbed area. Ardelean confirmed they did not own the property to allow for an easement to Herring Cove Road and stated the property's topography did not allow for a trail that would meet the Halifax Regional Municipality's accessibility policy.

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

Alan Borenstein, District 10 spoke in opposition to the proposed development agreement because the Housing Accelerator Fund (HAF) encouraged the building of multi-unit and denser housing over the single family homes and duplexes proposed by the applicant. Borenstein spoke to their concerns that the proposed subdivision was unwalkable, was not readily accessible to amenities or reliable transit and that the local wetlands were put at risk for the sake of low density housing.

Dr. Devom Kronisch, District 11 spoke to the steepness of properties in the area which resulted in their concerns about poor water drainage and storm water management issues like those that currently existed in their neighbouring subdivision. Kronisch also spoke to the need to preserve wetlands for the area's wildlife.

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

Chrystal Fuller and Marius Ardelean responded to questions raised by the public. Fuller explained the enabling policy for the development predated the HAF amendments and did not permit high density in the area. Fuller also explained that the proposed development's storm water management system conformed with Provincial and Municipal standards. Ardelean explained that Halifax Water would determine the type of storm water management system to be used and that they would try to negotiate the use of a natural pond.

MOVED by Councillor Smith, seconded by Councillor Cleary

THAT the hearing be closed.

MOTION PUT AND PASSED.

The hearing closed at 6:50 p.m.

Claire Tusz responded to questions of clarification from Community Council. Tusz detailed how the proposed storm water management system would mimic natural drainage conditions and that the design followed Halifax Water Design Guidelines. Tusz indicated that the property's steepness complicated the inclusion of a wildlife corridor on the property. Tusz explained that the property's enabling policy was not yet amended to comply with the HAF amendments and that the current transportation, sewer and water infrastructure did not allow for higher density for the proposed development.

MOVED by Councillor Cuttell, 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 supplementary staff report dated June 26, 2024; 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 noted the proposed development was well planned, provided needed housing and satisfied the enabling policy's requirements. Community Council also spoke to concerns about traffic impacts, transit capacity and the lack of a wildlife corridor.

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. 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.

13. INFORMATION ITEMS BROUGHT FORWARD – NONE

14. REPORTS

14.1 STAFF

14.1.1 PLANAPP 2024-00240: Substantive Amendment to Development Agreement for 6324 & 6330 Quinpool Road, Halifax

The following was before Community Council:

- Staff report dated June 26, 2024

Thea Langille, Manager, Urban & Rural Planning Applications responded to questions of clarification from the Community Council.

MOVED by Councillor Cleary, seconded by Councillor Smith

THAT Halifax and West Community Council give notice of motion to consider the proposed amending development agreement, as set out in Attachment A of the staff report dated June 26, 2024, to allow a two-storey addition to the eight-storey building under construction at 6324 & 6330 Quinpool Road, Halifax, and schedule a public hearing.

MOTION PUT AND PASSED.

14.2 HERITAGE ADVISORY COMMITTEE

14.2.1 Case 24359: Development Agreement for 2537-39 Agricola Street, Halifax for a 27.3m mixed-use addition to a registered heritage property

The following was before Community Council:

- Heritage Advisory Committee report dated June 28, 2024 with attached staff report dated May 3, 2024

MOVED by Councillor Smith, 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 May 3, 2024, to enable the construction of a 27.3m mixed-use addition to the registered heritage property located at 2539 Agricola Street, with amendments to the second sentence of section 3.5.5 of the proposed development agreement to read “Furthermore, any elevator enclosure shall be subject to the requirements of the Regional Center Land Use By-law, as amended from time to time,” and schedule a public hearing.

MOTION PUT AND PASSED.

15. MOTIONS – NONE

16. IN CAMERA (IN PRIVATE)

MOVED by Councillor Morse, seconded by Councillor Stoddard

THAT Halifax and West Community Council convene to In Camera (In Private) to discuss Item 16.1 PERSONNEL MATTER.

MOTION PUT AND PASSED.

16.1 PERSONNEL MATTER – Private and Confidential Report

This matter was dealt with In Camera (In Private) and ratified in public as follows:

The following was before Halifax and West Community Council:

- Private and confidential staff report dated July 10, 2024

MOVED by Councillor Smith, seconded by Councillor Stoddard

THAT Halifax and West Community Council:

- 1. Adopt the recommendations as outlined in the private and confidential report dated July 10, 2024; and**
- 2. Direct that the private and confidential report dated July 10, 2024 be maintained private and confidential.**

MOTION PUT AND PASSED.

17. ADDED ITEMS – NONE

18. NOTICES OF MOTION – NONE

19. DATE OF NEXT MEETING – August 13, 2024

20. ADJOURNMENT

The meeting was adjourned at 7:32 p.m.

**Halifax and West Community Council
Minutes
July 16, 2024**

Jamie D'Angelo
Legislative Assistant