



**HALIFAX AND WEST COMMUNITY COUNCIL
DRAFT MINUTES
September 16, 2025**

PRESENT: Councillor Patty Cuttell, Chair
Councillor Laura White
Councillor Virginia Hinch
Councillor Janet Steele
Councillor Shawn Cleary

REGRETS: Councillor Kathryn Morse, Vice Chair

STAFF: Elise Martino, Solicitor
Andrea Lovasi-Wood, Legislative Assistant

These minutes are considered draft and will require approval by 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, information items circulated, and video (if available) are online at halifax.ca.

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 26, 2025

MOVED by Councillor Steele, seconded by Councillor Hinch

THAT the minutes of August 26, 2025 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 Steele

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 2024-03126: Rezoning of Lands on Craigmore Drive (PIDs 40179202 and 00208280), Halifax

The following was before Community Council:

- Staff report dated July 11, 2025
- Correspondence from Francis Shelley, Mary Lou and Rodger Johnson, Betty Veinot, Claire Martin
- Staff presentation dated September 16, 2025
- Applicant presentation dated September 16, 2025

Aastha Patel, Planner II gave a presentation. Patel and Thea Langille, Acting Director of Development Services responded to questions of clarification from Community Council. Langille confirmed that the provincial minimum planning requirements did not apply as the Regional Plan needed to be approved and that if the Regional Plan was approved before the issuance of a development permit that the provincial minimum planning requirements could remove the requirement for parking on the properties.

The hearing opened at 6:25 p.m.

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

Byron Kavanagh and Sam Gillet, Applicant gave a presentation.

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

Patrick Martin, Craigmore Drive spoke to concerns about the amount of parking for the proposed development and whether it would be enough to prevent an increase to amount of parking on Craigmore Drive. Martin also noted concerns about potential loss of trees and the screening they provided to neighbouring properties.

Hope Beanlands, Craigmore Drive spoke to concerns about increased traffic and impacts to pedestrian safety brought by the proposed 20 units. Beanlands noted their preference for townhouses as it would mean fewer units.

Lena Bliziotis, Craigmore Drive repeated concerns about increased traffic and on street parking. Bliziotis also spoke to how the proposed development would block sunlight to their property.

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

Sam Gillet responded to questions raised by the public regarding on street parking and traffic.

MOVED by Councillor Cleary, seconded by Councillor Steele

THAT the hearing be closed.

MOTION PUT AND PASSED.

The hearing closed at 6:50 p.m.

Patel responded to questions of clarification from Community Council and indicated that the Halifax Mainland Land Use By-law currently required one parking space for every three dwelling units.

MOVED by Councillor Cleary, seconded by Councillor Steele

THAT Halifax and West Community Council adopt the amendment to the Land Use By-law for Halifax Mainland, as set out in Attachment A of the staff report dated July 11, 2025.

Community Council noted staff's recommendation to rezone the property was based on the neighbourhood's diverse character, the addition of housing variety and choice as well as relatively low density. Community Council acknowledged public concerns about on street parking and sidewalks could be managed via changes to the amount of on street parking allowed and the addition of sidewalks. Community Council noted the rezoning should be approved to allow for the addition of much needed housing. Community Council also noted concerns that the increased zoning provided more than requested by the applicant and could result in a larger development in the future that would not reflect the character of the established neighbourhood.

MOTION PUT AND PASSED.

11. CORRESPONDENCE, PETITIONS & DELEGATIONS

11.1 Correspondence

Correspondence was received and circulated for item 10.1.1.

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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 HERITAGE ADVISORY COMMITTEE

14.1.1 PLANAPP-2023-00150: Heritage Development Agreement for 5522-5540 Russell Street, Halifax (St Mark's Church)

The following was before Community Council:

- Heritage Advisory Committee report dated August 27, 2025 with attached staff report dated July 7, 2025

MOVED by Councillor Hinch, seconded by Councillor White

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 July 7, 2025, to enable the construction of a ten-storey, multi-unit residential building on the registered heritage property, and schedule a public hearing.

MOTION PUT AND PASSED.

15. MOTIONS – NONE

16. IN CAMERA (IN PRIVATE) – NONE

17. ADDED ITEMS – NONE

18. NOTICES OF MOTION – NONE

19. DATE OF NEXT MEETING – October 14, 2025

20. ADJOURNMENT

The meeting was adjourned at 7:05 p.m.

Andrea Lovasi-Wood
Legislative Assistant