



**HALIFAX AND WEST COMMUNITY COUNCIL
DRAFT MINUTES
December 1, 2025**

PRESENT: Councillor Janet Steele, Chair
Councillor Virginia Hinch, Vice Chair
Deputy Mayor Patty Cuttell
Councillor Laura White
Councillor Shawn Cleary
Councillor Kathryn Morse

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

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](https://www.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.

1.1 TABLING OF 2025 ANNUAL REPORT

- **Public Participation for Annual Report**

MOVED by Deputy Mayor Cuttell, seconded by Councillor Cleary

THAT Halifax and West Community Council table the 2025 Halifax and West Community Council Annual Report as presented.

MOTION PUT AND PASSED.

2. APPROVAL OF MINUTES – November 4, 2025

MOVED by Councillor Morse, seconded by Deputy Mayor Cuttell

THAT the minutes of November 4, 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

As provided for in section 37 (1) of *Administrative Order One, Respecting the Procedures of the Council*, Councillor Hinch requested that Item 11.3.1 – Joining Forces for HMCS Sackville: Community Council Partnership - Canadian Naval Memorial Trust be considered prior to Item 10 and Andrea Lovasi-Wood, Legislative Assistant requested that Item 1.1 – Tabling of 2025 Annual Report be considered prior to Item 13.

MOVED by Councillor White, seconded by Councillor Hinch

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 PLANAPP 2024-00458: Substantive Amendment to a Development Agreement for 120 Brunello Boulevard, Timberlea

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Draft Minutes
December 1, 2025**

The following was before Community Council:

- Staff report dated October 17, 2025
- Staff presentation dated December 1, 2025
- Applicant presentation dated December 1, 2025

Matt Conlin, Planner III gave a presentation and responded to questions of clarification from Community Council.

The hearing opened at 6:41 p.m.

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

Andrew Giles, Vice President of Development for The Links at Brunello, Applicant gave a presentation and responded to questions of clarification from Community Council.

The Chair reviewed the rules of procedure for public hearings. 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.

MOVED by Councillor Morse, seconded by Councillor Cleary

THAT the hearing be closed.

MOTION PUT AND PASSED.

The hearing closed at 6:54 p.m.

MOVED by Councillor Hinch, 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 October 17, 2025; 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.

10.1.2 PLANAPP 2025-00497: Development Agreement for 65-71 Sunnybrae Avenue and 70 Central Avenue, Fairview

The following was before Community Council:

- Staff report dated October 9, 2025
- Correspondence from Shuja Golewale, Wendy McDonald, Bill Campbell, Natalia Diaz-Insense, Kate MacLeod
- Staff presentation dated December 1, 2025

Dean MacDougall, Acting Principal Planner gave a presentation and responded to questions of clarification from Community Council.

The hearing opened at 7:09 p.m.

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

Jodi Tsitouras, Applicant responded to questions of clarification from Community Council.

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

Linda Liao, Halifax expressed support for the proposal.

Penny Banfield, Fairview spoke in favour of the proposal.

Kateryna Mokrusk, Halifax was in favour of the proposal as their children attended the daycare.

Michelle Ernest, Fairview spoke in support of the proposal due to long waitlists for daycares and the quality of care provided.

Aditya Mandpe, Fairview expressed support for the proposal as their child attended the daycare and noted the need for quality daycare.

The Chair invited the applicant to respond to questions raised by the public. The applicant chose not to respond.

MOVED by Councillor Cleary, seconded by Deputy Mayor Cuttell

THAT the hearing be closed.

MOTION PUT AND PASSED.

The hearing closed at 7:29 p.m.

MOVED by Councillor Morse, seconded by Councillor Hinch

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 October 9, 2025; 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.

10.1.3 PLANAPP 2025-00730: Development Agreement for 110 Frederick Avenue, Fairview

The following was before Community Council:

- Staff report dated October 22, 2025
- Correspondence from Donna Kirby, John Matthew, Mike Verge
- Staff presentation dated December 1, 2025

Dean MacDougall, Acting Principal Planner gave a presentation and responded to questions of clarification from Community Council.

The hearing opened at 7:47 p.m.

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

Jodi Tsitouras, Applicant was available for questions from Community Council.

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

Donna Kirby, Fairview expressed concerns around noise, parking and opposed the expansion because the increased number of kids was not appropriate for the site or the neighbourhood.

Grant White, Fairview was concerned about parking, traffic and the safety of the children.

Paula Murray, Halifax spoke in support of the expansion.

Gillian Amiro, Halifax expressed support for the expansion.

Jessica Dixon, Fairview spoke in favour of the expansion.

Bernadine MacAulay, Halifax expressed support for the expansion.

Michael Verge, Halifax expressed opposition to the expansion due to noise, parking and traffic.

Penny Banfield, Fairview spoke in support of the expansion.

The Chair invited the applicant to respond to questions raised by the public. The applicant chose not to respond.

MOVED by Councillor Cleary, seconded by Councillor Morse

THAT the hearing be closed.

MOTION PUT AND PASSED.

The hearing closed at 8:16 p.m.

MOVED by Councillor Morse, 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 October 22, 2025; 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.

11. CORRESPONDENCE, PETITIONS & DELEGATIONS

11.1 Correspondence

Correspondence was received and circulated for items: 10.1.2 and 10.1.3.

For a detailed list of correspondence received refer to the specific agenda item.

11.2 Petitions

11.2.1 Councillor Cleary

Councillor Cleary submitted a petition from Liveable Armdale Coalition regarding PLANAPP 2025-01545 - 1102 Purcell's Cove Road Heritage Development Agreement with approximately 442 signatures that requested minimum conditions be considered during the evaluation of the proposed heritage development agreement, including heritage conservation and development that suited the neighbourhood's existing buildings, traffic and infrastructure.

11.3 Presentation

11.3.1 Joining Forces for HMCS Sackville: Community Council Partnership - Canadian Naval Memorial Trust

The following was before Community Council:

- Request for Presentation dated October 29, 2025
- Handout dated December 1, 2025
- Presentation dated December 1, 2025

Greg Cottingham, Chair, Canadian Naval Memorial Trust gave a presentation and responded to questions of clarification from Community Council.

12. PUBLIC PARTICIPATION

Anthony Rosborough, Purcell's Cove spoke to their concerns about the proposed development at 1102 Purcell's Cove Road and the petition submitted supporting their position.

13. INFORMATION ITEMS BROUGHT FORWARD – NONE

14. REPORTS

14.1 STAFF

14.1.1 Proposed Revised 2026 Meeting Schedule

The following was before Community Council:

- Staff memorandum dated December 1, 2025

MOVED by Councillor White, seconded by Councillor Hinch

THAT the Halifax and West Community Council approve the proposed revised 2026 Halifax and West Community Council meeting schedule as outlined in the staff memorandum.

MOTION PUT AND PASSED.

15. MOTIONS – NONE

16. IN CAMERA (IN PRIVATE) – NONE

17. ADDED ITEMS – NONE

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18. NOTICES OF MOTION – NONE

19. DATE OF NEXT MEETING – January 20, 2026

20. ADJOURNMENT

The meeting was adjourned at 8:26 p.m.

Alicia Wall
Legislative Support