HALIFAX

REGIONAL CENTRE COMMUNITY COUNCIL
MINUTES
February 25, 2026

PRESENT:	Councillor Sam Austin, Chair Councillor Becky Kent, Vice Chair Councillor Tony Mancini Councillor Laura White Councillor Virginia Hinch Councillor Shawn Cleary
STAFF:	Colin Taylor, 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.

1. CALL TO ORDER AND LAND ACKNOWLEDGEMENT

The Chair called the meeting to order at 6:01 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. The Chair led the Committee in the African Nova Scotian Affirmation.

2. APPROVAL OF MINUTES – January 26, 2026

MOVED by Councillor Hinch, seconded by Councillor White

THAT the minutes of January 26, 2026 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 Kent

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

Councillor Austin stepped down from the Chair and Councillor Kent assumed the Chair.

10. HEARINGS
10.1 PUBLIC HEARINGS
10.1.1 PLANAPP 2025-01427: Land Use By-Law Amendment for the Rezoning of 13 Pinewood Drive, Dartmouth

The following was before Community Council:

- Staff report dated December 31, 2025
- Correspondence from Andrew Da Ros, Mark Crouse and Amanda Coburn, Ronald J. Thistle, Emma Lidstone, Sara Dickie, Dustin Perry, Kerry Hinds, Jared and Selena Lownds, Shay Ingram and Mathew Dunn, Brandon Christian
- Staff presentation dated February 25, 2026
- Applicant presentation dated February 25, 2026

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

The hearing opened at 6:19 p.m.

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

David Chaisson, 360 CAD Services, Applicant gave a presentation. Chaisson and **Ian Stanley, property owner** responded to questions from Community Council.

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

Shay Ingram, Dartmouth spoke in opposition to rezoning the property to Cluster Housing (CH-1) from the existing Established Residential (ER-3) zone. Ingram noted the zoning change failed to respect the nature of the neighbourhood and its existing infrastructure. Ingram spoke to parking challenges on Pinewood Drive due to the street's narrowness that would be aggravated by upzoning. Ingram expressed concerns about the traffic impact study and the lack of a minimum parking requirement. Ingram responded to questions of clarification from Community Council.

Kerry Hinds, Dartmouth repeated opposition to the rezoning from ER-3 to CH-1. Hinds spoke to the negative impacts the change meant to parking, increased traffic, roadside safety, stormwater drainage, loss of a quiet, liveable neighbourhood and property values. Hinds expressed concerns about how the addition of a sidewalk could impact the streetscape, driveways and front yards of neighbouring properties. Hinds spoke to how potential changes to the property's easements could limit the ability to enter and exit neighbouring properties.

Michael Geislinger, Dartmouth spoke to experience as a developer on Pinewood Drive and noted parking and travel on the street was difficult especially during construction. Geislinger repeated concerns that rezoning had on the neighbourhood's character. Geislinger requested that rezoning applications considered current permitted development to avoid excessively dense development. Geislinger responded to questions of clarification from Community Council.

Teresa Yetman, Dartmouth expressed concerns about the development's impact on local wildlife and repeated concerns the rezoning had on traffic and parking.

Jacqueline Sanford, Dartmouth spoke to their support for the residents of Pinewood Drive and noted that development should be reasonable and fit the existing narrow street. Sanford repeated concerns the rezoning had on parking, stormwater, local wildlife and how the property's easements could negatively impact neighbouring driveways.

Andrew Nyguen, Dartmouth repeated concerns the zoning change meant increased traffic and parking that would negatively impact the safety of children who played on the street.

Chris Markides, Senior Planner with ZZap Consulting Incorporated stated they were not part of the application and spoke to knowledge of the Regional Centre Land Use By-law. Markides spoke to the surface parking allowances in the ER-3 and CH-1 zones. Markides responded to questions of clarification from Community Council.

Ross Cantwell, Halifax spoke in support of the zoning change. Cantwell noted increased urban density avoided urban sprawl and minimized larger environmental damage. Cantwell indicated the property could hold the increased density because it was much larger than others on the street. Cantwell spoke to the benefits of the CH-1 to develop properties with difficult layouts.

Benjamin May, Bedford spoke in support of the addition of affordable housing and noted that the parking proposed on the front of the property aligned with the surface parking of other houses on the street.

Darren Yetman, Dartmouth spoke to neighbouring parcels of land that were better suited to the proposed development.

Robin Cross, Dartmouth expressed concerns about emergency vehicles access due to Pinewood Drive's narrowness and the developer's lack of public engagement with the community.

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

Chaisson and **Stanley** responded to questions raised by the public concerns. Chaisson spoke about client's affordable housing efforts. Stanley spoke to efforts to build as many parking spaces as could on the property to keep cars off the street. Stanley noted the change to CH-1 allowed more surface parking as ER-3 zone limited the number of parking spots.

MOVED by Councillor Austin, seconded by Councillor Cleary

THAT the hearing be closed.

MOTION PUT AND PASSED.

The hearing closed at 7:11 p.m.

Maggie Holm, Manager, Urban & Rural Planning Applications Program responded to questions raised by the public concerns and noted the lot could not hold a cul-de-sac and its construction by the developer was prohibitively expensive. Holm responded to questions of clarification from Community Council.

MOVED by Councillor Austin, seconded by Councillor Cleary

THAT Regional Centre Community Council adopt the amendment to Schedule 2 of the Regional Centre Land Use By-law, as set out in Attachment A of the staff report dated December 31, 2025.

Holm and Wournell responded to questions of clarification from Community Council. Holm spoke to the flexibility allowed by the CH-1 for irregular shaped sites. Wournell confirmed Halifax Regional Fire & Emergency and Halifax Water were given opportunity to comment on the site plan and no concerns were identified.

Community Council noted the residents' need to protect the area's unique quality and spoke to how CH-1 zone was appropriate for this irregular shaped property to produce middle housing. Community Council further noted the property met the policy requirements for CH-1 zoning.

MOTION PUT AND PASSED.

10.1.2 PLANAPP 2025-01836: Land Use By-Law Amendment for the Rezoning of 348 Pleasant Street, Dartmouth

The following was before Community Council:

- Staff report dated January 5, 2026
- Staff presentation dated February 25, 2026
- Applicant presentation dated February 25, 2026

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

The hearing opened at 8:02 p.m.

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

Chris Markides, ZZap Consulting Inc., Applicant gave a presentation and responded to questions from Community Council.

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

Ross Cantwell, Halifax spoke in support of the rezoning of the property. Cantwell spoke to concerns about the current setback, stepback and building height limitations in the Corridor zone and suggested the use of floor area ratio to allow for creative design. Cantwell encouraged Halifax Regional Municipality hire architects to allow for more variable design. Cantell responded to questions of clarification from Community Council.

The Vice 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 Austin

THAT the hearing be closed.

MOTION PUT AND PASSED.

The hearing closed at 8:15 p.m.

MOVED by Councillor Austin, seconded by Councillor Cleary

THAT Regional Centre Community Council adopt the amendment to Schedule 2 of the Land Use By-law for the Regional Centre, as set out in Attachment A of the staff report dated January 5, 2026.

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 Vice 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 – NONE

15. MOTIONS – NONE

16. IN CAMERA (IN PRIVATE) – NONE

17. ADDED ITEMS – NONE

18. NOTICES OF MOTION – NONE

19. DATE OF NEXT MEETING – March 25, 2026

20. ADJOURNMENT

The meeting was adjourned at 8:21 p.m.

Andrea Lovasi-Wood
Legislative Assistant