HALIFAX

HALIFAX AND WEST COMMUNITY COUNCIL
MINUTES
April 21, 2026

PRESENT:	Councillor Janet Steele, Chair Councillor Virginia Hinch, Vice Chair Deputy Mayor Patty Cuttell Councillor Laura White Councillor Shawn Cleary Councillor Kathryn Morse
STAFF:	William Hatfield, 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 6:00 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 – March 24, 2026

MOVED by Deputy Mayor Cuttell, seconded by Councillor Morse

THAT the minutes of March 24, 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

As provided for in section 37 (1) of Administrative Order One, *Respecting the Procedures of the Council*, Andrea Lovasi-Wood, Legislative Assistant requested that Item 10.1.2 – PLANAPP 2024-00735: Rezoning of Lands at 1246 Ketch Harbour Road (PID 00391169), Ketch Harbour be considered prior to Item 10.1.1.

MOVED by Deputy Mayor Cuttell, seconded by Councillor Morse

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 2023-00408: Development Agreements for multi-lot, mixed used development (known as Regency Links) on lands off Washmill Lake Drive, Halifax

The following was before Community Council:

- Staff report dated February 23, 2026
- Correspondence from K. Melanson, Tony Cranford, Patrick and Beverly Charlton, Judith Newman, Anne Marie Powers, Richard Forbes, Barry Houle, Shirley Gould, Carol Betts, Hiram Tiller, Elaine Godin, Mike Deering, Gabriel Christie, Kevin Penney, Gary and Jean Myatt, Kelly Brake, Wendy McDonald, Denise Chisholm, Ross and Linda Miller, Zoe Hogue, Lisa Galway, Bob Manzer, Mona Shaw
- Staff presentation dated April 21, 2026
- Applicant presentation dated April 21, 2026

Dean MacDougall, Acting Principal Planner gave a presentation and responded to questions of clarification from Community Council. MacDougall confirmed the stormwater management design would

be completed after the development agreements were approved. MacDougall described the application review process performed by Halifax Regional Municipality staff and external review agencies including Halifax Water, local trail associations and provincial government departments. MacDougall noted details about the number of transit stops on the Regency Park Drive extension and parkland design were to be finalized during the subdivision application process and the parkland would be completed at the same time as the roadway extension. MacDougall stated the projected traffic impacts from the Regency Park Drive extension were expected to be primarily to Dunbrack Street and Highway 102. MacDougall confirmed townhouse style units would be built in the podiums of the multi-unit buildings.

The hearing opened at 7:18 p.m.

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

Cesar Saleh, WM Fares Architects, Applicant gave a presentation and responded to questions from Community Council. Saleh indicated the planned unit mix was 55% two bedroom units, 45% one bedroom units and 5% three bedroom units with no affordable housing because the developer undertook full responsibility to build the Regency Park Drive extension. Saleh confirmed construction of the building phases would commence within two years, after completion of the roadway extension. Saleh described the benefits of proposed roadway extension for the community and the detailed traffic impact study process including review by the municipality's traffic engineers. Saleh noted the planned recreational amenities included community gardens for the buildings' residents, playgrounds, basketball court and recreation spaces opposite the proposed townhouse style units. Saleh confirmed the width of the Regency Park Drive extension would be consistent with the existing road and that most parking would be underground with a one to one ratio of parking per unit. Salah indicated the larger wetlands would be preserved inside a non-disturbance area and a wetland alteration for the smaller wetlands was applied with for with the provincial government. Saleh confirmed mature trees would remain in the non-disturbance areas and outside those areas the trees would be replaced with new plantings including trees required along the roadway extension.

Ray Landry, Project Engineer, Servant, Dunbrack, McKenzie & MacDonald Limited responded to questions from Community Council regarding stormwater management and spoke to aspects of the master stormwater management plan including the use of rain gardens to collect water from surface parking spaces, use of underground storage and dispersion measures that included filtration.

As set out in section 34 of Administrative Order One, *Respecting the Procedures of the Council*, a motion was required to extend the time of the meeting.

MOVED by Councillor Cleary, seconded by Councillor Morse

THAT Halifax and West Community extend the time of the meeting past 8:00 p.m.

MOTION PUT AND PASSED.

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

Elaine Godin, Halifax spoke to the need for Washmill Lake Drive's traffic problems to be resolved, including the installation of traffic lights on Washmill Lake Drive at the Grandhaven Estates and Belgravia apartment buildings, before Community Council approved the proposed multi-unit buildings on Washmill Lake Drive and the extension of Regency Park Drive. Godin asked for the construction of transit shelters and other road safety measures on Washmill Lake Drive to protect transit users and pedestrians. Godin provided a handout.

Bob Manzer, Halifax spoke to how the proposed development agreements' change in scope, with additional and taller buildings, did not match the existing suburban neighbourhood. Manzer expressed concerns that the additional residents created increased traffic, loss of greenspace, destruction of

wetlands, construction noise and debris and capacity challenges for the Canada Games Centre, Keshen Goodman library, schools and emergency services.

Darrell Spurr, Halifax spoke to concerns about the development and the extension of Regency Park Drive to Washmill Lake Drive because more residents meant increased traffic that reduced pedestrian safety. Spurr noted the buildings' height and density were not needed because population growth had slowed down. Spurr expressed concerns about the lack of affordable housing units and the potential negative impacts the tall buildings could have on neighbouring transmitter towers.

Wendy McDonald, Clayton Park West spoke in support of the extension of Regency Park Drive but opposed the significant increase in unit density. McDonald requested lower building heights to reduce wind impacts and a bigger non-disturbance area to protect wetlands. McDonald repeated concerns about the lack of affordable housing and the capacity challenges for local schools and services. McDonald noted there was insufficient parking.

Jessica Boyd, Halifax spoke to the experience as Chair of Halifax North West Trails Association to build recreational trails in the area with the municipality's staff and volunteer members. Boyd expressed support for the inclusion of the non-disturbance area near the Mainland Common and offered support to the developers to assist in design of a recreational trail connection to the Mainland Commons trail.

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

Cesar Saleh responded to questions raised by the public. Saleh confirmed worked with CBC to establish development parameters that met CBC's requirements for transmitter signal and safety. Saleh indicated the municipality's wind requirements were included in the proposed development agreements, that detailed plans would be submitted at each stage of building design and permitting and that any design modifications related to wind would be made if required by the municipality. Saleh noted the increased building height allowed for more natural open spaces on each lot because the buildings were narrower.

MOVED by Councillor Cleary, seconded by Councillor Hinch

THAT the hearing be closed.

MOTION PUT AND PASSED.

The hearing closed at 8:27 p.m.

MacDougall responded to questions of clarification from Community Council and confirmed the municipality was not able to require electric vehicle charging.

Councillor Steele stepped down from the Chair and Councillor Hinch assumed the Chair.

MOVED by Councillor Steele, seconded by Councillor Cleary

THAT Halifax and West Community Council:

1. **Approve the proposed development agreements, which shall be substantially of the same form as set out in Attachments A and B of the staff report dated February 23, 2026; and**

2. **Require the agreements be signed by the property owner within 240 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 spoke to the development's positive impacts for the neighbourhood including the construction of the Regency Park Drive extension and the provision of non-disturbance areas to provide parkland, access to existing trails and protection of larger wetlands. Community Council noted concerns about increased density were addressed through a good mix of apartment types and thoughtful design near the Mainland Common. Community Council also noted the development's 20 year construction timeline allowed for the adaption of neighbouring amenities; the increased density would support additional retail stores and transit improvements for the area's residents and that development in an existing neighbourhood and infrastructure meant it was less costly for the municipality to service.

MOTION PUT AND PASSED.

Councillor Steele resumed the Chair.

10.1.2 PLANAPP 2024-00735: Rezoning of Lands at 1246 Ketch Harbour Road (PID 00391169), Ketch Harbour

The following was before Community Council:

- Staff report dated March 6, 2026
- Correspondence from Lisa and Wally Bennett, Kathy Legge
- Staff presentation dated April 21, 2026
- Applicant presentation dated April 21, 2026

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

The hearing opened at 6:21 p.m.

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

Isabelle Choumiline, Sightline Planning + Approvals, Applicant gave a presentation and responded to questions from Community Council. Choumiline indicated that property owners, after approval of the proposed rezoning, intended to engage a development partner build residential units.

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 Cleary, seconded by Deputy Mayor Cuttell

THAT the hearing be closed.

MOTION PUT AND PASSED.

The hearing closed at 6:32 p.m.

MOVED by Deputy Mayor Cuttell, seconded by Councillor Hinch

THAT Halifax and West Community Council adopt the amendment to Schedule A of the Land Use By-law for Planning District 5 (Chebucto Peninsula), as set out in Attachment A of the staff report dated March 6, 2026.

MOTION PUT AND PASSED.

11. CORRESPONDENCE, PETITIONS & DELEGATIONS
11.1 Correspondence

Correspondence was received and circulated for items: 10.1.1 and 10.1.2.

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

11.2 Petitions – None
11.3 Presentation – None

12. PUBLIC PARTICIPATION

Stephen Secord, Hatchet Lake spoke about a proposed universal food securities framework and provided a handout. Secord described how the framework could be used to align Halifax Regional Municipality's land use bylaw rules on raising chickens and hens and allow residents to redistribute household food scrapes to residents who raise chickens to minimize waste. Secord responded to questions of clarification from Community Council.

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 – May 19, 2026

20. ADJOURNMENT

The meeting was adjourned at 8:57 p.m.

Andrea Lovasi-Wood
Legislative Assistant