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Item No. 1.1
Halifax and West Community Council
December 1, 2025

TO: Chair and Members of Halifax and West Community Council

FROM: Brad Anguish, Commissioner of Operations

DATE: November 10, 2025

SUBJECT: Halifax and West Community Council – 2025 Annual Report

ORIGIN

Halifax and West Community Council requested that the Legislative Assistant maintain a record of the Community Council's business for the first annual meeting held in 2013 and annually held thereafter.

EXECUTIVE SUMMARY

The information contained in this report is a high-level summary of the activities and actions taken at Halifax and West Community Council during December 16, 2024 and November 4, 2025.

RECOMMENDATION

It is recommended that Halifax and West Community Council table the 2025 Halifax and West Community Council Annual Report as presented.

BACKGROUND

Halifax and West Community Council was established on December 3, 2012 by Administrative Order 48, Respecting the Creation of Community Councils.

Halifax and West Community Council includes the following districts:

- District 7 – Halifax South Downtown
- District 8 – Halifax Peninsula North
- District 9 – Halifax West Armdale
- District 10 – Halifax – Bedford Basin West
- District 11 – Spryfield – Sambro Loop
- District 12 – Timberlea – Beechville – Clayton Park – Wedgewood

DISCUSSION

Halifax and West Community Council met 10 times between December 16, 2024 and November 4, 2025, in person, and virtually via Zoom.

Community Council met on the following dates:

1. December 16, 2024
2. January 21, 2025
3. February 18, 2025
4. March 17, 2025
5. April 22, 2025
6. May 20, 2025
7. August 26, 2025
8. September 16, 2025
9. October 14, 2025
10. November 4, 2025

Halifax and West Community Council's business for the period of December 16, 2024 and November 4, 2025 included the following:

- 7 public hearings;
- 0 variance appeal hearings;
- 8 staff reports;
- 1 report from Board and Committees;
- 1 motions from a Community Council member;
- 0 requests for information reports brought forward by members of Community Council;
- 15 pieces of correspondence;
- 0 petitions;
- 0 presentations;
- 2 speakers during public participation;
- 10 information reports; and
- Community Council met in camera (in private) 1 time.

Public Hearings were held on the following matters:

December 16, 2024:

PLANAPP 2023-01535: Development Agreement for 918 South Bland St, Halifax

Public Hearing held and closed. Motion approved 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 2, 2024; 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.

PLANAPP 2024-00928: Substantive Amendment to a Development Agreement for 2755 King Street, Halifax

Public Hearing held and closed. Motion approved that Halifax and West Community Council:

1. Approve the proposed amending development agreement, which shall be substantially of the same form as set out in Attachment A of the staff report dated October 10, 2024, revised December 10, 2024; 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.

January 21, 2025:

PLANAPP 2024-00371: Development Agreement for 6319 Chebucto Rd, Halifax

Public Hearing held and closed. Motion approved 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 November 4, 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.

February 18, 2025:

PLANAPP 2024-01000: Amendment to the Land Use By-law for Planning District 5 (Chebucto Peninsula) to amend Schedule E – Areas Subject to Reduced Road Frontage Requirements

Public Hearing held and closed. Motion approved that Halifax and West Community Council adopt the amendment to Schedule E - Areas Subject to Reduced Road Frontage Requirements of the Planning District 5 (Chebucto Peninsula) Land Use By-law set out in Attachment A of the staff report dated December 21, 2024.

May 20, 2025:

Case 24505: Development Agreement for 10 Kirk Road, Halifax for a bare land condominium development and rehabilitation of a registered heritage property

Public Hearing held and closed. Motion approved 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 September 4, 2024; 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.

September 16, 2025:

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

Public Hearing held and closed. Motion approved that Halifax and West Community 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.

October 14, 2025:

PLANAPP-2023-00150: Heritage Development Agreement for 5522-5540 Russell Street, Halifax (St

Mark's Church)

Public Hearing held and closed. Motion approved 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 July 7, 2025; 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.

Public Participation:

Members of the public spoke to a wide range of Municipal matters including: the Downtown Halifax Business Commission's Vision 2030, and issues with construction blasting in District 11.

Planning Advisory Committees:

HRM has three Planning Advisory Committees, the North West Planning Advisory Committee, reporting to the North West Community Council, the Harbour East-Marine Drive Planning Advisory Committee, reporting to Harbour East-Marine Drive Community Council, and the Halifax Peninsula Planning Advisory Committee, reporting to the Halifax and West Community Council. Planning Advisory Committees hold public meetings associated with municipal planning strategy amendment applications as deemed necessary. On April 22, 2022 the Province approved legislative changes to the *Halifax Regional Municipal Charter* which suspended planning advisory committees for a period of three years. On March 24, 2025 the Province approved an extension to November 25, 2026.

FINANCIAL IMPLICATIONS

No financial implications at this time.

RISK CONSIDERATION

No risk considerations were identified.

COMMUNITY ENGAGEMENT

Meetings of the Halifax and West Community Council are open to public attendance and members of the public are invited to address the Community Committee for up to five (5) minutes during the Public Participation portion of the meeting. Meetings are live webcast on Halifax.ca. The agenda, reports, video, and minutes of the Community Council are posted on Halifax.ca.

ENVIRONMENTAL IMPLICATIONS

No environmental implications were identified.

ALTERNATIVES

Halifax and West Community Council could choose not to table the 2025 Annual Report. This is not the recommended action.

LEGISLATIVE AUTHORITY

Halifax Regional Municipality Charter, SNS 2008, c 39:

25 The powers and duties of a community council include

(a) monitoring the provision of services to the community and recommending the appropriate level of services, areas where additional services are required and ways in which the provision of services can be improved;

(b) the establishment of one or more advisory committees;

(c) recommending to the Council appropriate by-laws, regulations, controls and development standards for the community;

(d) recommending to the Council appropriate user charges for the different parts of the community;

(e) making recommendations to the Council respecting any matter intended to improve conditions in the community including, but not limited to, recommendations respecting

(i) inadequacies in existing services provided to the community and the manner in which they might be resolved, additional services that might be required and the manner in which the costs of funding these services might be raised, and

(ii) the adoption of policies that would allow the people of the community to participate more effectively in the governance of the community; and

(f) making recommendations to the Council on any matter referred to it by the Council.

27 (1) A community council shall hold an annual public meeting in the community in each year to report to the public concerning its activities and to receive the views of the public respecting all matters within its mandate.

Administrative Order One, *The Procedures of the Council Administrative Order*, schedule 8 Community Council Rules of Governing Procedures.

ATTACHMENTS

None.