



**HALIFAX AND WEST COMMUNITY COUNCIL  
SPECIAL MEETING  
MINUTES  
August 11, 2020**

**PRESENT:** Councillor Stephen Adams, Chair  
Councillor Shawn Cleary  
Councillor Richard Zurawski  
Councillor Russell Walker  
Councillor Waye Mason

**REGRETS:** Councillor Lindell Smith, Vice Chair

**STAFF:** Meg MacDougall, Solicitor  
Krista Vining, Legislative Assistant  
Hannah Forsyth, Legislative Support

*The following does not represent a verbatim record of the proceedings of this meeting.*

*The agenda, reports, supporting documents, and information items circulated are online at [halifax.ca](http://halifax.ca).*

*The meeting was called to order at 6:01 p.m. and Community Council adjourned at 6:54 p.m.*

## **1. CALL TO ORDER**

The Chair called the meeting to order at 6:01 p.m.

## **2. APPROVAL OF MINUTES – Special July 28, 2020**

The Legislative Assistant noted **a correction to the minutes under item 5.1.1 Case 22640, the registered speaker had stated that the Association appreciated that the new buyer would consider the architectural value and heritage of the building.**

MOVED by Councillor Cleary, seconded by Councillor Zurawski

**THAT the minutes be approved as amended.**

**MOTION PUT AND PASSED.**

## **3. APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS**

Deletions:

7.1.1 Case 22539: Application by WM Fares Architects requesting amendments to the Stage I and Stage II Development Agreements for Phase 3 to allow for a five-storey hotel on lands at the intersection of Dunbrack Street and Ruth Goldbloom Drive, Halifax

MOVED by Councillor Mason, seconded by Councillor Walker

**THAT the agenda be approved as amended.**

**MOTION PUT AND PASSED.**

## **4. CALL FOR DECLARATION OF CONFLICT OF INTERESTS - NONE**

## **5. HEARINGS**

### **5.1 PUBLIC HEARING – 6:00 p.m.**

#### **5.1.1 Case 22503: Amendment to the Land Use By-Law for Halifax Mainland for properties on Percy Street and Joseph Howe Drive, Halifax**

The following was before Community Council:

- A staff recommendation report dated April 16, 2020
- Correspondence from Darlene Duggan

Paul Sampson, Planner II gave an overview of the Land Use By-law for Halifax Mainland proposed amendment to the height calculation to enable a new 8-storey mixed-use building. A copy of the staff presentation is on file.

In response to a question on the Chain of Lakes Trail, Sampson said that there could be temporary impacts on the trail access in that area during construction.

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

**Rob LeBlanc, Fathom Studio** explained that they had previously obtained a development permit for an 8-storey building, and that the original intent of the Municipal Planning Strategy and Land Use By-law (LUB) was to allow an uncompromised 8-storey building. However, the current LUB regulations pose some difficulties with the minimum ground floor height (4.5 metres), differences in grade levels between the two streets, and a lack of allowance for any rooftop mechanical or penthouse features. A copy of the presentation is on file.

The Chair reviewed the rules of procedure for public hearings. There were no registered speakers.

MOVED by Councillor Walker, seconded by Councillor Zurawski

**THAT the public hearing be closed.**

**MOTION PUT AND PASSED.**

MOVED by Councillor Walker, seconded by Councillor Zurawski

**THAT Halifax and West Community Council adopt the amendments to the Land Use By-law for Halifax Mainland, as set out in Attachment A of the staff report dated April 16, 2020.**

**MOTION PUT AND PASSED.**

#### **5.1.2 Case 21730: Development Agreement for 205 Bedford Highway, Halifax**

The following was before Community Council:

- A staff recommendation report dated June 24, 2020
- Correspondence from Sarah Thompson

Sean Gillis, Planner II presented the proposed development agreement to allow an 8-storey residential development with ground floor commercial, subject to the provision of affordable housing units. A copy of the staff presentation is on file.

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

**Kevin Riles, KWR Approvals** spoke to the development citing the location, context and design features. Riles added that since the development was last presented, the adjacent Asian grocery was purchased by the owner for the entrance across from Flamingo Drive. A copy of the presentation is on file.

**Nick Stappas, Pathos Properties** expressed their appreciation to all involved.

The Chair reviewed the rules of procedure for public hearings and called for the registered speaker.

The Legislative Assistant confirmed the registered speaker had not connected to the meeting and was not in attendance, and the solicitor confirmed that the Community Council could proceed with closing the public hearing.

MOVED by Councillor Walker, seconded by Councillor Cleary

**THAT the public hearing be closed.**

**MOTION PUT AND PASSED.**

MOVED by Councillor Walker, 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 June 24, 2020; and
2. Require the development agreement to be signed by the property owner within 180 days, or any extension thereof granted by Community Council on the request of the property owner, from the date of final approval by Community Council and any other bodies as necessary, including Original Signed Case 21730: Development Agreement 205 Bedford Highway, Halifax Community Council Report - 2 - July 8, 2020 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.**

**6. CORRESPONDENCE, PETITIONS & DELGATIONS**

**6.1 Correspondence**

The Legislative Assistant noted that correspondence was received for Items 5.1.1 and 5.1.2. This correspondence was circulated to Community Council.

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

**6.2 Petitions – None**

**7. REPORTS**

**7.1 STAFF**

**7.1.1 Case 22539: Application by WM Fares Architects requesting amendments to the Stage I and Stage II Development Agreements for Phase 3 to allow for a five-storey hotel on lands at the intersection of Dunbrack Street and Ruth Goldbloom Drive, Halifax**

This item was deleted during the approval of the agenda.

**8. ADJOURNMENT**

The meeting was adjourned at 6:54 p.m.

Hannah Forsyth  
Legislative Support