



**HALIFAX AND WEST COMMUNITY COUNCIL
MINUTES
March 27, 2023**

PRESENT: Councillor Lindell Smith, Chair
Councillor Patty Cuttell, Vice Chair
Councillor Waye Mason
Councillor Shawn Cleary
Councillor Kathryn Morse
Councillor Iona Stoddard

STAFF: Meg MacDougall, Solicitor
Iain MacLean, Municipal Clerk
Lama Farhat, 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.

The meeting was called to order at 6:01 p.m. Community Council adjourned at 6:56 p.m.

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.

2. APPROVAL OF MINUTES – February 28, 2023

MOVED by Councillor Stoddard, seconded by Councillor Cleary

THAT the minutes of February 28, 2023 be approved as circulated.

MOTION PUT AND PASSED.

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

MOVED by Councillor Mason, seconded by Councillor Stoddard

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

10. HEARINGS

10.1 PUBLIC HEARINGS

10.1.1 Case 23684: Development Agreement for 278 Lacewood Drive, Halifax

The following was before Community Council:

- Staff report dated January 24, 2023
- Extract from the February 28, 2023 Halifax and West Community Council draft minutes
- Correspondence from Wendy MacDonald, Martyn Williams, Bill Campbell
- Staff presentation dated March 27, 2023
- Applicant presentation dated March 27, 2023

Erin MacIntyre, Director, Development Services gave a presentation and responded to questions of clarification from Community Council.

The hearing opened at 6:13 p.m.

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

Jess Harper, Project Manager Planning, WSP gave a presentation and responded to questions of clarification from the Community Council regarding the site design and options for accessibility features.

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

Bill Campbell, Walk 'n Roll Halifax spoke in support of the proposed development but highlighted concerns around accessibility and mobility standards. Campbell noted four amendments that Community

Council should consider making to the agreement to provide direct bicycling and pedestrian access to retail and transit.

MOVED by Councillor Mason, seconded by Councillor Cleary

THAT the hearing be closed.

MOTION PUT AND PASSED.

The hearing closed at 6:30 p.m.

MOVED by Councillor Morse, seconded by Councillor Cuttell

That the 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 January 24, 2023; 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.**

Community Council discussed deferring the matter to request a supplemental report on accessibility and mobility gaps of the lot but agreed that the applicant was required to meet Integrated Mobility Plan standards for the building as set out in the agreement.

MOTION PUT AND PASSED.

10.1.2 Case 24020 – Land Use By-law Amendment for the Kearney Lake area of Halifax (Bedford West – Sub Area 11)

The following was before Community Council:

- Staff report dated January 26, 2023
- Extract from the February 28, 2023 Halifax and West Community Council draft minutes
- Staff presentation dated March 27, 2023

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

The hearing opened at 6:48 p.m.

The Chair noted that the Municipality was the applicant for this matter.

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

Mary-Ann MacGrath, Kearney Lake, provided clarification on representation submitted by the Kearney Lake community 17 years ago. MacGrath noted that the Kearney Lake community fought hard to maintain their R-2 designation and had been waiting 17 years for this to be corrected.

MOVED by Councillor Mason, seconded by Councillor Stoddard

THAT the hearing be closed.

MOTION PUT AND PASSED.

The hearing closed at 6:51 p.m.

MOVED by Councillor Morse, seconded by Councillor Stoddard

That the Halifax and West Community Council adopt the amendments to the Halifax Mainland Land Use By-law, as set out in Attachment A of the staff report dated January 26, 2023.

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. INFORMATION ITEMS BROUGHT FORWARD – NONE

13. REPORTS

13.1 STAFF

13.1.1 Case 24347: Development Agreement for 8 Birches Drive, Halifax

The following was before Community Council:

- Staff report dated February 21, 2023

MOVED by Councillor Cleary, seconded by Councillor Mason

THAT the Halifax and West Community Council give notice of motion to consider the proposed development agreement, as set out in attachment A of the staff report dated February 21, 2023, to allow an expansion and renovation to an existing non-conforming multi-unit residential building located at 8 Birches Drive, Halifax, and schedule a public hearing.

MOTION PUT AND PASSED.

14. MOTIONS – NONE

15. IN CAMERA (IN PRIVATE)

15.1 PERSONNEL MATTER – Private and Confidential Report

This matter was dealt with in public as follows:

The following was before the Community Council:

- Private and confidential report dated March 21, 2023

MOVED by Councillor Mason, seconded by Councillor Cleary

THAT the Halifax and West Community Council

- 1. Adopt the recommendations as outlined in the private and confidential report dated March 21, 2023; and**

2. Direct that the private and confidential report dated March 21, 2023 be maintained private and confidential.

MOTION PUT AND PASSED.

16. ADDED ITEMS – NONE

17. NOTICES OF MOTION – NONE

18. PUBLIC PARTICIPATION – NONE

19. DATE OF NEXT MEETING – April 24, 2023

20. ADJOURNMENT

The meeting was adjourned at 6:56 p.m.

Lama Farhat
Legislative Assistant