



**HALIFAX AND WEST COMMUNITY COUNCIL
MINUTES
September 19, 2023**

PRESENT: Councillor Patty Cuttell, Vice Chair
Councillor Wayne Mason, Acting Chair
Councillor Shawn Cleary
Councillor Kathryn Morse
Councillor Iona Stoddard

REGRETS: Councillor Lindell Smith, Chair – Parental Accommodation

STAFF: Karen Brown, 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.

The meeting was called to order at 6:05 p.m. and Community Council adjourned at 6:32 p.m.

1. CALL TO ORDER AND LAND ACKNOWLEDGEMENT

In the absence of the Chair and Vice Chair, Community Council selected Councillor Mason to serve as Acting Chair.

The Acting Chair called the meeting to order at 6:05 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 – July 4, 2023 and August 9, 2023

MOVED by Councillor Cleary, seconded by Councillor Morse

THAT the minutes of July 4, 2023 and August 9, 2023 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 Morse

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 24532: Development Agreement for 56 Walter Havill Drive, Halifax

The following was before Community Council:

- Staff report dated May 23, 2023
- Extract from the July 4, 2023 Halifax and West Community Council draft minutes
- Correspondence from Mark Cormier
- Staff presentation dated September 19, 2023

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

The hearing opened at 6:19 p.m.

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

Jenifer Tsang, Sunrose Land Use Consulting, Applicant spoke to the complexity of the original 1990 development agreement that resulted in a compliance issue with the total number of residential units allowed for the building. Tsang stated that the development agreement amendment allowed the existing boarding house use units to become residential units that included a kitchen.

The Acting Chair reviewed the rules of procedure for public hearings. The Acting Chair noted there were no registered speakers and called three times for any other members of the public wishing to speak.

Kelly MacDonald, Halifax spoke in favour of the amendments to the development agreement as the change in the commercial zoning for the building's gym allowed their personal fitness training business to expand and provided a much-needed public amenity for the community.

The Acting 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 Stoddard

THAT the hearing be closed.

MOTION PUT AND PASSED.

The hearing closed at 6:23 p.m.

MOVED by Councillor Cleary, seconded by Councillor Morse

THAT the 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 May 23, 2023; 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.**

Community Council noted the value of the property owner's plan to convert 12 boarding house units to residential use because the change in use allowed the existing units to include kitchens. Community Council noted that the conversion of the existing gym to a commercial use provided an important amenity that reflected a whole community.

Councillor Cuttell joined the meeting and did not vote as they were not present for the public hearing.

MOTION PUT AND PASSED.

Councillor Cuttell assumed the Chair.

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

14.1 STAFF

14.1.1 PLANAPP 2023-01043: Substantive Amendment to the Development Agreement for 1021 Beaufort Rd, Halifax

The following was before Community Council:

- Staff report dated August 28, 2023

MOVED by Councillor Mason, seconded by Councillor Stoddard

THAT the Halifax and West Community Council give notice of motion to consider the proposed amending agreement, as set out in Attachment A of the staff report dated August 28, 2023, to permit an extension for the completion of construction at 1021 Beaufort Avenue, Halifax and schedule a public hearing.

MOTION PUT AND PASSED.

14.3 MEMBERS OF COMMUNITY COUNCIL – NONE

15. MOTIONS – NONE

16. IN CAMERA (IN PRIVATE) – NONE

17. ADDED ITEMS – NONE

18. NOTICES OF MOTION – NONE

19. DATE OF NEXT MEETING – October 10, 2023

20. ADJOURNMENT

The meeting was adjourned at 6:32 p.m.

Andrea Lovasi-Wood
Legislative Assistant