



**HALIFAX WEST COMMUNITY COUNCIL
MINUTES
August 13, 2024**

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

REGRETS: Councillor Patty Cuttell

STAFF: Meg MacDougall, Solicitor
Krista Vining, Team Lead, Legislative Assistants
Dorothy Maponga, 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 6:06 p.m. and adjourned at 7:24 p.m.

1. CALL TO ORDER AND LAND ACKNOWLEDGEMENT

The Chair called the meeting to order at 6:06 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 16, 2024

MOVED by Councillor Cleary, seconded by Councillor Smith

THAT the minutes of July 16, 2024 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 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 PLANAPP 2024-00240: Substantive Amendment to Development Agreement for 6324 & 6330 Quinpool Road, Halifax

The following was before Community Council:

- Staff report dated June 26, 2024
- Extract from the July 16, 2024 Halifax and West Community Council draft minutes
- Staff presentation dated August 13, 2024
- Applicant presentation dated August 13, 2024

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

The hearing opened at 6:16 p.m.

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

Louie Lawen and Nick LoPresti, Dixel Developments gave a presentation, noting that Dexter Developments were responsible for the design and development of the proposed development that would be managed by Paramount Management Group. Lawen and LoPresti responded to questions of

clarification from the Community Council on visitor building access, ownership of the units and the redesign of the proposed building to add two storeys and a third elevator.

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

Ian Zwiers, Halifax spoke to the continued need for affordable housing. Zwiers highlighted concerns of the proposed development being inconsistent with the zoning changes effected in June 2024. They noted that the proposed development site was characterized within two different Centre zones and an increase in floor ratio plans. Zwiers emphasized that the revision of the development agreement would impact future proposals due to the lack of trust from residents. They encouraged Community Council to maintain the current development agreement which was consistent with the current zoning.

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

Lawen noted that the redesign was consistent with the Centre Plan and spoke on the continuous public engagement during the development agreement process.

MOVED by Councillor Cleary, seconded by Councillor Stoddard

THAT the hearing be closed.

MOTION PUT AND PASSED.

The hearing closed at 6:41 p.m.

MacDougall responded to questions of clarification from Community Council on the planning process, as of right development agreements, changes permitted by the Centre Plan on existing development agreements, servicing of the building, floor area ratio and height restrictions. They added that substantive amendments to development agreements required public input and Community Councils' decision.

MOVED by Councillor Cleary, seconded by Councillor Stoddard

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 June 26, 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.**

MOTION PUT AND PASSED.

10.1.2 Case 24359: Development Agreement for 2537-39 Agricola Street, Halifax for a 27.3m mixed-use addition to a registered heritage property

The following was before Community Council:

- Staff report dated May 3, 2024
- Extract from the July 16, 2024 Halifax and West Community Council draft minutes
- Correspondence from James Trites, Brian Yee, Josh Judah, Tracy Jackson, Will Creene
- Staff presentation dated August 13, 2024
- Applicant presentation dated August 13, 2024

Carter Beaupre-McPhee, Planner III gave a presentation and responded to questions of clarification from Community Council.

The hearing opened at 7:04 p.m.

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

Grant Ruffinengo, Applicant spoke to the family connection and history of the property. Ruffinengo spoke to the future of the property and the proposed development into a mixed-use eight storey building. They noted that the Open Mic House would maintain the heritage status due to the history and value to the community. Ruffinengo highlighted that the sites' parking lot would continue to be used as a music venue upon completion of the development. They added that the proposed development agreement responded to the need for housing in the Municipality and was consistent with the aims of the Housing Accelerator Fund and the Centre Plan.

Edeward Edelstein, EcoGreen Homes spoke to the successful registration of the Open Mic House as a registered heritage property and the process for substantial alteration of the Open Mic House. Edelstein highlighted that the development agreement proposes the restoration of the property and retains a portion of the original building. They added that the community was characterized with tourists and the development would enhance the appeal of the area. Edelstein spoke on the vertical elements, neutral colours and tones, and the Halifax box style of the proposed development. They highlighted that the proposed development was set back from the street and was consistent with the density of similar buildings in the area.

Ruffinengo and Edelstein responded to questions of clarification from Council regarding community feedback on the proposed development.

The Chair reviewed the rules of procedure for public hearings and called for anyone wishing to speak on the matter; there were none.

MOVED by Councillor Smith, seconded by Councillor Cleary

THAT the hearing be closed.

MOTION PUT AND PASSED.

The hearing closed at 7:18 p.m.

MOVED by Councillor Smith, 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 May 3, 2024, with amendments to the second sentence of section 3.5.5 of the proposed development agreement to read "Furthermore, any elevator enclosure shall be subject to the requirements of the Regional Center Land Use Bylaw, as amended from time to time,"; 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.**

MOTION PUT AND PASSED.

11. CORRESPONDENCE, PETITIONS & DELEGATIONS

11.1 Correspondence

Correspondence was received and circulated for item 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

The Chair noted there were no registered speakers.

13. INFORMATION ITEMS BROUGHT FORWARD – NONE

14. REPORTS – NONE

15. MOTIONS – NONE

16. IN CAMERA (IN PRIVATE)

16.1 In Camera (In Private) Minutes – July 16, 2024

This matter was dealt with in public as follows:

MOVED by Councillor Cleary, seconded by Councillor Morse

THAT the In Camera (In Private) minutes of July 16, 2024 be approved as circulated.

MOTION PUT AND PASSED.

17. ADDED ITEMS – NONE

18. NOTICES OF MOTION – NONE

19. DATE OF NEXT MEETING – September 9, 2024

20. ADJOURNMENT

The meeting was adjourned at 7:24 p.m.

Dorothy Maponga
Legislative Assistant