



**HALIFAX AND WEST COMMUNITY COUNCIL
DRAFT MINUTES
October 14, 2025**

PRESENT: Councillor Patty Cuttell, Chair
Councillor Kathryn Morse, Vice Chair
Councillor Laura White
Councillor Virginia Hinch
Councillor Janet Steele
Councillor Shawn Cleary

STAFF: Colin Taylor, Solicitor
Andrea Lovasi-Wood, Legislative Assistant

These minutes are considered draft and will require approval by Halifax and West Community Council at a future meeting.

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.

1. CALL TO ORDER AND LAND ACKNOWLEDGEMENT

The Chair called the meeting to order at 6:00 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 – September 16, 2025

MOVED by Councillor Steele, seconded by Councillor Morse

THAT the minutes of September 16, 2025 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

As provided for in section 37 (1) of Administrative Order One, *Respecting the Procedures of the Council*, Andrea Lovasi-Wood, Legislative Assistant requested that Item 12 – Public Participation be considered prior to Item 10.

MOVED by Councillor Steele, seconded by Councillor Morse

THAT the agenda be approved as amended.

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-2023-00150: Heritage Development Agreement for 5522-5540 Russell Street, Halifax (St Mark's Church)

The following was before Community Council:

- Heritage Advisory Committee report dated August 27, 2025 with attached staff report dated July 7, 2025
- Correspondence from Kyra Lambert, James Ross, Lynn Pogson, Ashley Cunningham and Sebastian Dickinson Buzeta
- Staff presentation dated October 14, 2025
- Applicant presentation dated October 14, 2025

Carter Beaupre-McPhee, Planner III, Heritage, Planning and Development gave a presentation and responded to questions of clarification from Community Council. Beaupre-McPhee indicated that the proposed multi-unit residential building's three storey street wall on Russell Street echoed St. Mark's Church's cornice line, side windows and brick façade. Beaupre-McPhee confirmed the proposed heritage

development agreement would be legally binding, registered on the property's title and prohibited future subdivision of the lot to make the church and the proposed building separate parcels. Beaupre-McPhee spoke to the applicant's submission of a heritage impact statement that confirmed the church could be restored and detailed the extent of restoration work required including cost estimates.

The hearing opened at 6:40 p.m.

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

John Dib, Applicant gave a presentation and responded to questions from Community Council regarding the amenity penthouse's setback that limited the ability to view it from the street and confirmed the current unit split for the proposed building was 60% one bedroom and 40% two bedroom.

Cesar Saleh, Applicant responded to questions of clarification. Saleh confirmed a third party expert developed the heritage impact statement, that additional improvements were planned for the church beyond the heritage requirements and confirmed there was a contingency fund.

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

Sheleagh McCorry, District 8 expressed concerns the proposed development would worsen the neighbourhood's current traffic congestion and construction would further reduce the accessibility of Russell Street. McCorry also noted the traffic impact statement completed in 2021 did not consider two neighbouring schools, construction traffic, population growth and pedestrian safety.

Steve Beeler, District 8, Chair of St. Mark's Church Building and Development Committee spoke in support of the proposed heritage development agreement and regarding the parish's long history of commitment to preservation of the church building and outreach services to the community. Beeler indicated St. Mark's Church chose a developer who wanted to restore church to its' former glory, presented to the parish and the parish overwhelming supported the present proposal as it allowed for a more usable building that could expand events and services provided to community.

Kristin Smith, District 8 expressed concerns about the proposed building's exterior lighting plans and potential intrusive impacts of light pollution on neighbouring properties.

Rev. Diane Parker, St. Mark's Church Ministry Team spoke to St. Mark's Church's community building efforts through provision of services and the positive impacts that the restoration would bring to the church's ability to provide programs to the community.

Daphne Beeler, District 8, Senior Warden of St. Mark's Church confirmed St. Mark's Church was a usable building, remained opened and was regularly used for community events. Beeler noted the basement was closed due to a mould problem that would be rectified by the proposed restorations to the church building.

Carmel Bailey, District 8 spoke to the value of St. Mark's Church to the community and expressed concerns about the proposed building's height and the lack of on street parking for the building's residents.

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

Saleh responded to questions raised by the public. Saleh indicated there was no requirement to provide parking and that much fewer parking spaces were needed in urban developments, and the heritage development agreement required an outdoor lighting plan. Saleh clarified the use of fluorescent lighting was restricted, wayfinding lighting could not impose on neighbouring properties, and the building would include 18-40 parking spaces.

MOVED by Councillor Cleary, seconded by Councillor Steele

THAT the hearing be closed.

MOTION PUT AND PASSED.

The hearing closed at 7:14 p.m.

Beaupre-McPhee responded to questions of clarification raised by the public to clarify that a mechanical penthouse was exempted from calculation of maximum height per the *Regional Centre Land Use By-law*, the mechanical penthouse had its own height and setback restrictions, the traffic impact study was revised in February 2025 and the outdoor lighting plan required lights to be pointed away from the street and neighbouring properties.

MOVED by Councillor Hinch, seconded by Councillor White

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.**

Councillor Cuttell stepped down from the Chair and Councillor Morse assumed the Chair.

Community Council noted the amount of work invested by St. Mark's Church, the developer and Halifax Regional Municipality to create the proposal and the value of the St. Mark's Church restoration as it improved the church's ability to provide services to the community. Community Council expressed concerns regarding the proposed building's height on a residential street, but the additional height was needed to enable the church's restoration and to save a significant heritage building.

Councillor Cuttell resumed the Chair.

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. PUBLIC PARTICIPATION

Thiago Andrade, District 11 spoke to issues with blasting in their community, specifically from construction in Green Acres and MacIntosh Run and provided a handout to Community Council. Andrade responded to questions of clarification from Community Council.

These minutes are considered draft and will require approval by Halifax and West Community Council at a future meeting.

**Halifax and West Community Council
Draft Minutes
October 14, 2025**

13. INFORMATION ITEMS BROUGHT FORWARD – NONE

14. REPORTS – NONE

15. MOTIONS – NONE

16. IN CAMERA (IN PRIVATE) – NONE

17. ADDED ITEMS – NONE

18. NOTICES OF MOTION – NONE

19. DATE OF NEXT MEETING – November 4, 2025

20. ADJOURNMENT

The meeting was adjourned at 7:29 p.m.

Andrea Lovasi-Wood
Legislative Assistant