



**HALIFAX REGIONAL COUNCIL
SPECIAL MEETING
MINUTES
February 13, 2024**

PRESENT: Mayor Mike Savage
Deputy Mayor Cathy Deagle Gammon
Councillors: David Hendsbee
Becky Kent
Trish Purdy
Sam Austin
Tony Mancini
Waye Mason
Lindell Smith
Shawn Cleary
Kathryn Morse
Patty Cuttell
Iona Stoddard
Pam Lovelace
Lisa Blackburn
Paul Russell

REGRETS: Councillor: Tim Outhit

STAFF: Cathie O'Toole, Chief Administrative Officer
John Traves, K.C., CD, Executive Director of Legal & Legislative Services
/Municipal Solicitor/Chief Governance Officer
Iain MacLean, Municipal Clerk
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 6:08 p.m., Council adjourned at 7:48 p.m.

1. CALL TO ORDER AND LAND ACKNOWLEDGEMENT

Mayor Savage called the meeting to order at 6:08 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 THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS

Additions:

- Item 5.1 – Petitions
- Item 5.2 – Councillor Cuttell - Extension of Housing Accelerator Fund Public Engagement Deadline

John Traves, K.C., CD, Executive Director of Legal & Legislative Services/Municipal Solicitor/Chief Governance Officer responded to questions of clarification from Regional Council.

As provided for in section 10 (1) and (2) of the Administrative Order One, *Respecting the Procedures of the Council*, all members of Regional Council must consent to consider or decide on an additional matter. The Clerk noted that consent of all members had been received to add these items.

Deletions: None

MOVED by Councillor Mason, seconded by Councillor Kent

THAT the agenda be approved as amended.

MOTION PUT AND PASSED.

3. CALL FOR DECLARATION OF CONFLICT OF INTERESTS – NONE

4. Appeal of the Decision of the Design Review Committee for SPA-2023-01543: Downtown Halifax Site Plan Approval Application for a mixed-use building known as Skye Halifax, at the corner of Sackville, Granville and Hollis Streets, Halifax

The following was before Council:

- Staff report dated January 9, 2024
- Correspondence from Ian Watson and Jacob Ritchie, Kelli Tynes-Harrington
- Staff presentation dated February 13, 2024
- Appellant presentation dated February 13, 2024

Dean MacDougall, Planner III gave a presentation and responded to questions of clarification from Council. MacDougall confirmed the Design Review Committee was composed of a mix of architects, design professionals and residents and that the Committee met once in 2023 as the adoption of Centre Plan removed most of the land in downtown Halifax from the Design Review Committee's mandate under the Downtown Halifax Land Use By-law. MacDougall confirmed the proposed thru-block plaza would be private property and was the property owner's responsibility to maintain.

Mayor Savage invited the appellant to come forward and address Council.

Ian Watson, UPLAND Planning and Design and Jacob Ritchie, United Gulf Developments Limited, appellant gave a presentation and responded to questions of clarification from Regional Council regarding the potential animation of the thru-block plaza.

Mayor Savage reviewed the rules of procedure for appeal hearings, and noted there were no registered speakers.

Iain MacLean, Municipal Clerk confirmed no speakers registered to speak and that no residents attended City Hall to speak.

John Traves, K.C., CD, Executive Director of Legal & Legislative Services/Municipal Solicitor/Chief Governance Officer reviewed the rules that require the motion to allow the appeal to be put on the floor and the outcomes if Regional Council voted for or against the motion.

MOVED by Councillor Mason, seconded by Councillor Lovelace

THAT Halifax Regional Council allow the appeal.

Regional Council spoke to the issuance of development permits after the Design Review Committee's approval of the appellant's 2019 site plan application for the subject property and noted that it was common for subsequent, detailed construction drawings to result in mechanical and structural changes that required rehearing of an approved site plan application. Such changes resulted in the appellant's 2023 site plan application. Regional Council observed that the appellant's 2023 site plan application was an improvement over the previously approved 2019 application as it was a well considered and purposefully designed building that mostly met the Downtown Halifax Plan requirements, was inviting to the public and fit in with the neighbouring Maple building. Regional Council expressed concern that the thru-block plaza could become a dead space without landscaping and suggested that these concerns could be addressed by the space animation efforts of the building's future retail tenants.

MOTION PUT AND PASSED UNANIMOUSLY.

Not present: Councillor Outhit

Decision of the Design Review Committee overturned which resulted in the approval of the Substantive Site Plan Approval application.

Mayor Savage stepped down from the Chair and Deputy Mayor Deagle Gammon assumed the Chair.

5. ADDED ITEMS

5.1 Petitions

5.1.1 Councillor Stoddard

Councillor Stoddard submitted a petition from Nicole Scott regarding proposed construction of 12 storey and 18 storey towers adjacent to Hemlock Ravine Park with approximately 155 signatures requested maintenance of the Residential-1 and Park designations for the area and rejection of the proposed zoning changes as per Suburban Development Requests: SS027 to protect Hemlock Ravine Park.

5.1.2 Councillor Stoddard

Councillor Stoddard submitted a petition from Nicole Scott regarding the proposed four unit per single lot plan for Residential-1 zones in the HRM Housing Accelerator Fund for the Wedgewood Park subdivision and neighbouring communities (including but not limited to Kearney Lake, Sherwood Park, Grosvenor Park/Castle Hill, Cresthaven, Birch Cove, Beechwood Park, Rockingham, Bridgeview, Clayton Park, Beechville, Lakeside and Timberlea) with approximately 192 signatures requested Regional Council reject a one-size-fits-all zoning proposal and asked Halifax Regional Municipality staff to work with residents towards more balanced solutions to address housing needs without compromising neighborhood integrity, community livability or disregarding residents concerns.

5.2 Councillor Cuttell - Extension of Housing Accelerator Fund Public Engagement Deadline

MOVED by Councillor Cuttell, seconded by Councillor Lovelace

That Halifax Regional Council:

1. waive section 17 of Administrative Order One, *Respecting the Procedures of the Council*, requiring a staff report from the Chief Administrative Officer; and
2. direct the Chief Administrative Officer (CAO) to extend the Housing Accelerator Fund (HAF) public engagement deadline by one week so it concludes on February 23, 2024, instead of February 16, 2024.

Cathie O'Toole, Chief Administrative Officer and Jacqueline Hamilton, Executive Director of Planning & Development responded to questions of clarification from Regional Council regarding the potential risks associated with the extension of the Housing Accelerator Fund public engagement deadline.

Two-third majority vote was required.

MOTION PUT AND DEFEATED. (5 in favour, 10 against)

In favour: Councillors Hendsbee, Purdy, Cuttell, Stoddard, Lovelace

Against: Deputy Mayor Deagle Gammon, Councillors Kent, Austin, Mancini, Mason, Smith, Cleary, Morse, Blackburn, Russell

Not present: Mayor Savage, Councillor Outhit

6. ADJOURNMENT

The meeting adjourned at 7:48 p.m.

Iain MacLean
Municipal Clerk