



**HALIFAX AND WEST COMMUNITY COUNCIL  
DRAFT MINUTES  
November 25, 2024**

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

STAFF: Joshua Judah, Solicitor  
Andrea Lovasi-Wood, Legislative Assistant  
Dorothy Maponga, 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](http://halifax.ca).*

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**Halifax and West Community Council  
Draft Minutes  
November 25, 2024**

## **1. CALL TO ORDER AND LAND ACKNOWLEDGEMENT**

In the absence of a Chair and Vice Chair, the Community Council agreed to begin the meeting with Councillor Cuttell acting as Chair.

Councillor Cuttell, Acting Chair called the meeting to order at 6:02 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.

### **1.1 Annual Election of Chair**

Andrea Lovasi-Wood, Legislative Assistant called for nominations for the position of Chair of the Halifax and West Community Council.

MOVED by Councillor Morse, seconded by Councillor Hinch

**THAT Councillor Cuttell be nominated Chair of the Halifax and West Community Council.**

Councillor Cuttell was declared the successful nominee.

MOVED by Councillor Morse, seconded by Councillor White

**THAT Councillor Cuttell be appointed Chair of the Halifax and West Community Council.**

**MOTION PUT AND PASSED.**

Councillor Cuttell was declared the Chair of the Halifax and West Community Council.

Councillor Cuttell assumed the Chair.

### **1.2. Annual Election of Vice Chair**

Councillor Cuttell called for nominations for the position of Vice Chair of the Halifax and West Community Council.

MOVED by Councillor Cleary, seconded by Councillor Hinch

**THAT Councillor Morse be nominated Vice Chair of the Halifax and West Community Council.**

Councillor Morse was declared the successful nominee.

MOVED by Councillor Cleary, seconded by Councillor Steele

**THAT Councillor Morse be appointed Vice Chair of the Halifax and West Community Council.**

**MOTION PUT AND PASSED.**

Councillor Morse was declared the Vice Chair of the Halifax and West Community Council.

## **2. APPROVAL OF MINUTES – October 8, 2024**

MOVED by Councillor Cleary, seconded by Councillor Morse

**THAT the minutes of October 8, 2024 be approved as circulated.**

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**Halifax and West Community Council  
Draft Minutes  
November 25, 2024**

**MOTION PUT AND PASSED.**

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

Additions: None

Deletions: None

MOVED by Councillor Morse, seconded by Councillor Cleary

**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**

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

**10.1.1 Case 24505: Development Agreement for 10 Kirk Road, Halifax for a bare land condominium development and rehabilitation of a registered heritage property**

The following was before Community Council:

- Heritage Advisory Committee report dated September 12, 2024 with attached staff report dated September 4, 2024
- Extract from the October 8, 2024 Halifax and West Community Council draft minutes
- Correspondence from Heather Booth, Nick Jupp, Paul Caracristi, Anne Drillio, Frank Taussig, Scottie MacLennan, Patricia Manuel, Carol Bruneau, Helen Lofgren and Roger Davies, Hannah Harrison, Julie DeWolf, Travis DeWolf, Karen McKendry, David and Trudy Sable, Fraser MacFadyen, Joanie O'Leary Grant, Nicolas Winkler, Sheila and Hugh Kindred
- Staff presentation dated November 25, 2024
- Applicant presentation dated November 25, 2024

MOVED by Councillor Cuttell

**THAT Halifax and West Community Council:**

- 1. Defer item 10.1.1 Case 24505: Development Agreement for 10 Kirk Road, Halifax for a bare land condominium development and rehabilitation of a registered heritage property until the later of:**
  - (a) Regional Council receives the supplementary report from Item 2; or**

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**Halifax and West Community Council  
Draft Minutes  
November 25, 2024**

**(b) If Regional Council does not direct the supplementary report from Item 2 to a future meeting of Halifax and West Community Council; and**

- 2. Recommend that Regional Council direct the Chief Administrative Officer to provide a supplementary staff report regarding public access to the tow path which crosses the property located at 10 Kirk Road, Halifax and return to Regional Council for consideration of the report.**

Joshua Judah, Solicitor spoke to concerns around the proposed deferral motion being placed on the floor before the main motion. Judah recommended that the Community Council open the public hearing and receive presentations from staff and the applicant. They further advised that the main motion be moved prior to the proposed deferral motion and public speakers.

Councillor Cuttell resumed the Chair.

Elizabeth Cushing, Planner II gave a presentation.

The hearing opened at 6:27 p.m.

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

**Talbot Sweetapple, Mackay-Lyons, Sweetapple Architects** gave a presentation and responded to questions from Community Council. Sweetapple spoke on the themes, construction phases, style and traffic concerns of the proposed development.

MOVED by Councillor Cleary, seconded by Councillor Morse

**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 September 4, 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.**

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

MOVED by Councillor Cuttell, seconded by Councillor Steele

**THAT Halifax and West Community Council:**

- 1. Defer item 10.1.1 Case 24505: Development Agreement for 10 Kirk Road, Halifax for a bare land condominium development and rehabilitation of a registered heritage property until the later of:**
  - (a) Regional Council receives the supplementary report from Item 2; or**
  - (b) If Regional Council does not direct the supplementary report from Item 2 to a future meeting of Halifax and West Community Council; and**

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**Halifax and West Community Council  
Draft Minutes  
November 25, 2024**

- 2. Recommend that Regional Council direct the Chief Administrative Officer to provide a supplementary staff report regarding public access to the tow path which crosses the property located at 10 Kirk Road, Halifax and return to Regional Council for consideration of the report.**

Judah and Cushing responded to questions of clarification from Community Council.

**MOTION TO DEFER PUT AND PASSED.**

Councillor Cuttell resumed the Chair.

The Chair noted that the public speaker portion of the public hearing was postponed until after receipt of the supplemental staff report.

**10.1.2 PLANAPP-2023-00396: Heritage Development Agreement for 173-175 St Margarets Bay Road (Craigmore)**

The following was before Community Council:

- Heritage Advisory Committee report dated September 12, 2024 with attached staff report dated July 18, 2024
- Extract from the October 8, 2024 Halifax and West Community Council draft minutes
- Correspondence from Betty Embree Veinot, Dr. Mort and Sabine Fels, Bill Chambré
- Staff presentation dated November 25, 2024
- Applicant presentation dated November 25, 2024

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

The hearing opened at 7:22 p.m.

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

**Chris Markides, Zzap Consulting** gave a presentation and responded to questions from Community Council.

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

**Brian Awad, Halifax** spoke on the sensitivity and creation of buffers for neighbours and the maintenance of heritage structures. Awad questioned the tree retention concept and buffer planting.

**Michelle Chapman, Halifax** spoke on the proposed development and its impacts on the size of the neighbourhood.

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

Markides responded to questions raised by the public. They spoke on buffer planting, the retention and removal of trees and shrubs around the proposed development.

MOVED by Councillor Cleary, seconded by Councillor Morse

**THAT the hearing be closed.**

**MOTION PUT AND PASSED.**

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**Halifax and West Community Council  
Draft Minutes  
November 25, 2024**

The hearing closed at 7:34 p.m.

Beaupre-MacPhee responded to questions of clarification from Community Council.

MOVED by Councillor Cleary, seconded by Councillor Morse

**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 18, 2024; 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.**

**MOTION PUT AND PASSED.**

## **11. CORRESPONDENCE, PETITIONS & DELEGATIONS**

### **11.1 Correspondence**

Correspondence was received and circulated for items: 10.1.1 and 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 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 2023-01535: Development Agreement for 918 South Bland St, Halifax**

The following was before Community Council:

- Staff report dated October 2, 2024

MOVED by Councillor Steele, seconded by Councillor Cleary

**THAT 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 October 2, 2024, to construct an addition to a dwelling within the Halifax Grain Elevator Special Area at 918 South Bland Street, Halifax and schedule a public hearing.**

**MOTION PUT AND PASSED.**

#### **14.1.2 PLANAPP 2024-00371: Development Agreement for 6319 Chebucto Rd, Halifax**

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The following was before Community Council:

- Staff report dated November 4, 2024

MOVED by Councillor Cleary, seconded by Councillor Morse

**THAT 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 November 4, 2024, to enter into a development agreement that would allow three residential units and a restaurant use at 6319 Chebucto Road, Halifax and schedule a public hearing.**

**MOTION PUT AND PASSED.**

**14.1.3 PLANAPP 2024-00928: Substantive Amendment to a Development Agreement for 2755 King Street, Halifax**

The following was before Community Council:

- Staff report dated October 10, 2024

MOVED by Councillor Hinch, seconded by Councillor Cleary

**THAT Halifax and West Community Council give notice of motion to consider the proposed amending development agreement, as set out in Attachment A of the staff report dated October 10, 2024, to permit the re-allocation of units between existing buildings on the lands and schedule a public hearing.**

**MOTION PUT AND PASSED.**

**14.1.4 Councillor Appointments to Boards and Committees**

The following was before Community Council:

- Handout dated November 25, 2024

MOVED by Councillor Cleary, seconded by Councillor Morse

**THAT Halifax and West Community Council appoint one (1) Councillor to serve on the Grants Committee for a term to November 2026.**

MOVED by Councillor Cleary, seconded by Councillor Morse

**THAT Councillor Hinch be nominated to serve on the Grants Committee.**

Councillor Hinch was declared the successful nominee.

The question was called on the main motion:

MOVED by Councillor Cleary, seconded by Councillor Morse

**THAT Halifax and West Community Council appoint Councillor Hinch to serve on the Grants Committee for a term to November 2026.**

**MOTION PUT AND PASSED.**

**15. MOTIONS – NONE**

**16. IN CAMERA (IN PRIVATE) – NONE**

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Draft Minutes  
November 25, 2024**

**17. ADDED ITEMS – NONE**

**18. NOTICES OF MOTION – NONE**

**19. DATE OF NEXT MEETING – December 16, 2024**

**20. ADJOURNMENT**

The meeting was adjourned at 7:48 p.m.

Dorothy Maponga  
Legislative Assistant