



**HALIFAX REGIONAL COUNCIL  
MINUTES  
May 21, 22 and 23, 2024**

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

REGRETS: Councillors: Trish Purdy  
Paul Russell

STAFF: Cathie O'Toole, Chief Administrative Officer  
Karen Brown, Senior Solicitor  
Claire Gillivan, Solicitor  
Krista Vining, Team Lead, Legislative Assistants  
Catie Campbell, Legislative Assistant  
Dorothy Maponga, Legislative Assistant  
Elizabeth Macdonald, Legislative Assistant  
Olawumi Odeyinka-Apantaku, Legislative Assistant  
Simon Ross-Siegel, 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](http://halifax.ca).*

*The meeting was called to order at 10:03 a.m. and moved into an In Camera (In Private) session at 11:50 a.m. Council recessed In Camera (In Private) at 12:05 p.m. and reconvened in public at 1:03 p.m. Council recessed at 4:10 p.m. and reconvened at 6:00 p.m. Council recessed at 7:30 p.m. and reconvened at 8:20 p.m. Council recessed at 9:25 p.m. and reconvened on May 22, 2024 at 1:01 p.m. Council recessed at 2:43 p.m. and reconvened at 3:30 p.m. Council recessed at 4:15 p.m. and reconvened at 4:30 p.m. Council recessed at 4:43 p.m. and reconvened on May 23, 2024 at 1:03 p.m. Council recessed at 3:05 p.m. and reconvened at 3:23 p.m. Council adjourned at 4:27 p.m.*

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

Mayor Savage called the meeting to order at 10:03 a.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. SPECIAL COMMUNITY ANNOUNCEMENTS & ACKNOWLEDGEMENTS**

Councillors noted special community announcements and acknowledgements.

## **3. APPROVAL OF MINUTES – May 7, 2024**

MOVED by Deputy Mayor Deagle Gammon, seconded by Councillor Cuttell

**THAT the minutes of May 7, 2024 be approved as circulated.**

**MOTION PUT AND PASSED.**

## **4. APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS**

Additions: None

Deletions: None

MOVED by Councillor Blackburn, seconded by Councillor Mason

As provided for in section 12 (5) of Administrative Order One, *Respecting the Procedures of the Council*, Councillor Mancini requested that Information Item 6 – Board of Police Commissioners 2023-2024 Annual Report and Information Item 11 – Status of Dangerous or Unsightly Orders be brought forward at a future Regional Council Meeting.

**THAT the agenda be approved as presented.**

**MOTION PUT AND PASSED.**

## **5. CONSENT AGENDA**

MOVED by Councillor Mason, seconded by Councillor Kent

**THAT Halifax Regional Council approve recommendations in the following agenda items:**

- **13.1.1 – Fly-past Request – SailGP Event;**
- **15.2.1 – First Reading Proposed By-law S-613, an Amendment to By-law S-600, Respecting Solid Waste Resource Collection and Disposal – Illegal Dumping and Litter Abatement Enforcement Update;**
- **15.2.2 – Corporate Renewable Energy Purchase Options; and**
- **15.2.3 – Proposed Amendments to the Nova Scotia Building Code Regulations.**

**MOTION PUT AND PASSED UNANIMOUSLY.**

Not present: Councillors Hendsbee, Purdy, Smith, Russell

**6. BUSINESS ARISING OUT OF THE MINUTES – NONE**

**7. CALL FOR DECLARATION OF CONFLICT OF INTERESTS – NONE**

**8. MOTIONS OF RECONSIDERATION – NONE**

**9. MOTIONS OF RESCISSION – NONE**

**10. CONSIDERATION OF DEFERRED BUSINESS – NONE**

**11. NOTICES OF TABLED MATTERS – NONE**

**12. PUBLIC HEARING**

**12.1 Housing Accelerator Fund - Urgent Changes to Planning Documents for Housing & Suburban Housing Accelerator SMPS & LUB (MINORREV-2023-01065)**

The following was before Council:

- Staff report dated March 27, 2024
- Heritage Advisory Committee report dated April 17, 2024
- Staff presentation dated May 21, 2024
- Extract from the Regional Council April 23, 2024 minutes
- Correspondence from Alan Parish, Alex Ross, Andrew Evans, Andrew Inch, Glenn Woodford, Ann and Carl Boswick, Anne MacDonald, Bernie and Deirdre Kulanek, Brian LaBreche, Lukas Pearse, Brian Yee, Brittany Brown, Brittney Roughan, C Morris, Calum MacLeod, Catherine Brown, Cathy Mellett, Sharon Bond, Nancy McKinnell and Derek Laventure, Christina Henderson, Christine Smith, Darren Gerrior, David Fraser, David Wall, Diane Ashton, Erin Dobson, Etta Parker and Isabel Wainwright, Fred Carter, Gail Rice, Gary Hurst, Genevieve McKinnon, Margie and George Wayne, Girish Patel, Iris Cluett, Issa Malouf, Jana Dempsey, Jannette Burke, Jason MacDonald, Jason Otis, Jean Robertson, Jenée Jarvis, Patsey Crawford and Iona Duncan-States, Jenifer Tsang, Jenna Ritter, Anil Sachdev and Joanne Hansen, Joseph Vigder, Joel Maxwell, Johena Cavell, Josh Clee, Julia and Darren Steeves, Judy Healy, Michael and Elizabeth Ryan, Lindsay Cuthbertson, Julie VanderKloet, Kate Crossland-Page, Katherine Kitching, Kathryn Mahoney, Katie MacGuire and Lyndsay Vidito, Kelly Clark, Keriann MacNaughton-Seguín, Kimberly Kennedy and Rick Jamieson, Kurt Lutes, Larry MacEachern, Laura Brady, Laura Brown-Crowell and Martha Crowell, Lizzie Moore, Mary d'Entremont, Marylou Rossiter, Matthew McAdam, Matthew Roby, Maxwell Caravan, Merle Emms, Michael Mansfield, Michael Ryan, Michal Pluciński, Nancy Lee Mason, Nicholas Katsepontes, Nicole Scott, Patricia Murray, Paul Dec, Pauline Dakin, Rhonda Sinclair, Robert Evong, Roderick and Jean Dunn, Sarah McCormack, Sherry Smith, Stephanie Carter, Stevie Wonder, Susan Doyle, Tony Gillis, Tony Cranford, John MacDonald, Bill Macgregor, Heather Allison, Belinda Smith, Laura Brady, Pat Harrington, Janine Meade, Margie and George Wayne, Jennifer Dell, Khalil Francis, Michael Ryan, Lindsay Cuthbertson, Marjorie Willison, Robin McAdam and Twyla Taylor, Sandra Barss, Matthew McAdam, Laura Brady, Marcus Ranjbar, Karla Nicholson, Anna Paton, Coalition for a Better Housing Plan, Ian Tillard, Barb Lane, Bea and Karine Renton, Mitch Hollohan, Brian Grandy, Davis Sala, Paula Wood, Peter and Maura Halpin, Tony Gillis, Kristian Curran, Katherine Kitching, Karine, Bea and Rachel Renton, J. Kelley, Cameron Ax, Stephen Ford, Peter Rouvalis, Tanya DiPenta, John Mackay, Judy Healy, Amy Bolduc, Mike Postma, Gwyneth Mackay, Mark Stein, Mallory Gorman, Jane Rideout, Bryan Burns, Vanessa Fitzgerald, Patrick LeRoy, Robert Apold, R. Banser, Margo Grant, Glenn Fraser, Sara Lipson, Gus Richardson, Donna Gaudet, Howard Epstein, Kathy Dolan, Susan Gowan, Todd McDonald, Tony Cranford, Linda Scherzinger, Gary and Nancy Bliss, Kenzie Cameron, Kelley Whitten, Kurt Lutes, Laura MacIntyre, Tim Ramey, Janet Willwerth, Jane Finlay-Young, Richard Braha, Patrick Munro, Ray Jayiz, Allee Andrews, Maureen Shebib, Serge DiPenta, Judith Fingard, Nicole Herschenhous and David Lovas, Sarah Wong, Dr. Robert Ronconi, Dryden Pick, Laura Mikkelsen, M. Kelly, Owen Mikkelsen, Laura Stiles-Clarke, Andrew G. Horn, Heather Mayka, Karen Postma, Linda Smith, Bill Campbell, Jasmine Smart, Maurice E. Llyod, Christie Verstraten, Morgan Wilson, Anne-Louise Wingrove, Kiloran German and Elizabeth Fowler, Jo Napier, Ines Rei, Michael Barton, Jane Lowe, George Edwards, Tony Gillis, Sheila Blair-Reid, David Reid and Carys Reid, Peggy Smith,

Daphne Tallon, Donna Mastin, Selina Mikkelsen, Jaclyn Tanner, Jeremy and Jack Myshrall, Roland Cusack, Stephen Adams, Nicole Watkins Campbell, Josephine Grant, David Yochoff, Bruce Cameron and Trish Michael, Elissa Barnard, T. Andrew, Catherine Bethune, Brian Petrie, Chris Mikkelsen, Dr. John N. Smith, Joanne Feniyanos, Susan Jane Palka, Dave MacDougall, Coalition for a Better HRM Housing Plan, Jane M. Smith and Lorway MacLellan, Eleanor Royle, Lilian Cristina Gomez Jaimes,

Kaisa Tota, Manager, Community Planning gave a presentation.

Karen Brown, Senior Solicitor responded to a question of clarification from Regional Council regarding substantive and non-substantive amendments, noting substantive amendments would require a new public hearing process.

The hearing opened at 1:28 p.m.

Mayor Savage noted the municipality was the applicant for this matter.

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

**Bea Renton, Halifax** spoke to the lack of public notification and consultation, impact and cost of expedited densification on existing Municipal infrastructure and services, the importance of reverting short-term rentals to long term housing solutions, emergency management planning implications, and area universities and colleges addressing student housing needs with on campus housing. They supported recent private development proposals for high density development in underutilized commercial areas near service corridors. Renton asked for further analysis on environmental implications, in particular tree retention and protection, more public greenspaces, and senior, affordable and accessible housing.

**Aodhan Murphy, District 7** spoke to the lack of community engagement. Murphy suggested Regional Council should have held community engagement meetings, attended and lead by Councillors, to receive input to develop the policy changes rather than notifying the public of the proposed changes.

**Robert Race, District 7** voiced concerns that the process was being rushed, lack of transparency, and the vulnerability of non-conforming use areas through broad-brush planning. Race noted the need to tailor planning policies for specific communities.

**Leonard Preyra, Halifax** spoke in support of the HAF, recognizing the planning process was flawed, and suggested the HAF had potential to provide accessible, affordable, appropriate and diverse housing options. They spoke to concerns with upzoning which would result in infrastructure costs to supply water, sewer, hydro, schools, integrated transit, and greenspace. They were also concerned with regulation change required to implement HAF such as eight units, the maximum number of bedrooms allowed and setbacks. Preyra spoke to the Municipality's need to commit to implementing the infrastructure and enforcing the plan and regulations.

**Andrew Inch, Cresco, and Director and Vice Chair of Urban Development Institute of Nova Scotia** was generally in support of the HAF, noting the amendments were meant to address the housing crisis quickly and encourage development. Inch spoke to factors that impact supply, including cost of construction and materials, capacity to build, availability of labour, and municipal planning restrictions. Inch noted that changes in height and square footage provided flexibility, promoted cost-effective building, and building purposeful rental properties which would directly impact affordability.

**Alan Parish, Halifax** was against the HAF and spoke to community integrity, traffic congestion and the loss of single-family housing on the peninsula. Parish noted the only positive aspect of the proposal was

the protection and expansion of heritage districts. Parish commented on the Municipality's motivation to accept the funding, the proposal being one-size to fit all, and other cities turning the funding down. They saw the proposal as a long-term solution to a short-term problem, providing examples of recent development and sites purchased for development. They suggested housing would resolve over the next few years organically, long before any development happened from the HAF.

**Margaret Casey, Halifax** did not support the HAF as it would have an irrevocable impact on the city. Casey spoke to the lack of community consultation in contrast to the Centre Plan. They agreed there was a need for increased density, more housing and affordable housing, but asked for time to develop a well thought out plan that involved community input and meet the goals of the HAF without negative impact.

**Bill Macgregor, Halifax** spoke in favor of the HAF but opposed some of the amendments, specifically measures to reduce allowable density near the universities. Macgregor spoke to the benefits of densification, in relation to traffic, benefits to community character and the environment.

**Deny Sullivan, Halifax** suggested that the housing shortage was the most important issue facing the city and the need to balance concerned expressed by other speakers to enable additional housing. Sullivan was concerned with existing zoning and implied the need for change. They were also concerned with increasing the number of vehicle-based commuters by increasing development in suburban and rural areas.

**Jane Smith, Halifax** spoke on behalf of most of the neighborhood of Dalhousie Street and Beaufort Avenue, who supported the change to upzone Established Residential (ER-3) Zone. They wanted to ensure people had an understanding the proposed rules and regulations and taking time to plan out the process. Smith recognized the housing shortage and noted that gentle densification over time would produce valued results. Smith encouraged Regional Council to continue to work on student housing with the universities, particular those in their first year, international, and vulnerable students to remove any barriers. They spoke to the importance of maintaining the neighborhood.

**Adrian White, Halifax** spoke in support of the HAF which would create more opportunities for diverse and affordable housing options, support the economic growth, and vibrance of neighborhoods and people. White spoke to heritage conservation areas and the Municipality's commitment to work with Halifax Water and other infrastructure providers to ensure new developments were supported. White also commented on how the proposed changes reduced parking for multi-unit dwellings which encouraged transit use and reduced traffic congestion and addressed student housing needs.

**Merrilynn Mitten, Halifax** spoke for themselves and Russell Sims in regard to Case MPSA 2023-00484 Main Avenue as it related to the HAF, environmental concerns with the HAF and suggested the proposed amendments would not address the housing needs or affordable housing. Mitten spoke to lack of greenspaces, traffic congestion, lack of street parking, Main Avenue being an emergency exit, and looking into other forms of transportation in and out of the city. They also suggested building condos and side-by-sides to keep the area residential.

**Kurt Lutes, District 7** spoke against the implementation of HAF, suggesting it should be moved forward but not with four units per residential lot. Lutes was concerned with blanket rezoning and community integrity. Lutes encouraged zoning changes around St. Mary's University to ER-2 to allow two units plus accessory housing and provide gentle density. Lutes also spoke to the inequity that would be caused through the creation of the heritage conservation district to the streets surrounding Oakland Road, and the impact of property values and tax assessments from rezoning.

**Jennifer Szerb, Halifax** spoke against blanket rezoning and was concerned with the impact to community integrity. Szerb encouraged investment in small businesses, removing non-essential businesses off the peninsula and building above large box stores and parking garages. They commented on achieving growth by developing on the current inventory and empty lots throughout the city and spoke

to affordable housing, expressing concerns with low-income people not being able to afford units if rental controls were removed.

**Melissa Laverdure, Halifax** spoke to the HAF in relation to a development on Main Avenue and was concerned the proposed amendments were being implemented too quickly and asked that consideration be given to greenspace, wildlife, and parking.

**Margo Grant, Halifax** spoke against the HAF for similar reasons provided speakers, noting the proposal only addressed housing and did not address transit, climate resilience, greenspace, or infrastructure.

**Dr. Iain Taylor, Halifax** spoke to the history of city's development and urban renewal. Taylor did not support the HAF and was concerned with community integrity and encouraged further analysis of the proposed amendments.

**Bruce Smith, Clayton Park** spoke in opposition to a proposed 14-story development on Harlington Crescent (PID 40177537) which fell under the HAF. Smith was concerned the rezoning would permit other properties on Harlington Crescent to build 20-stories or greater under the suburban area plan, and the impacts it would have on the community and infrastructure. Smith suggested in keeping with surrounding areas, developments not exceed 4-stories and have sufficient greenspace. They further suggested building an active transportation route at Clayton Park Drive and Dunbrack Street through Harlington Crescent connecting to Willet Street.

**Callahan Murphy, Dartmouth** spoke in support of the HAF, which would support the exponential growth in the area, allow people to find housing within the city, decrease sprawl and maintain a sense of community.

**Andrea Hilchie-Pye, Halifax** opposed the HAF and noted the importance of public engagement and transparency. They proposed maintaining four stories by right development which aligned with the HAF, addressed gentle density and protected community integrity. As well, maintain built form requirements which aligned and scaled with neighbourhoods, and proposed working with other levels of government to build on available lands.

**Maurice Lloyd, Halifax** spoke against the HAF proposal noting it would not solve the housing crisis. Lloyd encouraged prioritizing available land and land that could be purchased and involve the private sector and non-government organizations to address affordable housing. Lloyd asked the Municipality to pause or amend the proposed recommendations.

**Elizabeth Lowe, District 7** echoed pointed raised with lack of public engagement and speed of implementation. Lowe commented on the need for affordable housing now and suggested the proposed plan looked at affordable housing as a future result, and demolishing existing structures was not climate friendly. Lowe questioned whether replacement and upgrade costs would be levied on rate payers as an additional charge by utilities. Lowe asked that ER-3 zoning be four stories by right as opposed to eight stories by right.

**David Jakeman, Halifax** asked that ER-3 zoning to be changed to four stories. Jackman spoke against the HAF proposal, lack of student housing, noting it would not address the housing shortage or rental price gaging, and encouraged rental caps.

**Guillaume Bernier, Atlantic Developments** spoke in support of the HAF and noted the proposed increased height in corridor zones could help increase housing supply, focus growth and density on larger lots, protect neighbourhood scale through setbacks, step backs and other requirements, promote efficient use of space along the peninsula, open opportunities for future development parcels and ensure a steady development rate and help accommodate growth. Bernier also spoke to the availability and cost of concrete which was a contributing factor limiting housing supply and increased rent.

**Jane Rideout, Sightline Planning and Approvals** spoke on behalf of their clients in support of the HAF and noted the importance of the proposed amendments aligning with the goals of the development community. Rideout highlighted that the changes would contribute positively to the housing supply. The changes would provide the necessary densification in major corridors necessary to support future transit goals and promote economic development. They spoke to development costs based on size and scale and encouraged Regional Council to consider staff's original proposal for height minimums in the housing accelerator zone properties.

**Alan Borenstein, Halifax** spoke in favor of the proposed amendments and explained neighbourhoods, particularly those along the Bedford Highway, would be improved by densification and would benefit residents. Borenstein reasoned that increasing density in existing neighbourhoods would prevent further urban sprawl and thus, decrease traffic issues, improve public transit and active transportation options in Halifax Regional Municipality (HRM). They expressed disappointment with the Integrated Mobility Plan, contending it had not resulted in the sidewalks that were initially promised.

**Adam Grant, District 6** noted concerns with the proposed HAF, the quality of policy that underpins it and asserted that implementing it would be premature. They spoke to existing land-use by-laws, stated the urgency of the housing crisis may result in poor policy decisions and expressed concern that changes could negatively impact existing neighbourhoods. Grant urged Regional Council to reject the proposed amendments.

**William Breckenridge, Schidmtville** spoke against the proposed amendments and suggested their community had been blindsided by the proposed project. They explained housing was needed for HRM's growing population but noted concerns regarding the fast pace of the proposed changes, inadequate infrastructure, potential issues with implementation, heritage considerations and stressed the importance of maintaining the cohesiveness of existing communities.

**Tanya DiPenta, Halifax** spoke in opposition to the proposed amendments and noted concern of applying blanket zoning to multiple areas, particularly at the corridor of Bayers Road and Connaught Avenue. DiPenta explained the West End area of Halifax was home to family-oriented communities and the changes proposed by the HAF would result in high density developments being built in communities which would have a negative impact on mature trees, sunlight, and accessible parking. They emphasized the need for further community engagement.

**Mary-Lou Rossiter, Halifax** spoke against the proposed amendments and noted the lack of meaningful community engagement in comparison to the engagement initiatives undertaken by HRM when developing the Centre Plan. They explained that large scale developments would be overwhelming in neighborhoods comprised of primarily single-family dwelling units, blanket re-zoning was not the solution to current housing demand, implementing the proposed changes would undermine the principals of urban planning and could erode public confidence in the principal of community engagement. Rossiter acknowledged the urgency of the ongoing housing crisis but stressed the need for further community engagement.

**Bill Simpkins, Halifax** spoke against the proposed amendments and explained the HAF did not represent a well-supported plan for future development in HRM and the public consultation process was inadequate. Simpkins stated they supported measures to increase density and suggested gentle density as an alternate approach. They emphasized the need for the Municipality to invest in further infrastructure and warned that failing to consider the long-term implications of this project might alter the character of the city. They encouraged Regional Council to take a slower approach to implementing the HAF.

**Don Doiron, Halifax** spoke in opposition to the proposed amendments and explained that many residents were unaware of the proposed zoning changes under the HAF, no formal community engagement was completed, and resident feedback should be considered in the planning process. They noted concern with high-density developments being built on Bayers Road and the potential negative impact on sunlight and shadow casting, backyard vegetable gardens, solar panels, privacy concerns and

the potential for the developments to disrupt urban tranquility in nearby areas. They urged Regional Council to consider alternative options and noted the presence of long vacant lots on the peninsula which they suggested being utilized for developments by incentivizing developers to build in those areas.

**Teri Bessonette, Colby Village** spoke against the proposed amendments and noted concerns surrounding the proposed reduction in parking requirements for new developments, current over capacity conditions in public schools, inadequate infrastructure, environmental and privacy concerns. Bessonette also expressed concerns with common issues associated wood frame buildings including noise, fire safety risks, temperature control, moisture and humidity concerns and pest control issues. They noted environmental assessments had not been made public and suggested that independent water assessments be undertaken.

**Beverly Miller, Halifax** opposed the proposed amendments citing lack of public consultation, the fast pace of the project and concerns regarding the terms set out by the Government of Canada to HRM in their HAF application. Miller encouraged Regional Council to ensure that, if implemented, the HAF result in an increase in accessible and affordable housing.

**Anne Thompson, Halifax** spoke against the proposed amendments and noted concerns regarding inadequate public consultation, lack of infrastructure to support density, proposed changes in parking requirements, the potential impacts on emergency vehicles and traffic congestion. They urged Regional Council to extend the public consultation process and suggested the HAF be an extension of the Centre Plan which they explained was developed with adequate community engagement. Thompson urged Regional Council to reconsider the current amendments and questioned the reason for exceeding the density demands required by the Government of Canada.

**Tony Cranford, Halifax** spoke in opposition to the proposed density changes and explained their family had purchased a home in their current area on the assumption zoning would remain unchanged. Cranford noted high density developments could diminish quality of life for existing residents, increase property taxes and have negative environmental impacts. They also noted that an increase in high density developments could make established environmental goals impossible to achieve. They encouraged Regional Council to reject the amendments and explore alternative options to provide quality and affordable housing.

**Patrick LeRoy, Harbour City Homes** explained the non-profit organization was established in 1978 with the goal to provide safe and affordable housing to those of low to moderate income in HRM. LeRoy noted concerns that proposed ER-2 zoning would require the organization to offer a more limited amount of affordable housing. They noted Harbour City Homes' had planned to increase unit count in current buildings and was concerned HAF may limit their ability to do so.

**Laura Mikkelsen, Halifax** spoke in opposition to the proposed amendments and explained the zoning changes could result in developments that did not fit in with the existing neighbourhoods and stressed the need to preserve existing trees. They proposed that Regional Council consider alternate areas that are better suited to high density developments and opposed the fast-tracked development embedded in the HAF as it did not provide a sustainable vision for the city.

**Larry Haiven, Schmidville** encouraged Regional Council to reject the proposed changes and explained other municipalities in Canada had negotiated better deals with the Government of Canada. Haiven explained HAF will not provide a quick solution to the ongoing housing crisis by making housing more affordable but will instead harm neighborhoods. They used Schmidville as an example of a neighbourhood that has experienced development but was able to maintain character.

**Lilian Gomez-Jaimes, Halifax** spoke against the proposed amendments and contended that although there was need for a temporary and long-term solution to the ongoing housing crisis, potential developments at the Bayers Road corridor should be reconsidered to preserve pre-existing



neighbourhoods and prevent negative impacts to residents. They urged HRM to focus on creating environmentally friendly and sustainable developments.

**Ben MacLeod, Halifax** encouraged Regional Council to vote in favour of the HAF and reasoned housing reform was long overdue considering the current housing crisis. MacLeod asserted planning policies often benefit certain segments of the population and future municipal planning policies should incorporate social equity considerations. They noted HRM's low vacancy rate and contended that that banning high density developments would be exclusionary. MacLeod urged Regional Council to facilitate dense developments to make housing more affordable and accessible to all residents.

**Dimas Mateos, Halifax** spoke in opposition to the HAF and encouraged Regional Council to consider implementing gentle density. Mateos expressed concerns regarding proposed zoning changes, negative impacts on nearby communities including privacy and parking.

**Chris Mikkelson, Halifax** spoke in opposition to the re-zoning proposed in the HAF and noted particular concern with high density developments on the Bayers Road corridor and the negative impacts it may have on existing communities. Mikkelson suggested Regional Council consider adopting gentle density as an alternative.

**Alex Livingston, North End Halifax** expressed their opposition to the proposed amendments. They expressed disappointment with the community consultation process, concerns that the HAF opposes the Centre Plan which was crafted with ample community feedback and the proposed rezoning was not an appropriate fit for all neighbourhoods. They urged Regional Council to ensure that, if implemented, affordable housing resulted from the HAF.

**Bryan Burns, HRO Core Inc.** urged Regional Council to reconsider the HAF amendments, particularly unit requirements and focus on adopting gentle density and preserving heritage. They expressed concern regarding HAF's potential impacts on properties in Halifax's North End.

**Jameson Gillis, Dartmouth** spoke in support of the proposed HAF and noted the growing number of residents experiencing housing insecurity and homelessness. Gillis asserted many residents opposed to the HAF were housing secure. They urged Regional Council to pass the proposed amendments and focus on a multi-faceted approach to solving the housing crisis.

**Julie McCarroll, Halifax** explained they did not support the HAF. The expressed concern regarding lack of community engagement, that the proposed zoning changes neglected to recognize specific community needs and asserted the HAF acknowledged that high density developments would be undesirable in specific areas. McCarroll contended the proposed zoning changes will negatively impact property values and resident quality of life.

**Brendan Curry, Halifax** encouraged Regional Council to reject the proposed amendments. Curry explained the Centre Plan was the product of a lengthy public consultation process and asserted the HAF was a rapid and contentious revision to the Plan and urged for the re-assessment of the long-term impacts of the project.

**Ian McKinnon, Halifax** spoke against the proposed amendments and to concerns that proper public consultation had not been undertaken and the potential negative impacts of blanket re-zoning such as harm to existing communities. They explained housing demand did not have to be met with only high-density developments and suggested an acceptable alternative would be adopt gentle density which would allow for neighbourhoods to retain their unique character.

**David Gough, Halifax** noted their opposition to the HAF and the lack of adequate public consultation. Gough noted that HAF had been a divisive issue amongst Haligonians and urged Regional Council to engage Members of Parliament to request further time to consider HAF and appoint a citizen led advisory group to implement the project.

**Heather Mayka, Dartmouth** spoke against the proposed amendments. They explained these changes may lead to an increase in stormwater and consequently street flooding, and the proposed parking restrictions may disadvantage residents who did not have access to a vehicle. Mayka urged Regional Council to renegotiate the terms of the HAF.

**Danielle Davenport, Halifax** spoke in support of the proposed HAF. They contended the amendments would ensure housing becomes more affordable to younger residents. Davenport spoke to the need for better transit and active transportation options and noted their positive experience living near a high-density development.

**Mike Aylott, Halifax** urged Regional Council to reconsider the proposed amendments and noted they surpass what was required by the Government of Canada. They acknowledged the ongoing housing crisis in HRM but questioned if the current targets are achievable and would result in more affordable housing. Aylott stated the proposed changes required further consideration from an infrastructure, economic and service lens and urged Regional Council to reduce the proposed zoning changes.

**Catherine Craig, Halifax** expressed opposition to the HAF and explained a more thoughtful rezoning strategy was needed. They acknowledged the ongoing housing crisis and need for greater urban density but noted concerns that zoning changes could diminish the attraction of quiet neighbourhoods, negatively impact the retention and recruitment of medical specialists and have far reaching impacts on future generations.

**Shaun Clark, Dartmouth** spoke to the increase in the need for additional housing and the ongoing housing crisis in HRM. Clark added that densification would limit the environmental impacts of residents commuting into the central zone. They advised that the increase of available housing options would drive competition and lower housing costs. Clark spoke to the importance of various accessibility considerations in the construction of homes and ensuring all homes had access to heat pumps.

**Bridget Taylor, Dartmouth** spoke in favour of the proposed amendments as this would ease the housing challenges being faced by young adults. Taylor noted that Halifax's current vacancy rate had resulted in an increase in shared living for young adults, postponement of starting families, living in illegal units, staying in abusive environments, and living in areas that increase commute time. They highlighted that the HAF built on the Centre Plan framework which provided HRM with more housing units along transit lines and increases the potential for water and sewer lines. Taylor advised Regional Council that there was need to create additional lot spaces for the younger and older demographics to coexist in the downtown core.

**Andrea Arbic, Halifax** highlighted that the proposed ad hoc zoning changing and \$79 million from the Government of Canada would not address the housing crisis. Arbic added that the proposed amendments would not provide affordable housing and would result in the further demolition of existing affordable housing across HRM. Arbic spoke to concerns around the capacity of emergency services due to the sudden increase in density and that infrastructure would need to be developed to meet the proposed zoning changes. They advised Council to develop a flexible plan to meet the needs of HRM and that the Federal funding be used to build housing under the Centre Plan.

**Candace Stevenson, Halifax** spoke in opposition to the HAF and noted the need for the flexibility in the HAF requirements and that the cause for the lack of affordable housing was due to supply chain and labour issues. Stevenson emphasized that upzoning would result in an increase in property values and pricing. Stevenson suggested that broadening and amending the Centre Plan would address the issues of affordable housing. They noted that there was need for infrastructure development such as sewer, water and transit prior to implementing proposed amendments. Stevenson added that the HAF would destabilize neighbourhoods, the need for a Halifax specific approach to the housing issues and addressing climate resilience in the plan.

**Marianne Barrow, District 7** spoke against the HAF and emphasized the need for infrastructure implementation prior to the proposed expansion plan. Barrow suggested HRM choose a measured approach to planning and consider the negative impacts on the environment and neighbourhoods. They added that there was need to consider the character of neighbourhoods to ensure HRM streetscapes did not lose esthetics, design and attractiveness.

**Frank Palermo, District 7** noted that the proposed HAF changes would not provide affordable housing, services or protect the quality of life and neighbourhoods. Palermo added that the HAF funds should be invested in building housing around transit lines as was done in Vancouver and Toronto. Palermo emphasized the importance of focusing on other existential crisis's such as energy, climate change and infrastructure. They spoke against the proposed amendments and noted that planning should be viewed as a comprehensive long-term approach to problem solving. Palermo responded to questions of clarification from Regional Council.

**Kortney Dunsby, Ecology Action Centre** spoke to the population growth within HRM and the impacts of the growth on housing. Dunsby spoke in favour of the amendments and highlighted that the proposed amendments would provide options for vulnerable neighbours, the student populus, young graduates, prospective homeowners and aging in place. They highlighted challenges associated with solving housing supply, including high costs, labour, supply and interest rates. Dunsby noted that HAF was aimed at increasing the housing supply, choice and mix and spoke to negative effects of sprawl. Dunsby emphasized the need for investment into active transportation, transit, urban green and public spaces and affordable housing initiatives.

**Peggy Cameron, Halifax** spoke in favour of gentle density and missing middle as an alternative to high rises to protect affordable housing. Cameron highlighted that the challenges to construction were labour, interest and material and that increasing zoning would not change the challenges. They emphasized that the increase in density should not be destructive and could be achieved by utilizing vacant land, parking lots and shopping malls. Cameron added the importance of tree conservation during development as these were part of HRM's infrastructure.

**Marek Kujath, Halifax** spoke to large land in the peninsula being used as car dealerships which was not addressed in the proposed HAF amendments. Kujath added that these vacant spaces could be used for housing units and advised against the rezoning of existing buildings.

**Kay Crinean, Halifax** noted that the HAF was not ideal for Halifax due to the standardization of its requirements. Crinean emphasized that HAF supported the development of communities that were diverse, affordable and climate resilient which would solve the housing crisis. They advised Regional Council to request an extension on the timeline from the Government of Canada to explore the amendments further. Crinean stressed that the goals of HAF could not be met by blanket rezoning and would not create affordable housing. They added that the obstacles around the housing crisis were interest rates, labour shortages and supply chain issues. Crinean noted that major investment was needed in infrastructure, utilities, schools and green spaces. They concluded that rezoning had the potential of ruining established communities.

**Stephen Adams, Halifax** emphasized that the current housing crisis was not anticipated during the approval and implementation of the Centre Plan and that the HAF amendments were a starting point to dealing with the crisis. They added that if the amendments were approved in a timely matter, developers would commence construction in the fall of 2024. They cautioned Regional Council on split zoning and the need to investigate it further on its feasibility. Adams further highlighted that the defeat of the proposed amendments would delay the commencement of construction season and that an alternate plan would require exploration.

**Jennifer Tsang, Sunrose Land Consulting** spoke on behalf of MRB Contracting in support of the HAF amendments and requested that Regional Council consider allowing two-unit dwellings in backyard suites

in the regional centre due to market demand. Tsang advised that the design option flexibility would result in additional homes.

**Catherine Cervin, District 7** spoke to the housing and climate crisis and that both should be addressed to improve equity, social justice and affordability. Cervin highlighted the continued need for safe clean homes, green spaces, access to amenities, fewer cars, more walkable, livable, and bikeable cities and the city. Cervin further questioned whether green spaces could be common spaces rather than individual backyards to create zones that prioritize co-ops and non-profits, blocking small streets to create playgrounds and gardening spaces and garden balconies on the proposed nine story buildings. They inquired on the best options for the collective considering the diversity of the city and added that there was need to ensure HRM continues to make creative and bold planning solutions.

**Sandra Barss, Heritage Trust of Nova Scotia** spoke on the demolition of affordable heritage homes. Barss highlighted that the heritage properties on Robie Street were demolished due to the Centre Plan and transportation corridor and that the properties being rebuilt were unaffordable. They emphasized that to ensure affordable housing homeowners should be permitted to convert single family homes into multiple units. Barss noted that the HAF proposes the construction of high-rise buildings that create wind tunnels and lowered the quality of life. They challenged Regional Council to explore alternate options of densification such as four story central courtyard structures and dead-end roads. Barss added that Heritage Trust of Nova Scotia supported gentle densification and that housing supply in HRM should be increased with sensibility and sensitivity and that infrastructural issues should be considered as well.

**Andrea John, Halifax** emphasized the importance of affordability of housing and that they supported the goals of the HAF. John noted that the HAF plan was a transformational change to the Centre Plan that was developed with minimum community involvement and had the risk of destroying communities. They stressed that the proposed upzoning could worsen the affordability crisis by fueling land speculation, increasing property values and encouraging the demolition of existing affordable housing. John urged Regional Council to defeat the proposed plan and allow the development of an alternative with appropriate community consultation that would achieve the goal of making more housing affordable.

**Janosch Woschek, Halifax** spoke in support of the HAF amendments and proposed changes as this would allow the renovation and redevelopment of their property. Woschek argued that the HAF would provide additional housing that was a dire need in HRM. They urged Council to support the proposed changes to ensure that residents that are unable to afford housing in the peninsula are not priced out.

**Allen Robertson, Halifax** spoke on built heritage protection and the diminishment of the democratic voice of the residents of HRM. Robertson noted that the HAF's funding preconditions to remove the impediments for the rapid processing of building applications and construction endangers the Centre Plan and zoning plans for the protection of registered heritage buildings, streetscapes and conservation districts. They added that Halifax had nearly 275 registered heritage properties which form part of the cultural, artistic and artisanal legacy of the city and that the HAF amendments contradicted the creation of the Centre Plan. Robertson further highlighted that the HAF provisions muted and cancelled public input which was anti-democratic and undermined the residents collective right to expression. They urged Regional Council to consider the feedback from the public hearing and not undermine democratic principles.

**Janet Morris, Halifax** expressed their discouragement due to the increase of unaffordable housing and homelessness. They noted that the proposal to amend the Centre Plan and rezoning was unnecessary. Morris added that the proposed plan would not protect neighbourhoods and suggested that HRM consider a gradual approach of amending the R1 zone to allow additional units where lot size permits. They acknowledged that they were not against the ER-2 and ER-3 in certain instances. They further emphasized that the HAF should be accompanied by a review of any proposed demolition and that Regional Council consider the undeveloped lots on the peninsula for housing sites.

**Bruce Delo, Dartmouth** spoke to the ongoing construction in District 5 and highlighted this would densify the area with a population increase equivalent to that of Truro. They added that there had not been enough time, research and fact-based decision making to investigate the impacts of the HAF. Delo noted that further thought was required to explore the implications of the HAF on schools, crosswalks, transit, community spaces, support for programming, sewer and traffic.

**Cesar Saleh, Halifax** spoke in support of the HAF proposed changes and urged Regional Council to support the amendments. Saleh highlighted the importance of continuous consultation with the architectural industry on the proposed amendments and commended staff on their engagement with various stakeholders. They noted that the new changes would result in new housing starts in the midrise and tall midrise forms and allow the projects on hold to commence. They further highlighted that more clarity was needed for residents on the proposed changes to height and rezoning requirements. Saleh responded to questions of clarification from Regional Council.

**Blair Beed, Halifax** spoke to crowded living as an effect of the proposed HAF amendments. Beed noted that the proposed changes did not consider parking spaces, green spaces and crowded garbage bins. They added that HAF would alter the quality of life in neighbourhoods and asked Regional Council to vote against the fund.

**Joanne Clory, Halifax** noted that there were no parking requirements in the proposed downtown core. Clory added that in District 7 drivers continue to compete for the limited parking spaces which had affected the growth and success of small businesses. Clory highlighted that the increase in density would increase traffic volume and parking requirements. They urged Regional Council to reject the proposed changes and ensure that the appropriate infrastructure such as fire stations, policing, transit, greenspaces and parking were available to support the growth.

**Maureen Reid, Halifax** spoke against the proposed HAF and that it sets aside the Centre Plan without regard to the impact of the zoning changes. They highlighted that the changes impact the character and livability of the city. Reid added that there are plenty of vacant areas in the peninsula that could be used to optimize density with the construction of large apartment buildings. They added that the HAF would disrupt mature single-family neighbourhoods and the quality of life for residents. Reid stressed that the proposed environment should be thoughtful, beautiful, efficient, and livable. They noted that the HAF process for negotiating the terms of participation did not allow for adequate resident input and that Municipal infrastructure should be addressed in preparation for densification.

**Jacob Ritchie, Halifax** spoke in support of the proposed changes, and that the changes would improve timelines and certainty of construction and was in line with the Centre Plan. They added that the amendments were varied and proposed changes were for all by-laws in HRM and highlighted opportunity sites around the suburbs that are ideal for development. Ritchie emphasized that communities and the character of neighbourhoods was not defined by the size or architecture of the buildings but was defined by the people. They encouraged Regional Council to approve the proposed amendments to ensure HRM's growth. Ritchie responded to questions of clarification from Regional Council.

**Gabrielle Sorensen, Bedford** encouraged Regional Council to meet the requirements of HAF to gain access to the infrastructure funding. Sorensen spoke to the growth of HRM and the lack of affordable housing to support the rapid growth. Sorensen advised Regional Council to approve the proposed amendments to enable homeownership, prevent homelessness and illegal lodging houses. They emphasized that housing was a basic need, and the government had the responsibility to provide shelter to residents.

**Samantha Horner, Halifax** spoke to concerns on the shortage of housing and the need for housing for renters and prospective homeowners. Horner highlighted that planning decisions were based on a foundation developed in 1945 which was to preserve the desirable neighbourhoods and redevelop the undesirable neighbourhoods, which should not carry forward into future city planning. Horner spoke in favour of the changes necessary to meet the growth of HRM.

**Michael Morris, Halifax** noted that residents were being priced out of the city due to increasing rents and housing costs. Morris spoke to the HAF providing home construction opportunities and expanding heritage districts but urged Regional Council to vote against the proposed zoning changes to ensure the protection of built heritage and green spaces. Morris encouraged Regional Council to revise the Centre Plan to ensure Halifax's quality of life, character and uniqueness was retained.

**Robert Evong, Bedford** encouraged Regional Council to consider the methods of change and the input of the residents when making decision on planning matters such as the HAF. Evong highlighted the importance of public engagement during the HAF process, encouraged Council to act as a mediator between developers and residents and to enforce expectations for developers in historically significant areas. They added the need for a Bedford historical district for tourism opportunities.

MOVED by Councillor Kent, seconded by Councillor Lovelace

**THAT the hearing be closed.**

**MOTION PUT AND PASSED.**

The hearing closed at 4:43 p.m. on May 22, 2024.

Kasia Tota, Manager, Community Planning responded to issues raised by public speakers noting the rapid implementation of planning polices in response to population growth and lack of available housing. Tota highlighted the Centre Plan Framework, student housing availability, the Bus Rapid Transit Strategy, the Cogswell Interchange, maximum setback requirements, design controls, maintenance of infrastructure and community engagement throughout the Housing Accelerator Fund (HAF) process. Tota noted the ongoing analysis of future growth nodes areas and collaboration with other levels of government.

MOVED by Councillor Smith, seconded by Councillor Mason

**THAT Halifax Regional Council waive the rules of order section 83 (1) and (3) of Administrative Order One, Respecting the Procedures of the Council, to permit Committee of the Whole speaking rules.**

**MOTION PUT AND PASSED.**

Tota, Cathie O'Toole, Chief Administrative Officer and Josh Adams, Principal Planner, Community Planning responded to questions of clarification from Regional Council regarding the implications of amendments to Bill 329, *Halifax Regional Municipality Charter*, the relationship with the Nova Scotia Housing Authority, upzoning of properties and access to amenities and transit corridors. Tota noted collaboration with Halifax Water and the Joint Regional Transportation Authority to address infrastructure concerns.

MOVED by Councillor Smith, seconded by Councillor Cleary

**THAT Halifax Regional Council:**

- 1. Adopt the proposed amendments to the Regional Municipal Planning Strategy, the Regional Subdivision By-law and applicable secondary municipal planning strategies and land use by-laws, as set out in Attachments B1 to C2, and D1 to E9 of the staff report dated March 27, 2024, as amended by Halifax Regional Council on April 23, 2024.**

2. **Adopt the Suburban Housing Accelerator Secondary Municipal Planning Strategy and Land Use By-law as contained in Attachments C3 and C4 of the staff report dated March 27, 2024, as amended by Halifax Regional Council on April 23, 2024.**
3. **Following the approval of the Suburban Housing Accelerator Secondary Municipal Planning Strategy and Land Use By-law, direct the Chief Administrative Officer to:**
  - a. **Consider amendments to applicable planning documents to enable the Suburban Site Specific Requests listed in Attachment A7, Table A7-3 of the staff report dated March 27, 2024; and**
  - b. **Follow the public participation process set out in section 6(a) of Public Participation Administrative Order.**

Tota and Adams responded to questions of clarification from Regional Council regarding corridor zone guidelines, allocation of green spaces, vacant land taxation, changes to the proposed amendment package since the initiation of the project, parking requirements in different areas, collaboration with the Emergency Management office and changes on university properties.

Kate Greene, Director, Regional and Community Planning and Kathleen Fralic, Principal Planner, Suburban Planning responded to questions of clarification from Regional Council regarding strategic growth, affordable housing, the low vacancy rate and building requirements. Greene noted the implications of not approving the proposed amendments.

Brandon Umpherville, Planner III, Community Planning responded to questions of clarification from Regional Council regarding vacant lot numbers in the Municipality.

MOVED by Councillor Austin, seconded by Councillor Blackburn

**THAT recommendation 1 be amended to amend section 102 of Attachment C2 by adding “shall only be permitted in the rear yard but” after “main building” in proposed subsection (3).**

Claire Gillivan, Solicitor noted that the proposed amendment would not be considered substantive.

**MOTION TO AMEND PUT AND PASSED UNANIMOUSLY.**

Not present: Councillors Purdy, Russell

O’Toole and Tota responded to questions of clarification from Regional Council regarding the implications of not approving the proposed amendment package, what is needed to satisfy the federal government requirements and infrastructure in future growth node areas.

Adams and Fralic responded to questions of clarification from Regional Council regarding land controls and secondary suites requirements.

MOVED by Councillor Mason, seconded by Councillor Lovelace

**THAT the motion be amended to direct the Chief Administrative Officer to provide a staff report to consider amendments to the Regional Centre Secondary Municipal Planning Strategy and Land Use By-law to consider the following:**

- a. **to rezone 749 Young Avenue, Halifax (PID 40701518) from ER-3 to ER-2 and to include the subject site in the Young Avenue Heritage Conservation District Study Area; and**
- b. **to rezone Beaufort Avenue Park (PID 00078527) from ER-3 to PCF.**

Adams and Gillivan noted that the proposed amendment would rectify an error.

**MOTION TO AMEND PUT AND PASSED UNANIMOUSLY.**

Not present: Councillors Purdy, Russell

Tota, O'Toole and Greene responded to questions of clarification from Regional Council regarding challenges with labour, communication with residents, provincial programs to support new development, annual reporting on the success of HAF and emergency evacuation measures.

MOVED by Councillor Cleary, seconded by Councillor Morse

**THAT recommendation 3 be amended to amend Attachment A7, Table A7-3, Case MPSA-2023-00851 to consider more than one main building on 41 Cowie Hill Road, Halifax (PID 00274241).**

Gillivan noted the proposed amendment would not be considered substantive.

**MOTION TO AMEND PUT AND PASSED UNANIMOUSLY.**

Not present: Councillors Purdy, Russell

MOVED by Councillor Morse, second by Councillor Hendsbee

**THAT the motion be amended to direct the Chief Administrative Officer to provide a staff report on an update to Action 61 of the Halifax Green Network Plan, which is to formally request that the Province amend the *Halifax Regional Municipality Charter* to enable a greater range of legislative abilities, such as the ability to enact parkland dedication requirements based on density to address development that does not include the subdivision of lots.**

**MOTION TO AMEND PUT AND PASSED UNANIMOUSLY.**

Not present: Councillors Purdy, Russell

MOVED by Councillor Smith, seconded by Councillor Mason

**THAT the motion be amended to direct the Chief Administrative Officer to provide a staff report to rezone from ER-2 to HR-1 for affordable housing projects on 2485 to 2497 Brunswick Street, Halifax (PID 40264533 and 40264541), and 2569 to 2581 Brunswick Street, Halifax (PID 40261349, 40261356, and 41158411) and follow the public participation process set out in section 6(a) of Public Participation Administrative Order.**

**MOTION TO AMEND PUT AND PASSED UNANIMOUSLY.**

Not present: Councillors Purdy, Russell

MOVED by Councillor Cuttall, seconded by Councillor Stoddard

**THAT recommendation 3 be amended to amend Attachment A7, Table A7-3 to review the transition lines on the property at the end of Autumn Drive, Spryfield (PID 40096372).**

**MOTION TO AMEND PUT AND PASSED UNANIMOUSLY.**

Not present: Councillors Purdy, Russell



MOVED by Councillor Cleary, seconded by Councillor Mason

**THAT the motion be amended to direct the Chief Administrative Officer to provide a staff report to rezone 2627, 2633, and 2639 Connolly Street, Halifax (PID 00079731, 00079749, and 00079756) from ER-3 to COR and follow the public participation process set out in section 6(a) of Public Participation Administrative Order.**

**MOTION TO AMEND PUT AND PASSED UNANIMOUSLY.**

Not present: Councillors Purdy, Cleary

MOVED by Councillor Cuttell, seconded by Councillor Lovelace

**THAT recommendation 3 be amended to amend Attachment A7, Table A7-3 to add the Harbour City Homes properties located at 32 and 34 Old Sambro Road, Halifax (PID 00309013 and 00309021) for a 4-storey non-profit affordable housing project.**

**MOTION TO AMEND PUT AND PASSED UNANIMOUSLY.**

Not present: Councillors Purdy, Russell

The question was called on the main motion:

MOVED by Councillor Smith, seconded by Councillor Cleary

**THAT Halifax Regional Council:**

- 1. Adopt the proposed amendments to the Regional Municipal Planning Strategy, the Regional Subdivision By-law and applicable secondary municipal planning strategies and land use by-laws, as set out in Attachments B1 to C2, as amended, and D1 to E9 of the staff report dated March 27, 2024, as amended by Halifax Regional Council on April 23, 2024.**
- 2. Adopt the Suburban Housing Accelerator Secondary Municipal Planning Strategy and Land Use By-law as contained in Attachments C3 and C4 of the staff report dated March 27, 2024, as amended by Halifax Regional Council on April 23, 2024.**
- 3. Following the approval of the Suburban Housing Accelerator Secondary Municipal Planning Strategy and Land Use By-law, direct the Chief Administrative Officer to:**
  - a. Consider amendments to applicable planning documents to enable the Suburban Site Specific Requests listed in Attachment A7, Table A7-3 of the staff report dated March 27, 2024, as amended, and**
  - b. Follow the public participation process set out in section 6(a) of Public Participation Administrative Order.**
- 4. Direct the Chief Administrative Officer to provide a staff report to consider amendments to the Regional Centre Secondary Municipal Planning Strategy and Land Use By-law to consider the following:**
  - a. To rezone 749 Young Avenue, Halifax (PID 40701518) from ER-3 to ER-2 and to include the subject site in the Young Avenue Heritage Conservation District Study Area; and**
  - b. To rezone Beaufort Avenue Park (PID 00078527) from ER-3 to PCF.**

5. **Direct the Chief Administrative Officer to provide a staff report on an update to Action 61 of the Halifax Green Network Plan, which is to formally request that the Province amend the *Halifax Regional Municipality Charter* to enable a greater range of legislative abilities, such as the ability to enact parkland dedication requirements based on density to address development that does not include the subdivision of lots.**
6. **Direct the Chief Administrative Officer to provide a staff report to rezone from ER-2 to HR-1 for affordable housing projects on 2485 to 2497 Brunswick Street, Halifax (PID 40264533 and 40264541), and 2569 to 2581 Brunswick Street, Halifax (PID 40261349, 40261356, and 41158411) and follow the public participation process set out in section 6(a) of Public Participation Administrative Order.**
7. **Direct the Chief Administrative Officer to provide a staff report to rezone 2627, 2633, and 2639 Connolly Street, Halifax (PID 00079731, 00079749, and 00079756) from ER-3 to COR and follow the public participation process set out in section 6(a) of Public Participation Administrative Order.**

**MOTION AS AMENDED PUT AND PASSED UNANIMOUSLY.**

Not present: Councillors Purdy, Russell

**13. CORRESPONDENCE, PETITIONS & DELEGATIONS**

**13.1 Correspondence**

Correspondence was received and circulated for item 12.1.

For a detailed list of correspondence received refer to the specific agenda item.

**13.1.1 Fly-past Request – SailGP Event**

The following was before Council:

- Correspondence from Frank Denis

The following motion was approved as part of the Consent Agenda:

MOVED by Councillor Mason, seconded by Councillor Kent

**THAT Halifax Regional Council grant permission to Heli-Inter Inc. to fly two helicopters (1 ASTAR 355 NP & 1 ASTAR 350 B2) over HRM, including the Halifax Harbour, at altitudes for the Astar355 NP of 300 to 1000 feet and 1000 feet for the B2 for periods of time between 10:30 a.m. to 6:00 p.m. each day from May 30 to June 2, 2024, for event flight preparation, broadcast rehearsal and broadcast coverage as part of the SailGP event.**

**MOTION PUT AND PASSED UNANIMOUSLY.**

Not present: Councillors Hendsbee, Purdy, Smith, Russell

**13.2 Petitions - None**

**13.3 Presentations**

**13.3.1 Joint Regional Transportation Agency**

The following was before Council:

- Staff report dated April 11, 2024

Mark Peck, Chief Executive Officer, Nova Scotia Joint Regional Transportation Agency, Tanya Davis, Vice President, Nova Scotia Joint Regional Transportation Agency and Deputy Minister Peter Hackett, Nova Scotia Department of Public Works gave a presentation.

Peck, Davis and Deputy Minister Hackett responded to questions of clarification regarding timelines for implementation, collaboration with the federal government, emergency egress access, possibilities of utilizing railways, corridors access and maintenance. Peck and Deputy Minister Hackett noted the need for transportation to align with housing development, implementation of new road safety policies and ongoing collaboration with Regional Council and municipal stakeholders.

#### **14. INFORMATION ITEMS BROUGHT FORWARD – NONE**

#### **15. REPORTS**

##### **15.1 CHIEF ADMINISTRATIVE OFFICER**

##### **15.1.1 Funding to the 2023/24 HRM Affordable Housing Grant Program – Administrative Order 202-008-ADM, Respecting Grants for Affordable Housing**

The following was before Council:

- Staff report dated May 16, 2024

MOVED by Councillor Mason, seconded by Councillor Stoddard

**THAT Halifax Regional Council:**

- 1. Direct the Chief Administrative Officer to allocate \$6,105,444.31 from the Housing Accelerator Fund to fund affordable housing projects in the Regional Centre;**
- 2. Direct the Chief Administrative Officer to allocate an additional \$23,561 from the Housing Accelerator Fund to fund affordable housing projects in the Suburban Area outside the Regional Centre but within the Urban Service Boundary; and**
- 3. Delegate to the Chief Administrative Officer, or their delegate, the authority to administer grants to affordable housing projects from the funds allocated in recommendations #1 and #2, using the Administrative Order 2020-008-ADM, Respecting Grants for Affordable Housing as the basis for the grants, including:**
  - a. The eligibility considerations, and eligible and ineligible costs;**
  - b. The general requirements;**
  - c. The required and discretionary information for applications;**
  - d. The additional content for applications;**
  - e. Project evaluations and application review; and**
  - f. Conditions of payment and approval of grants; such as the authority to approve grants, determine the amount of such grants, and approve and execute contribution agreements for such grants.**

Jamy-Ellen Proud, Planner III and Cathie O'Toole, Chief Administrative Officer responded to questions of clarification from Regional Council regarding allocation of funding and collaboration with other levels of government for new construction funding.

**MOTION PUT AND PASSED UNANIMOUSLY.**

Not present: Councillors Purdy, Smith, Russell

**15.2 ENVIRONMENT & SUSTAINABILITY STANDING COMMITTEE**

**15.2.1 First Reading Proposed By-law S-613, an Amendment to By-law S-600, Respecting Solid Waste Resource Collection and Disposal – Illegal Dumping and Litter Abatement Enforcement Update**

The following was before Council:

- Environment and Sustainability Standing Committee report dated May 2, 2024 with attached staff report dated April 3, 2024
- Extract from the Regional Council May 7, 2024 draft minutes

The following motion was approved as part of the Consent Agenda:

MOVED by Councillor Mason, seconded by Councillor Kent

**THAT Halifax Regional Council give First Reading to By-law S-613, amending By-law S-600, the Solid Waste Resource Collection and Disposal By-Law, as set out in Attachment D of the staff report dated April 3, 2024.**

**MOTION PUT AND PASSED UNANIMOUSLY.**

Not present: Not present: Councillors Hendsbee, Purdy, Smith, Russell

**15.2.2 Corporate Renewable Energy Purchase Options**

The following was before Council:

- Environment and Sustainability Standing Committee report dated May 2, 2024 with attached staff report dated April 26, 2024

The following motion was approved as part of the Consent Agenda:

MOVED by Councillor Mason, seconded by Councillor Kent

**THAT Halifax Regional Council:**

- 1. Direct the Chief Administrative Officer (CAO) to enter into negotiations with both Roswall and the Green Choice Program administrators to purchase renewable electricity for corporate consumption from either/or both parties as deemed most suitable to the Municipality; and**
- 2. Award and execute an Alternative Procurement agreement for the provision of renewable electricity with one or both suppliers, subject to terms and conditions agreeable to HRM and approved by Legal Services.**

**MOTION PUT AND PASSED UNANIMOUSLY.**

Not present: Councillors Hendsbee, Purdy, Smith, Russell

### **15.2.3 Proposed Amendments to the Nova Scotia Building Code Regulations**

The following was before Council:

- Environment and Sustainability Standing Committee report dated May 2, 2024 with attached staff report dated April 29, 2024

The following motion was approved as part of the Consent Agenda:

MOVED by Councillor Mason, seconded by Councillor Kent

**THAT Halifax Regional Council request that the Mayor write a letter to the Minister of Municipal Affairs and Housing urging for the adoption of the Proposed Nova Scotia Building Code Regulations as described in the staff report dated April 29, 2024.**

**MOTION PUT AND PASSED UNANIMOUSLY.**

Not present: Councillors Hendsbee, Purdy, Smith, Russell

### **15.3 MEMBERS OF COUNCIL**

#### **15.3.1 Councillor Austin – Ferry Staffing**

The following was before Council:

- Request for Council Consideration form from Councillor Austin

MOVED by Councillor Austin, seconded by Councillor Mancini

**THAT Halifax Regional Council direct the Chief Administrative Officer (CAO) to provide a staff report on ferry staffing levels. The report should include:**

- 1. An overview of current staffing levels;**
- 2. Options to increase the number of relief staff to provide more capacity in the system; and**
- 3. Revisit the possibility of adding an additional crew, which could be used to allow for increased service levels during special events like Pride and Canada Day.**

**MOTION PUT AND PASSED UNANIMOUSLY.**

Not present: Councillors Hendsbee, Purdy, Smith, Cuttall, Russell

### **16. MOTIONS – NONE**

#### **17. IN CAMERA (IN PRIVATE)**

##### **17.1 In Camera (In Private) Minutes – May 7, 2024**

MOVED by Councillor Mason, seconded by Councillor Kent

**THAT the In Camera (In Private) minutes of May 7, 2024 be approved as circulated.**

**MOTION PUT AND PASSED.**

MOVED by Councillor Lovelace, seconded by Councillor Blackburn

**THAT Halifax Regional Council convene to In Camera (In Private) to discuss Item 17.2 PROPERTY MATTER.**

**MOTION PUT AND PASSED.**

**17.2 PROPERTY MATTER – Private and Confidential Report**

The following was before Council:

- Private and confidential staff report dated March 19, 2024

This matter was dealt with In Camera (In Private).

**17.3 LABOUR RELATIONS – Private and Confidential Report**

The following was before Council:

- Private and confidential staff report dated May 3, 2024

This matter was dealt with in public as follows:

MOVED by Councillor Mason, seconded by Deputy Mayor Deagle Gammon

**THAT Halifax Regional Council:**

1. **Adopt the recommendations as outlined in the private and confidential report dated May 3, 2024; and**
2. **Direct that the private and confidential report dated May 3, 2024 be maintained private and confidential.**

**MOTION PUT AND PASSED UNANIMOUSLY.**

Not present: Councillors Hendsbee, Purdy, Smith, Cuttell, Russell

**Private and Confidential Information Items**

1. Private and Confidential In Camera (In Private) Information Report - re: INTERGOVERNMENTAL RELATIONS

**18. ADDED ITEMS – NONE**

**19. NOTICES OF MOTION – NONE**

**20. ADJOURNMENT**

The meeting adjourned at 4:27 p.m. on May 23, 2024.

Krista Vining  
Team Lead, Legislative Assistants