



**NORTH WEST COMMUNITY COUNCIL
MINUTES
December 12, 2022**

PRESENT: Councillor Cathy Deagle Gammon, Chair
Councillor Pam Lovelace, Vice Chair
Councillor Lisa Blackburn
Councillor Tim Outhit
Councillor Paul Russell

STAFF: Roxanne MacLaurin, Solicitor
Eric Bowdridge, 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 7:00 p.m., and Community Council adjourned at 8:10 p.m.

1. CALL TO ORDER AND LAND ACKNOWLEDGEMENT

Councillor Russell, Chair called the meeting to order at 7:00 p.m. and acknowledged that the meeting took place in the traditional and ancestral territory of the Mi'kmaq people, and that we are all treaty people.

Councillor Russell stepped down as Chair.

1.1 Annual Election of Chair and Vice Chair

Eric Bowdridge, Legislative Assistant called for nominations for the position of Chair of the North West Community Council.

Councillor Deagle Gammon was nominated and declared Chair of the North West Community Council.

Councillor Deagle Gammon assumed the Chair.

Councillor Deagle Gammon called for nominations for the position of Vice Chair for the North West Community Council.

Councillor Lovelace was nominated and declared Vice Chair of the North West Community Council.

1.2 TABLING OF 2022 ANNUAL REPORT

The following was before Community Council:

- Staff report dated December 6, 2022

Eric Bowdridge, Legislative Assistant and Carl Purvis, Planning Applications Program Manager responded to questions of clarification from Community Council.

MOVED by Councillor Lovelace, seconded by Councillor Blackburn

THAT Item 1.2 Tabling of 2022 Annual Report be deferred to a future meeting of North West Community Council and request revisions to the staff report dated December 6, 2022 to include the contributions and role of the North West Planning Advisory Committee in 2022.

Councillor Russell asked that staff clarify which planning advisory committees directly report to community councils. As provided for in section 53 (2) of Administrative Order One, Respecting the Procedures of the Council, the amendment was accepted as friendly.

The motion now read:

MOVED by Councillor Lovelace, seconded by Councillor Blackburn

THAT Item 1.2 Tabling of 2022 Annual Report be deferred to a future meeting of North West Community Council and request staff to:

- 1. Revise the staff report dated December 6, 2022 to include the contributions and role of the North West Planning Advisory Committee in 2022; and**
- 2. Clarify which planning advisory committees directly report to community councils.**

MOTION PUT AND PASSED.

2. APPROVAL OF MINUTES – November 21, 2022

MOVED by Councillor Lovelace, seconded by Councillor Outhit

THAT the minutes of November 21, 2022 be approved as circulated.

MOTION PUT AND PASSED.

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

Additions: None

Deletions: None

As provided for in Section 37 (1) of Administrative Order One, Council requested that item 18 – Public Participation be considered prior to item 10 – Hearings and that item 10.1.1 – Case 22691: Amending Development Agreement for 8 Walker Avenue and 732 Old Sackville Road, Lower Sackville be considered after item 17. Notices Of Motion.

MOVED by Councillor Russell, seconded by Councillor Lovelace

THAT the agenda be approved as amended.

MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES – NONE

5. CALL FOR DECLARATION OF CONFLICT OF INTERESTS – NONE

6. MOTIONS OF RECONSIDERATION – NONE

7. MOTIONS OF RESCISSION – NONE

8. CONSIDERATION OF DEFERRED BUSINESS – NONE

9. NOTICES OF TABLED MATTERS – NONE

10. HEARINGS

10.1 PUBLIC HEARINGS

10.1.1 Case 22691: Amending Development Agreement for 8 Walker Avenue and 732 Old Sackville Road, Lower Sackville

The following was before Community Council:

- Staff report dated September 13, 2022
- Staff presentation dated December 12, 2022

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

The hearing opened at 7:53 p.m.

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

Cesar Saleh, WM Fares Architects on behalf of the applicant spoke to the expiring of the 2015 development agreement, how the proposed development agreement was largely the same with minor housekeeping adjustments including changes to parking as suggested by HRM traffic engineers and changes to building materials due to supply. Saleh noted that construction drawings are complete and that they are ready to submit for approvals by the end of the week.

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

Walter Reagan, Sackville Rivers Association spoke to on site storm water retention, on site water separators, on site sewage, the site landscaping plan and concerns of soot management.

Steve Craig, Member of Legislative Assembly spoke to the need for housing and their desire to develop this project as soon as possible. Craig noted the benefit of the traffic considerations and the complexity of the traffic issue on the Old Sackville Road.

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

Saleh spoke to the developer's current multi-residential projects, their development experience, the project timeline, and required stormwater engineering standards.

MOVED by Councillor Russell, seconded by Councillor Blackburn

THAT the hearing be closed.

MOTION PUT AND PASSED.

The hearing closed at 8:05 p.m.

MOVED by Councillor Russell, seconded by Councillor Outhit

THAT North West Community Council:

1. **Approve the proposed amending development agreement, which shall be substantially of the same form as set out in Attachment A of the staff report dated September 13, 2022; and**
2. **Require the agreement be signed by the property owner within 120 days, or any extension thereof granted by Council on request of the property owner, from the date of final approval by Council and any other bodies as necessary, including applicable appeal periods, whichever is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.**

MOTION PUT AND PASSED.

10.1.2 Case 24361: Substantive Amendments to an existing Development Agreement at 97 Dartmouth Road, Bedford

The following was before Community Council:

- Staff report dated October 11, 2022
- Staff presentation dated December 12, 2022

Notice of Motion was given on November 21, 2022

Yanan Gou, Planner II gave a presentation and responded to questions of clarification from Community Council.

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

The hearing opened at 7:27 p.m.

MOVED by Councillor Outhit, seconded by Councillor Lovelace

THAT the hearing be closed.

MOTION PUT AND PASSED.

The hearing closed at 7:28 p.m.

MOVED by Councillor Outhit, seconded by Councillor Lovelace

THAT North West Community Council:

- 1. Approve the proposed amending development agreement, which shall be substantially of the same form as set out in Attachment A of the staff report dated October 11, 2022; and**
- 2. Require the amending 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 – None

11.2 Petitions – None

11.3 Presentation – None

12. INFORMATION ITEMS BROUGHT FORWARD – NONE

13. REPORTS

13.1 STAFF

13.1.1 North West Community Council Proposed 2023 Meeting Schedule

The following was before Community Council:

- Staff report dated December 12, 2022

Eric Bowdridge, Legislative Assistant responded to questions of clarification from the Community Council.

MOVED by Councillor Russell, seconded by Councillor Lovelace

THAT the North West Community Council approved the proposed 2023 North West Community Council meeting schedule as circulated.

MOTION PUT AND PASSED.

13.1.2 Case 23293: Development Agreement at Beaver Bank Road and Windgate Drive, Beaver Bank

The following was before Community Council:

- Staff report dated November 21, 2022

MOVED by Councillor Blackburn, seconded by Councillor Outhit

THAT the North 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 21, 2022, to permit a four-storey, 46-unit apartment building on lands near the intersection of Beaver Bank Road and Windgate Drive, Beaver Bank and schedule a public hearing.

MOTION PUT AND PASSED.

13.2 NORTH WEST PLANNING ADVISORY COMMITTEE – NONE

13.3 MEMBERS OF COMMUNITY COUNCIL – NONE

13.4 COMMITTEE UPDATES – NONE

14. MOTIONS – NONE

15. IN CAMERA (IN PRIVATE) – NONE

16. ADDED ITEMS – NONE

17. NOTICES OF MOTION – NONE

18. PUBLIC PARTICIPATION

Walter Reagan, Sackville Rivers Association, District 15 expressed appreciation for the new Sackville River Wilderness Area in Upper Sackville and spoke to the need of increasing support and staff for the Regional Urban Forest Plan.

19. DATE OF NEXT MEETING – January 16, 2023

20. ADJOURNMENT

The meeting was adjourned at 8:10 p.m.

Eric Bowdridge
Legislative Assistant