



**NORTH WEST COMMUNITY COUNCIL
MINUTES
January 9, 2017**

PRESENT: Councillor Tim Outhit, Chair
 Councillor Matt Whitman, Vice-Chair
 Deputy Mayor Steve Craig
 Councillor Steve Streach
 Councillor Lisa Blackburn

STAFF: Ms. Roxanne MacLaurin, Solicitor
 Mr. Liam MacSween, Legislative Assistant

The following does not represent a verbatim record of the proceedings of this meeting.

The agenda, supporting documents, and information items circulated to Community Council are available online: <http://www.halifax.ca/Commcoun/central/170109nwcc-agenda.php>

The meeting was called to order at 6:30 p.m. Community Council into an In Camera (In Private) session at 7:49 p.m. and reconvened at 7:57 p.m. Community Council adjourned at 7:58 p.m.

1. CALL TO ORDER

Councillor Outhit, Chair called the meeting to order in the Youth & Seniors Room, Bedford-Hammonds Plains Community Centre, 202 Innovation Drive, Bedford.

2. APPROVAL OF MINUTES – November 15, 2016

MOVED by Councillor Whitman, seconded by Councillor Streach

THAT the minutes of November 15, 2016 be approved as presented.

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

Additions: None

Councillor Streach advised that he would have to leave the meeting early as he had a previously for another commitment within his District.

MOVED by Councillor Whitman, seconded by Councillor Blackburn

THAT the agenda be approved as presented.

MOTION PUT AND PASSED.

Councillor Streach left the meeting at 6:35 p.m.

4. BUSINESS ARISING OUT OF THE MINUTES

5. CALL FOR DECLARATION OF CONFLICT OF INTERESTS

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 20603: LUB Amendment – Subdivision of semi-detached dwellings at 4 and 6 Majestic Avenue and 473 and 475 Beaver Bank Road, Beaver Bank

The following was before Community Council:

- A staff recommendation report dated October 5, 2016
- A Memorandum from the North West Planning Advisory Committee dated September 21, 2016
- Correspondence from Walter Burlock dated December 11, 2016.

Councillor Outhit invited Ms. Thea Langille, Principal Planner, to provide a presentation on Case 20603. Councillor Outhit thanked Ms. Langille for her presentation and requested questions of clarification from members of North West Community Council.

In response to a question of clarification, Ms. Langille noted that the application is unique to the Beaverbank area and staff had to evaluate it within the context of the Land Use By-law for that area. She further noted that staff has advised that this type of situation would be good case study for the proposed By-law simplification program to provide further clarification for applicants and residents on what uses are permitted within neighbourhoods.

Councillor Outhit read the rules of procedure with respect to public hearings, opened the public hearing and invited the Applicant to provide a brief presentation on Case 20603. The applicant declined to speak.

Councillor Outhit invited members of the public to address North West Community Council on Case 20603. Councillor Outhit called three times for further speakers, there were none present.

MOVED by Councillor Whitman, seconded by Councillor Blackburn

THAT the Public Hearing close. MOTION PUT AND PASSED.

MOVED by Councillor Blackburn, seconded by Councillor Whitman

THAT North West Community Council Adopt the amendments to the Land Use By-law for Beaver Bank / Hammonds Plains / Upper Sackville, as set out in Attachment A in the staff report dated October 5, 2016.

MOTION PUT AND PASSED.

10.1.2 Case 20501: Development Agreement for Senior Citizen Housing, 15 Brenda Drive, Hammonds Plains

The following was before Community Council:

- A staff recommendation report dated October 31, 2016
- A memorandum from the North West Planning Advisory Committee dated June 2, 2016
- Correspondence from Janet Gomes & Stephen Kamperman dated December 8, 2016
- Correspondence from Cathy Mansley dated January 5, 2017

Councillor Outhit invited Ms. Erin MacIntyre, Principal Planner to provide a presentation on Case 20501. Ms. MacIntyre gave a presentation on Case 20501. Councillor Outhit thanked Ms. MacIntyre for her presentation and requested questions of clarification from members of North West Community Council. There were no questions of clarification for Ms. MacIntyre.

Councillor Outhit read the rules of procedure with respect to public hearings, opened the public hearing, and invited **Ms. Shelley Dickey** of Shelly Dickey Land Use Planning to present behalf of the Applicant. Ms. Dickey agreed with staff's recommendation noting that the proposed development will be a welcome addition to the community. Councillor Outhit thanked Ms. Dickey for her comments and requested question of clarification from members of North West Community Council. There were no questions of clarification.

Councillor Outhit invited members of the public to address North West Community Council on Case 20501. Councillor Outhit called three times for speakers to come forward, there were no speakers present.

MOVED by Councillor Whitman, seconded by Councillor Blackburn

THAT the Public Hearing close. MOTION PUT AND PASSED.

MOVED by Councillor Whitman, seconded by Councillor Blackburn

THAT North 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 October 31, 2016; 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, which is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.**

Deputy Mayor Craig joined the meeting at 6:56 p.m.

MOTION PUT AND PASSED.

10.1.3 Case 20325: Development Agreement Amendments, Transom Drive, Halifax (Wentworth Estates/Bedford South area)

The following was before Community Council:

- A staff recommendation report dated October 24, 2016
- Correspondence from Bachar Peter Dib and Vivian Khouri dated December 12, 2016

Councillor Outhit, Chair invited Mr. Paul Sampson, Planner II, to provide a presentation on Case 20325. Councillor Outhit thanked Mr. Sampson for his presentation and requested questions of clarification from members of North West Community Council.

In response to questions of clarification, Mr. Sampson advised that staff had received feedback from the public in relation to the intended uses of the subject property. He noted that essentially the site is owned by the developer or by builders who have purchased approved lots.

Councillor Outhit read the rules of procedure with respect to public hearings, opened the public hearing and invited the Applicant to provide a brief presentation on Case 20325. The Applicant did not wish to speak.

Councillor Outhit invited members of the public to address North West Community Council on Case 20325.

Mr. Bachar Peter Dib, of Transom Drive raised concern with respect to traffic impact and building density as a result of the proposed amendment to the development agreement.

Councillor Outhit called three times for further speakers, there were none present.

Councillor Outhit invited the applicant, to briefly respond to the point raised by the public. The applicant referred the question to staff for response.

Mr. Sampson advised that the overall density of the development is not changing and will not increase as result of the proposed amendment.

Councillor Outhit advised that the traffic solutions that are in place anticipated the impact of the proposed development. He advised that he is working with the Traffic Authority and HRP to address speeding concerns in the area.

MOVED by Councillor Blackburn, seconded by Councillor Whitman

That the Public Hearing close. MOTION PUT AND PASSED.

MOVED by Councillor Whitman, seconded by Deputy Mayor Craig

THAT 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 24, 2016; 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, which is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.**

MOTION PUT AND PASSED.

10.1.4 Case 20640: Amending Development Agreement for Lot BH-1, 656, 660 and 664 Bedford Highway, Halifax

The following was before Community Council:

- A staff recommendation/information report dated October 18, 2016

Councillor Outhit, Chair invited Ms. Maggie Holm, Principal Planner, to provide a presentation on Case 20640. Councillor Outhit thanked Ms. Holm for her presentation and requested questions of clarification from members of North West Community Council. There were no questions of clarification from members of North West Community Council.

Councillor Outhit read the rules of procedure, opened the public hearing and invited the Applicant, Mr. Connor Wallace, of WSP Canada to provide a brief presentation on Case 20640. Mr. Wallace provided a presentation noting the following:

- Construction on site has ceased until the public hearing has concluded and Community Council has made a decision
- Provided commentary with respect to the minor increase in dwelling units noting that the overall mass of the building will not be changed.

Councillor Outhit thanked Mr. Wallace for his presentation and requested questions of clarification from members of North West Community Council. There were none. Councillor Outhit invited members of the public to address North West Community Council on Case 20640.

A Resident, of Bedros Lane raised concerns with the possibility of increasing height and mass to the building. After this building have to consider privacy, will block existing buildings.

Councillor Outhit called three times for further speakers, there were none present.

Councillor Outhit invited the Mr. Wallace to briefly respond to the point raised by the public.

Mr. Wallace advised that there have been no changes to the design of the building but rather a matter of shifting internal spaces within the building. He further advised that developer will provide sidewalks throughout the entire frontage of the developments.

MOVED by Councillor Whitman, seconded by Deputy Mayor Craig

THAT the Public Hearing close. MOTION PUT AND PASSED.

MOVED by Councillor Blackburn, seconded by Deputy Mayor Craig

THAT North West Community Council:

1. **Approve the proposed Amending Agreement, as contained in Attachment A of this staff report dated October 18, 2106; 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, which is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.**

MOTION PUT AND PASSED.

10.2 VARIANCE APPEAL HEARINGS – NONE

11. CORRESPONDENCE, PETITIONS & DELEGATIONS

11.1 Correspondence

The Legislative Assistant noted correspondence received for agenda items 10.1.1, 10.1.2 & 10.1.3 which was distributed to members of North West Community Council prior to the meeting.

11.2 Petitions – NONE

11.3 Presentations – NONE

12. INFORMATION ITEMS BROUGHT FORWARD – NONE

13. TABLING OF 2016 ANNUAL REPORT

The following documentation was before North West Community Council:

- A staff report dated December 8, 2016

MOVED by Deputy Mayor Craig, seconded by Councillor Whitman

THAT North West Community Council receive and table the 2016 Annual Report as submitted.

MOTION PUT AND PASSED.

- **Public Participation for Annual Report**

Councillor Outhit called three times for members of the public to address North West Community Council on the 2016 Annual Report. There were no speakers present.

14. REPORTS

14.1 STAFF

14.1.1 Review of Report Requests

The following was before Community Council:

- A staff recommendation report dated October 30, 2016

MOVED by Councillor Whitman, seconded Councillor Blackburn

THAT North West Community Council review the attached list of report requests, as outlined in Attachment 1 of the staff report dated October 30, 2016 and bring forward any items recommended to be withdrawn

MOTION PUT AND PASSED.

14.1.2 Case 19625: Substantive and Non-Substantive amendments to the Bedford West Sub Area 5 Development Agreement, Bedford

The following was before Community Council:

- A staff recommendation report dated November 23, 2016

MOVED by Councillor Blackburn, seconded by Deputy Mayor Craig

THAT North West Community Council give Notice of Motion to consider the proposed substantive development agreement amendments, specifically items 1 through 3, as set out in Attachment A of the staff report dated November 23, 2016, to permit changes to the permitted housing mix for the development agreement for Bedford West Sub Area 5, Bedford, and schedule a public hearing.

MOTION PUT AND PASSED.

14.1.3 Case 20644: Discharge Agreement for 176 Bambrick Road, Middle Sackville

The following was before Community Council:

- A staff recommendation report dated November 25, 2016

MOVED by Councillor Blackburn, seconded by Councillor Whitman

THAT North West Community Council:

- 1. Approve, by resolution, the proposed Discharge Agreement, which shall be substantially of the same form as set out in Attachment A of the staff report dated November 25, 2016 and;**
- 2. Require the Discharge 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.

14.2 MEMBERS OF COMMUNITY COUNCIL – NONE

15. MOTIONS – NONE

16. IN CAMERA (IN PRIVATE)

16.1 North West Planning Advisory Committee Appointments

This matter was dealt with later in the meeting, please refer to page 8.

16.1.2 St. Margaret's Bay Coastal Planning Advisory Committee

This matter was dealt with later in the meeting please refer to pages 8-9.

17. ADDED ITEMS – NONE

18. NOTICES OF MOTION – NONE

19. PUBLIC PARTICIPATION

Mr. Nick Antov of Hammonds Plains, noted that staff has not yet completed the boundary for the community of Lucasville, he noted that feedback was submitted by the community which would like to see some conclusion to the plan. He noted that he would like to thank HRM for the almost completion of the Hammonds Plains Road and advised that he would like to see the same thing happen to the Lucasville Road which is in need of repair. He requested further information with respect to the Truck By-Law. He noted that some signs have been changed by the province but HRM should install local service only signs are placed on either side of the Lucasville Road. He concluded by raising the issue of playground redevelopment in the Waterstone Subdivision advising that the community is doing a survey, and may commit some area funds. He advised that the community would likely be interested in HRM support for this endeavor.

Councillor Blackburn advised that residents should be receiving a letter in the near future with respect to the Lucasville Boundary issue. She further noted that she has met with HRM Transportation staff and advised that the Lucasville Road is on the radar for repairs to bring it to the intermediate standard.

20. DATE OF NEXT MEETING – February 6, 2017 – Bedford-Hammonds Plains Community Centre.

16.1 North West Planning Advisory Committee Appointments

This matter was dealt with In Camera (In Private). The following motion was ratified in public session:

MOVED by Councillor Whitman, seconded by Councillor Blackburn

THAT North West Community Council:

- 1. Proceed to appoint up to four citizens to the North West Planning Advisory Committee for a term to November, 2018 as outlined in attachment 1 of the private and confidential staff report dated December 5, 2016.**
- 2. It is further recommended that the citizen appointments be released to the public following ratification and notification of the successful applicant.**

MOTION PUT AND PASSED.

16.1.2 St. Margaret's Bay Coastal Planning Advisory Committee

This matter was dealt with In Camera (In Private). The following motion was ratified in public session:

MOVED by Councillor Whitman, seconded by Councillor Blackburn

THAT North West Community Council:

1. Proceed to appoint three citizens to the St. Margaret's Bay Coastal Planning Advisory Committee for a term to November, 2018 as outlined in attachment 1 of the private and confidential staff report dated December 5, 2016.
2. It is further recommended that the citizen appointments be released to the public following ratification and notification of the successful candidate.

MOTION PUT AND PASSED.

21. ADJOURNMENT

The meeting was adjourned at 7:58 p.m.

Liam MacSween
Legislative Assistant