



**NORTH WEST COMMUNITY COUNCIL
MINUTES
March 27, 2017**

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

STAFF: Roxanne MacLaurin, Solicitor
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/170327nwcc-agenda.php>

The meeting was called to order at 7:05 p.m., and adjourned at 8:24 p.m.

1. CALL TO ORDER

Councillor Outhit, Chair called the meeting to order at the Bedford-Hammonds Plains Community Centre, 202 Innovation Drive, Bedford.

2. APPROVAL OF MINUTES – February 6 & February 21, 2017 (Special Meeting)

MOVED by Councillor Streach, seconded by Councillor Whitman

THAT the minutes of February 6 & February 21, 2017 (Special Meeting).

MOTION PUT AND PASSED.

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

Additions: None.

MOVED by Deputy Mayor Craig, seconded by Councillor Blackburn

THAT the agenda be approved as presented.

MOTION PUT AND PASSED.

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 20384: Development Agreement for Bedford West Sub Area 3, Bedford

The following was before Community Council:

- A staff recommendation report dated February 7, 2017
- A memorandum from the North West Planning Advisory Committee dated August 11, 2016
- Correspondence dated March 23, 2017 from Alex Zayachkowski

Andrew Bone, Planner III provided a presentation on Case 20384. Councillor Outhit thanked Andrew Bone for his presentation and requested questions of clarification from members of North West Community Council.

In response to questions of clarification, Andrew Bone noted the following:

- The development agreement allows for flexibility in allowing access to the subject property from Angus Morton Drive.
- There is a requirement within the Development Agreement to allow for screening and landscaping along Angus Morton Drive.
- The overall allowable density for the subject property is not changing as part of the development application.
- The design of the sewage system required by the development agreement is for 40 persons per acre which is the allowable density for the area.
- There are adequate separation distances and transitions in height over the subject property which is the rationale for staff's recommended approval for the development.
- There is a requirement that any non-disturbance areas are to be fenced and monitored during the construction period.
- The current planning policies applicable to the subject property allow for a maximum height of 120 feet for hotel and office uses and 52 feet for other uses.

Councillor Outhit read the rules of procedures with respect to public hearings, opened the public hearing and invited the applicant to address North West Community Council.

Kevin Neatt, Director of Planning & Development with West Bedford Holdings provided a presentation with respect to Case 20384. Kevin Neatt noted the following:

- The proposal for the site is in keeping with the current planning policies for the area with respect to height and density.
- The highest proposed density for the area is located across the street from the proposed park and ride area operated by Halifax Transit.
- The proposed height of twelve stories is not uncommon for the area as there are many other twelve story buildings which have been built and approved for development throughout the Bedford West area.
- West Bedford Holdings is proposing and encouraging compatibility with existing uses in the area in its visioning for the subject property.
- West Bedford Holdings will take every care to limit construction traffic to and from the subject property during the construction period, if the application is approved.
- A sedimentation control plan for the subject property to protect nearby wetlands is required by current regulation.

In response to questions of clarification from members of North West Community Council, Kevin Neatt noted that West Bedford Holdings has worked with the province to build a parking lot for the nearby CPA High School as well as the installation of a cul-de-sac to assist with the establishment of a park and ride transit terminal.

Councillor Outhit thanked Kevin Neatt for his presentation and invited members of the public to address North West Community Council:

Susan Chessel of Hammonds Plains inquired if there are any plans to improve transit services in the area as part of this proposed development. Susan Chessel noted concern with respect to traffic safety on the Hammonds Plains Road as a result of the proposed development given that more residential housing will result in more cars and will cause more congestion on an already congested roadway.

Brian Murray of Hammonds Plains noted that as a member on the North West Planning Advisory Committee, the matter was reviewed approximately six months ago. Brian Murray noted that there was some concern with the proposed height of the buildings and the potential negative impact the height would have in terms of shadowing with existing uses in the area. Brian Murray advised that Planning Advisory Committees should receive advanced copies of the development agreement for input prior to the matter advancing to Community Council.

Ross Evans, of Hammonds Plains, noted that as a member of the North West Planning Advisory Committee, there was concern when the application came forward to the group, about potential shadows being cast by the proposed twelve story building which would negatively affect the existing uses in the area.

Councillor Outhit called three times for further speakers. There were no additional speakers present. Councillor Outhit invited Kevin Neatt to briefly respond to the points raised by the public during the hearing. Kevin Neatt indicated that he did not wish to speak at the present time.

MOVED by Councillor Whitman, seconded by Councillor Streach

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 February 7, 2017; 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**

In response to questions of clarification, Andrew Bone advised that most of the day, shadows do not affect the adjacent residential properties in the area with the exception of between 6:00 a.m. and 8:00 a.m. during the summer months where there is the possibility of a long shadows being cast by the proposed 12 story building.

In response to follow up question, Thea Langille, Principal Planner advised that in the past, staff used to forward the complete staff report, including the development agreement to the Planning Advisory Committee for review. She noted that over the past several years, Staff has brought the Planning Advisory Committee in earlier on in the process to gain their insight prior to the development agreement being negotiated. She noted that bringing the Development Agreement back to the PAC in advance of it going to Community Council would add a great deal of time to development agreement process.

MOTION PUT AND PASSED.

10.2 VARIANCE APPEAL HEARINGS – NONE

11. CORRESPONDENCE, PETITIONS & DELEGATIONS

11.1 Correspondence

Liam MacSween, Legislative Assistant noted correspondence received by the Municipal Clerk's Office in relation to Item No. 10.1.1 which was previously distributed to members of North West Community Council.

11.2 Petitions – NONE

11.3 Presentations – NONE

12. INFORMATION ITEMS BROUGHT FORWARD – NONE

13. REPORTS

13.1 STAFF

13.1.1 Case 20247: Development Agreement for a Commercial Recreation Use at Restless Pines Equestrian Farm, 1418 Lucasville Road, Lucasville

The following was before Community Council:

- A staff recommendation report January 20, 2017
- A memorandum from the North West Planning Advisory Committee dated February 5, 2016

MOVED by Councillor Blackburn, seconded by Councillor Streach

THAT North West Community Council give notice of motion to consider the proposed development agreement, as contained in Attachment A of the staff report dated January 20, 2017 to permit an expansion to the existing commercial recreation uses at Restless Pines Equestrian Farm, 1418 Lucasville Road and to schedule a public hearing.

MOTION PUT AND PASSED.

13.1.2 Case 20504 – Development Agreement for 387 Cobequid Road

The following was before Community Council:

- A staff recommendation report dated January 20, 2017
- A memorandum from the North West Planning Advisory Committee dated August 11, 2016

MOVED by Deputy Mayor Craig, seconded by Councillor Whitman

THAT 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 January 20, 2017, to permit the operation of a landscaping business at 387 Cobequid Road, Lower Sackville, and schedule a public hearing.

MOTION PUT AND PASSED.

14. MOTIONS – NONE

15. IN CAMERA (IN PRIVATE)

15.1 Personnel Matter

15.1.1 Citizen appointments to St. Margaret's Bay Coastal Planning Advisory Committee

The following motion was passed in public session:

MOVED by Councillor Whitman, seconded by Deputy Mayor Craig

THAT North West Community Council:

- 1. Proceed to appoint two 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 March 16, 2017.**
- 2. It is further recommended that the citizen appointments be released to the public following ratification and notification of the successful candidates.**

MOTION PUT AND PASSED.

15.1.2 Request for Leave of Absence – North West Planning Advisory Committee

The following motion was passed in public session:

MOVED by Councillor Blackburn, seconded by Deputy Mayor Craig

THAT North West Community Council approve a leave of absence for a citizen member of the North West Planning Advisory Committee to June 1, 2017 as outlined in the private and confidential staff report dated March 21, 2017.

MOTION PUT AND PASSED.

15.1.3 Citizen appointments to Regional Watersheds Advisory Board

The following motion was passed in public session:

MOVED by Councillor Streach, seconded by Councillor Whitman

THAT North West Community Council:

- 1. Proceed to appoint one citizen at large to the Regional Watersheds Advisory Board as North West Community Council's representative for a term to November 2018 as outline in the private and confidential staff report dated March 21, 2017.**
- 2. It is further recommended that the citizen appointment be released to the public following ratification and notification of the successful candidate.**

MOTION PUT AND PASSED.

16. ADDED ITEMS – NONE

17. NOTICES OF MOTION – NONE

18. PUBLIC PARTICIPATION

Barry Dalrymple, of Waverly noted concern among the community and community volunteers with respect to the current water project being proposed by HRM and Halifax Water in the Fall River area. Barry Dalrymple advised that the non-for-profit Community Hall's face steep budgetary pressures to pay for the water infrastructure being proposed by the municipality and the water utility to access municipal water services. Barry Dalrymple commented that much of the financial pressure on community volunteers and residents could be avoided if HRM provided financial assistance to alleviate the financial pressure faced by community groups and members of the community to access municipal water.

Councillor Streach noted that work is still very much ongoing on this matter and that the information provided by Mr. Dalrymple will be provided to staff.

Brian Murray, of Hammonds Plains, spoke with respect to an Interim Growth Management Strategy Amendments which were put in place for the Hammonds Plains and Beaverbank area roughly ten to fifteen years ago. Brian Murray advised that he is seeking further information on the process which took place during that time frame and the regulations that are currently in place and being enforced since the amendments were enacted by HRM.

Reg Jones, of Voyager Lake, provided commentary with respect to the importance of Planning Advisory Committees in HRM and that the minutes of their meetings should be reviewed prior to decisions being

made on development applications. Reg Jones provided further commentary with respect to traffic light issues on the Hammonds Plains Road due to a power outage.

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

19. DATE OF NEXT MEETING – April 10, 2017

20. ADJOURNMENT

The meeting was adjourned at 8:24 p.m.

Liam MacSween
Legislative Assistant