



**NORTH WEST COMMUNITY COUNCIL
MINUTES
February 10, 2020**

PRESENT: Councillor Matt Whitman, Chair
Deputy Mayor Lisa Blackburn, Vice Chair
Councillor Steve Streach
Councillor Paul Russell

REGRETS: Councillor Tim Outhit

STAFF: Roxanne MacLaurin, Solicitor
Liam MacSween, A/Deputy Clerk
Krista Vining, Legislative Assistant
Judith Ng'ethe, Legislative Assistant
Andrea Lovasi-Wood, Legislative Assistant

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

The agenda, reports, supporting documents, and information items circulated are online at halifax.ca.

The meeting was called to order at 7:00 p.m. Community Council adjourned at 7:48 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 7:00 p.m. at the Sackville Heights Community Centre, 45 Connolly Road, Sackville.

2. APPROVAL OF MINUTES – January 13, 2020

MOVED by Deputy Mayor Blackburn, seconded by Councillor Russell

THAT the minutes of January 13, 2020 be approved as circulated.

MOTION PUT AND PASSED.

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

MOVED by Deputy Mayor Blackburn, seconded by Councillor Russell

THAT the agenda be approved as presented.

MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES – NONE

5. CALL FOR DECLARATION OF CONFLICT OF INTERESTS – NONE

6. MOTIONS OF RECONSIDERATION – NONE

7. MOTIONS OF RESCISSION – NONE

8. CONSIDERATION OF DEFERRED BUSINESS – NONE

9. NOTICES OF TABLED MATTERS – NONE

10. HEARINGS

10.1 PUBLIC HEARINGS

10.1.1 Case 21859: Land Use By-law amendment to rezone lands with PIDs 41063983 and 40607160, Lower Sackville

The following was before Council:

- A staff recommendation report dated January 7, 2020

Jamy-Ellen Klenavic, Planner II presented the application by Studioworks Inc., on behalf of property owners Crombie Developments Limited and Beukema & Nelson Independent Consultants Incorporated, to rezone portions of lands at 685 Old Sackville Road and 710-752 Sackville Drive to enable the construction of three (3) multi-unit dwellings.

Staff responded to questions of clarification raised by members of Community Council on the Little Sackville River Floodplain zone.

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

Ron Smith, Architect with Studioworks Inc. provided an overview of the lands proposed for rezoning to enable construction of three (3) multi-unit dwellings and addressed the following points:

- no impact to the Little Sackville River;
- completion of the Little Sackville River Trail across the subject site;
- increased density and tax base;
- Site Plan Application submitted to HRM;
- construction projected to start in late Spring 2020 on first building with full completion of buildings two (2) and three (3) in approximately three (3) to four (4) years; and
- Traffic Impact Study: 2.6 percent increase projected to Old Sackville Road, Walker Avenue and Downsvie Drive intersection with full completion of development.

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

Walter Regan, Sackville Rivers Association supported the rezoning and proposed development but wanted to see extensive planning to address silt and erosion from the site. They also wanted to see onsite sewage retention, onsite stormwater retention ponds, upgrades to the two (2) current retention ponds in Sackville, installation of oil grit separators, and extensive landscaping.

James McLeod, Sackville commented on heavy traffic at the Old Sackville Road, Walker Avenue and Downsvie Drive intersection and how the development would have even a small impact on an already busy intersection.

Brian Murray, Hammonds Plains sought clarification on completion of the Little Sackville River Trail across the subject site.

Pat Cramer, Sackville was concerned with heavy traffic and the addition of more dwelling units.

The Chair called three times for any other speakers, there were none.

The Chair invited the applicant forward to respond to points raised by speakers.

Ron Smith confirmed their client's intent to build the trail. Smith noted that their client has planned for stormwater management, the retention ponds are further away from the Little Sackville River and therefore, any spillover would go onto the property.

Klenavic referenced Policy LSR8 under the Municipal Planning Strategy which speaks to a continuous trail system along the Sackville River and Little Sackville River. They explained that developing the trail was not a requirement of the planning application but the developer has spoken to their intent.

MOVED by Councillor Streach, seconded by Deputy Mayor Blackburn

THAT the public hearing be closed.

MOTION PUT AND PASSED.

In response to traffic concerns, staff referred to the section on Traffic Management of the January 7, 2020 report which speaks to operational deficiencies affecting public safety and level of service at both intersections.

MOVED by Councillor Russell, seconded by Councillor Streach

THAT North West Community Council adopt the amendment to the Zoning Map of the Land Use By-law for Sackville Drive, as set out in Attachment A of the staff report dated January 7, 2020.

Councillor Russell spoke to working with the Province to address traffic issues at the intersections of Old Sackville Road, Walker Avenue and Downsview Drive, and Old Sackville Road and the Beaver Bank Connector.

MOTION PUT AND PASSED.

10.2 VARIANCE APPEAL HEARINGS – NONE

11. CORRESPONDENCE, PETITIONS & DELEGATIONS

11.1 Correspondence – None

11.2 Petitions – None

11.3 Presentations – None

12. INFORMATION ITEMS BROUGHT FORWARD – NONE

13. REPORTS

13.1 STAFF – NONE

13.2 MEMBERS OF NORTH WEST COMMUNITY COUNCIL

13.2.1 Deputy Mayor Blackburn – Lucasville Greenway Society Walking/Biking Greenway Trailing Funding Request

The following was before Council:

- A request for Community Council consideration form from Deputy Mayor Blackburn

MOVED by Deputy Mayor Blackburn, seconded by Councillor Russell

THAT North West Community Council authorize the expenditure of \$100,000 from the Community of Sackville Landfill Compensation Fund to the Lucasville Greenway Society to develop a much-needed Walking/Biking Greenway Trail in Lucasville.

MOTION PUT AND PASSED.

13.2.2 Councillor Whitman – Hammonds Plains Area Rate Funding Request – Hammonds Plains Consolidated School Parent Teacher Association

The following was before Community Council:

- A request for Community Council consideration form Councillor Whitman

MOVED by Deputy Mayor Blackburn, seconded by Councillor Streach

THAT North West Community Council recommend that Halifax Regional Council approve a one-time withdrawal from the Hammonds Plains Common Area Rate in the amount of \$4,538.28 to the Hammonds Plains Consolidated School Parent Teacher Association to cover additional costs related the 2019 Hammonds Plains Consolidated School Landscaping project.

MOTION PUT AND PASSED.

14. MOTIONS – NONE

15. IN CAMERA (IN PRIVATE)

15.1 Personnel Matter – Private and Confidential Report

A matter pertaining to an identifiable individual or group.

The following was before the Community Council:

- A staff recommendation report dated February 7, 2020.

This matter was dealt with in public.

MOVED by Councillor Streach, seconded by Deputy Mayor Blackburn

THAT North West Community Council approved the direction as outlined in the private and confidential staff report dated February 7, 2020.

MOTION PUT AND PASSED.

16. ADDED ITEMS – NONE

17. NOTICES OF MOTION – NONE

18. PUBLIC PARTICIPATION

Walter Regan, Sackville River's Association spoke on the following points:

- Expanding the protection area of the Sandy Lake Park to Hammonds Plains Road
- Funding for the Walking/Biking Greenway Trail in Lucasville
- Expand HRM staff complement for trails and environment
- Floodplain Zone approval for Sackville River and Little Sackville River

James McLeod Sackville spoke to stormwater management issues from erosion at their parent's property. It was noted that Deputy Mayor Blackburn would obtain additional information from the speaker and follow up with Halifax Water.

In response to a question raised by **Brian Murray, Hammonds Plains**, Deputy Mayor Blackburn confirmed the \$100,000 will be used towards the promoting, marketing, social media awareness campaign of the the Walking/Biking Greenway Trail in Lucasville. Murray suggested looking at where traffic is coming from when conducting a traffic impact study.

In response to a question raised by **Pat Cramer, Sackville**, it was noted that as identified by the applicant during the public hearing, construction would commence in late Spring 2020 for Case 21859.

19. DATE OF NEXT MEETING – March 9, 2020 – Location to be Determined.

20. ADJOURNMENT

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

Krista Vining
Legislative Assistant