



**HALIFAX AND WEST COMMUNITY COUNCIL
NORTH WEST COMMUNITY COUNCIL
SPECIAL JOINT MEETING
MINUTES
NOVEMBER 26, 2020**

PRESENT:

Councillor Lisa Blackburn, Chair of North West Community Council
Councillor Lindell Smith, Chair Halifax and West Community Council
Deputy Mayor Tim Outhit
Councillor Paul Russell
Councillor Cathy Deagle-Gammon
Councillor Waye Mason
Councillor Pam Lovelace
Councillor Shawn Cleary
Councillor Kathryn Morse
Councillor Iona Stoddard
Councillor Patty Cuttell

STAFF:

Meg MacDougall, Solicitor
Krista Vining, Legislative Assistant
Alicia Wall, Legislative Support

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 6:00 p.m., and the Community Councils adjourned at 7:22 p.m.

1. CALL TO ORDER

Councillor Blackburn called the meeting to order at 6:02 p.m.

2. APPROVAL OF THE ORDER OF BUSINESS

MOVED by Councillor Cleary, seconded by Councillor Russell

THAT the agenda be approved as presented.

MOTION PUT AND PASSED.

3. CALL FOR DECLARATION OF CONFLICT OF INTERESTS - NONE

4. HEARINGS

4.1 PUBLIC HEARINGS – 6:00 p.m.

4.1.1 Case 22450: Amendments to the Existing Development Agreement for Bedford West, Sub Area 9, Bedford and Halifax

The following was before Community Council:

- A staff recommendation report dated July 22, 2020
- Correspondence from Wendy Oliver, Albert, Margaret Burke, Larry Nardcchia, Wendy McDonald

Meaghan Maund, Planner II, Current Planning presented Cresco Holdings Limited request for substantive amendments to an existing development agreement to allow for the transfer of density of up to 162 personas from the maximum permitted commercial populations to the maximum permitted residential population within Sub Area 9 of Bedford West. As the subject property and the existing development agreement spans two Community Council areas, approval by both the Halifax and West Community Council and North West Community Council are required. A copy of the staff presentation is on file.

Maund responded to questions of clarification from members of the Community Councils.

Councillor Blackburn opened the Public Hearing and invited the applicant to come forward and address the Community Councils.

Joseph Daniel of Cresco Holdings Limited was pleased with staff's presentation and had nothing further to add but noted they were available to answer questions.

Councillor Blackburn reviewed the rules of procedure for public hearings and called for the first registered speaker.

Brian Murray, Bedford West was concerned about the volume of people on Hogan Court and increased traffic in the area.

It was noted that the second registered speaker **Janice Zed, Bedford West had withdrawn** as a speaker.

There being no further registered speakers, it was MOVED by Councillor Cleary, seconded by Councillor Russell

THAT the public hearing be closed.

MOTION PUT AND PASSED.

Councillor Smith assumed the Chair at this time and sought a motion from Halifax and West Community Council members.

MOVED by Councillor Cleary, seconded by Councillor Cuttell

THAT Halifax and West Community Council:

- 1. Approve the proposed amending agreement, which shall be substantially of the same form as set out in Attachment A of the staff report dated July 22, 2020; and**
- 2. Require the amending agreement be signed by the property owner within 240 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.**

Halifax and West Community Council members explained that the development lacks active transportation and was not transit or pedestrian friendly. Members expressed traffic and environmental concerns, including increased greenhouse gas emissions and the impact on Kearney Lake. It was also unclear how the reduction of commercial density would occur.

MOTION PUT AND DEFEATED.

Councillor Blackburn assumed the Chair from Councillor Smith and sought a motion from North West Community Council members.

MOVED by Deputy Mayor Outhit, seconded by Councillor Russell

THAT North West Community Council defer Case 22450 to receive more information regarding the following:

- **Exact numbers on the traffic impacts;**
- **Information from the Province regarding its plans to help mitigate traffic;**
- **Snow clearing;**
- **The utility area shown on Schedule “K”.**

Following a brief discussion with staff on process and next steps, the mover requested the motion to defer be withdrawn. With the agreement of the seconder and North West Community Council members, the **MOTION TO DEFER WAS WITHDRAWN.**

MOVED by Councillor Russell, seconded by Councillor Lovelace

That North West Community Council:

- 1. Approve the proposed amending agreement, which shall be substantially of the same form as set out in Attachment A of the staff report dated July 22, 2020; and**
- 2. Require the amending agreement be signed by the property owner within 240 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.**

North West Community Council members expressed concerns around traffic, stormwater management and the lack of transit and active transportation.

MOTION PUT AND DEFEATED.

5. CORRESPONDENCE, PETITIONS AND DELEGATIONS

5.1 Correspondence

The Legislative Assistant noted that correspondence was received for item 4.1.1. This correspondence was circulated to the Committee.

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

5.2 Petitions – None

5. ADJOURNMENT

The meeting was adjourned at 7:22 p.m.

Alicia Wall
Legislative Support