



**NORTH WEST COMMUNITY COUNCIL
DRAFT MINUTES
November 8, 2021**

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

STAFF: Roxanne MacLaurin, Solicitor
Andrea Lovasi-Wood, Legislative Assistant
Liam MacSween, Legislative Support

These minutes are considered draft and will require approval by Regional Council at a future meeting.

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 6:02 p.m. and adjourned at 7:53 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 6:02 p.m.

2. APPROVAL OF MINUTES – October 4, 2021

MOVED by Councillor Blackburn, seconded by Councillor Lovelace

THAT the minutes of October 4, 2021 be approved as amended.

North West Community Council noted a typo on page 5 of the October 4, 2021 minutes.

After the minutes were approved, the Legislative Assistant noted that the draft September 13, 2021 minutes were circulated to North West Community for approval. Thus, the typo noted is on page 5 of the September 13, 2021 minutes and the requested correction will be made.

MOTION PUT AND PASSED.

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

Additions: None

Deletions:

- Item 13.1.1 – Case: 20401: Updating the Planning Documents for Bedford West Sub Area 10, Kearney Lake Road, Bedford and Halifax is being deleted as the staff report for this item requires additional updates.

MOVED by Deputy Mayor Outhit, 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 22820: Amendments to Development Agreement, Hanwell Drive (Sunset Ridge subdivision), Middle Sackville

The following was before Community Council:

- A staff recommendation report dated September 21, 2021
- A staff presentation dated November 8, 2021
- An applicant presentation dated November 8, 2021
- A memorandum from the North West Planning Advisory Committee dated December 7, 2020
- Correspondence from Kevin Albert, Alex Gervais, Keir and Dawn Marie Daborn, Tamara Gagnon, Anil Rana, Pierre Gagnon, Catherine Carnegie, Jerry Thorne

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Paul Sampson, Planner II, Urban Enabled Applications presented Case 22820 and responded to questions from North West Community Council. A copy of the staff presentation is on file.

Roxanne MacLaurin, Solicitor responded to a question of clarification from North West Community Council. MacLaurin advised that any decision rendered by North West Community Council on the application is subject to appeal with the Nova Scotia Utility and Review Board. MacLaurin further advised that there has been no direction from the Province with respect to impact of the newly created taskforce on planning on this appeal process.

The Chair opened the hearing at 6:23 p.m.

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

Cesar Saleh, Vice President of Planning and Design, WM Fares Group on behalf of the applicant, Sunset Plaza Inc. and provided a presentation on Case 22820 and responded to questions of clarification from North West Community Council. A copy of the applicant's presentation is on file.

Thea Langille, Principal Planner, Rural Policies and Applications clarified the consultation process advising North West Community Council that staff actively engage with Halifax Regional Centre of Education (HRCE) on larger developments which may have an impact on the number of students in schools. With respect to Case 22820, Langille advised that details of the application were made available on the HRM website which is actively monitored by HRCE staff with no concerns being raised.

The Chair reviewed the rules of procedure for public hearings and called for the registered speakers to address Community Council.

Alex Chavez, of Middle Sackville raised concerns with the proposed amendment noting that the commercial development in the current Development Agreement would fit better with the existing community. Chavez noted that the proposed development is too dense and does not transition well from single family homes to a taller multiunit dwelling. Chavez noted that the community lacks the infrastructure for the additional density particularly as it related to school capacity and traffic

Lisa Romano, of Middle Sackville echoed the comments of the previous speaker noting that the community was under the assumption that the subject property was going to be developed as a commercial property. Romano raised concerns that the proposed development will create issues with overflow parking, traffic, and further congest the already overpopulated schools in the area.

Eric Romano, of Middle Sackville echoed the comments of previous speakers noting concern with the building size, density, traffic, and overpopulated schools.

There were no further registered speakers for Case 22820. The Chair invited the applicant to respond to points raised during the public hearing.

Cesar Saleh noted that the proposed footprint of building is smaller than that of the multiunit building adjacent to it. Saleh advised that the parking provisions with the development agreement are the minimum allowable and the applicant has the option to add more parking spaces. Saleh further commented that the subject property is located near a bus stop and that a traffic impact statement was conducted as part of the application. Saleh concluded by noting that there is a demand for multiunit dwellings in the Sackville area and the applicant is attempting to address the need for more housing options in the community.

Saleh responded to questions of clarification from North West Community Council.

MOVED by Deputy Mayor Outhit, seconded by Councillor Lovelace

THAT the public hearing be closed.

MOTION PUT AND PASSED.

The hearing closed at 7:00 p.m.

Roxanne MacLaurin, Solicitor advised North West Community Council that they could defer a decision on Case 22820 and request a supplemental staff on increasing the number of parking spaces on the subject property to allow for the appropriate negotiations between staff and the applicant on how it will be included in the development agreement.

MOVED by Councillor Blackburn, 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 September 21, 2021 staff report; and**
- 2. Require the amending development 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 raised concerns with the substantive change of the proposal from commercial development to a substantial residential development from a complete community perspective. North West Community Council discussed the impact that a large residential project on the subject property will have on the local school system, which is currently exceeding capacity with no concrete plans for the adjustments of school boundaries or a new school from the provincial government in the immediate future. North West Community Council agreed with the recommendation of the North West Planning Advisory Committee to refuse the application based on concerns related to traffic, incompatibility with the existing neighborhood and the original intent of the neighborhood.

MOTION PUT AND DEFEATED.

10.1.2 Case 23512: Amendments to Development Agreement, Civic 27 and 65 Dellridge Lane, Bedford

The following was before Community Council:

- A staff recommendation report dated September 14, 2021
- A staff presentation dated November 8, 2021
- An applicant presentation dated November 8, 2021
- A memorandum from the North West Planning Advisory Committee dated August 5, 2021
- Correspondence from Monica Cobb, Courtney Noseworthy, Amirhosein Maleki, Craig Davidson

Paul Sampson, Planner II, Urban Enabled Applications presented Case 23512. A copy of the staff presentation is on file.

The Chair opened the hearing at 7:24 p.m.

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

Samantha DeLory and David Paterson, applicants provided a presentation on Case 23512. A copy of the applicant's presentation is on file.

The Chair reviewed the rules of procedure for public hearings and called for the registered speaker.

Rebecca Dunstan of Birch Cove was registered to speak on Case 23512 but was not available.

There were no further registered speakers for Case 23512.

MOVED by Deputy Mayor Outhit, seconded by Councillor Lovelace

THAT the public hearing be closed.

MOTION PUT AND PASSED.

The hearing closed at 7:32 p.m.

MOVED by Deputy Mayor Outhit, seconded by Councillor Blackburn

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 September 14, 2021 staff report; and**
- 2. Require the amending development 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.**

MOTION PUT AND PASSED.

10.2 VARIANCE APPEAL HEARING – NONE

11. CORRESPONDENCE, PETITIONS & DELEGATIONS

11.1 Correspondence

Correspondence was received and circulated for items: 10.1.1, and 10.1.2.

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

11.2 Petitions – None

11.3 Presentation – None

12. INFORMATION ITEMS BROUGHT FORWARD – NONE

13. REPORTS

13.1 STAFF

13.1.2 Case 23662: Amendments to Development Agreement for lands at Walker Service Road, Lower Sackville

The following was before Community Council:

- A staff recommendation report dated October 13, 2021

MOVED by Councillor Russell, seconded by Deputy Mayor Outhit

THAT North West Community Council give Notice of Motion to consider the proposed amending development agreement, as set out in Attachment A of the October 13, 2021 staff report, to allow a non-substantive amendment to an existing development agreement extending the commencement date for the building construction.

MOTION PUT AND PASSED.

Councillor Russell resumed the Chair.

13.1.3 Case 20110: Rezoning and Development Agreement for an Open Space Design Development along Windgate Drive, Beaver Bank

The following was before Community Council:

- A staff recommendation report October 5, 2021

MOVED by Councillor Deagle-Gammon, seconded by Councillor Blackburn

THAT North West Community Council:

- 1. Give First Reading to consider approval of the proposed amendment to Schedule 1-C of the Land Use By-law for Beaver Bank, Hammonds Plains, and Upper Sackville, as set out in Attachment A of the October 5, 2021 staff report, to rezone approximately 19.6 hectare (48.5 acre) of land along Windgate Drive between Capilano Estates and Monarch-Rivendale subdivisions in Beaver Bank to the MU-1 (Mixed Use 1) Zone and schedule a public hearing; and**
- 2. Give notice of motion to consider the proposed development agreement, as set out in Attachment B of the October 5, 2021 staff report, and schedule a public hearing. The hearing for the development agreement shall be held concurrently with the hearing required for the proposed rezoning set out in recommendation 1 above.**

Thea Langille, Principal Planner, Rural Policies and Applications responded to questions of clarification from North West Community Council.

MOTION PUT AND PASSED.

13.1.4 Case 22732: Development Agreement for lands off Kenwood Avenue, Hammonds Plains

The following was before Community Council:

- A staff recommendation report dated October 14, 2021

MOVED by Councillor Lovelace, seconded by Councillor Blackburn

THAT North West Community Council give notice of motion to consider the proposed development agreement, as set out in Attachment A of the October 14, 2021 staff report, to enable a 19-unit seniors housing development off Kenwood Avenue in Hammonds Plains and schedule a public hearing.

Thea Langille, Principal Planner, Rural Policies and Applications responded to questions of clarification from North West Community Council.

MOTION PUT AND PASSED.

14. MOTIONS – NONE

15. IN CAMERA (IN PRIVATE) – NONE

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16. ADDED ITEMS – NONE

17. NOTICES OF MOTION – NONE

18. PUBLIC PARTICIPATION

There were no registered speakers for public participation.

19. DATE OF NEXT MEETING – December 13, 2021

20. ADJOURNMENT

The meeting was adjourned at 7:53 p.m.

Liam MacSween
Legislative Support

DRAFT