



**SPECIAL NORTH WEST COMMUNITY COUNCIL
MINUTES
March 8, 2023**

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

STAFF: Andrew Gough, Solicitor
Catie Campbell, Legislative Assistant

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

The agenda, reports, supporting documents, information items circulated, and video (if available) are online at halifax.ca.

The meeting was called to order at 7:01 p.m., and adjourned at 9:27 p.m.

1. CALL TO ORDER AND LAND ACKNOWLEDGEMENT

The Chair called the meeting to order at 7:01 p.m. and acknowledged that the meeting took place in the traditional and ancestral territory of the Mi'kmaq people, and that we are all treaty people.

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

Additions: None

Deletions: None

MOVED by Councillor Lovelace, seconded by Councillor Outhit

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

4.1.1 Case 23720: Development Agreement for lands at 9 Crestfield Drive, Hammonds Plains

The following was before the Community Council:

- Staff report dated December 21, 2022
- North West Planning Advisory Committee memorandum dated February 8, 2022
- Staff presentation dated March 8, 2023
- Applicant presentation dated March 8, 2023
- Correspondence from Corrdry Taylor, Paul Boyle, Sara Horne

Maureen Ryan, Planner III gave a presentation and responded to questions of clarification from Council.

The hearing opened at 7:35 p.m.

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

Connor Wallace, Applicant, Zzap Architecture and Planning gave a presentation and responded to questions from the Community Council regarding the neighbouring cemetery and noted that there would be ongoing maintenance and the Province would be consulted during the development process. Wallace highlighted that the end of the driveway of the proposed development would allow for firetruck access.

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

Matthew O'Keefe, Hammonds Plains spoke to traffic concerns, specifically near the community playground and turning left out of Crestfield Drive onto Hammonds Plains Road. As well, noted there were no crosswalk indicators in the area and a lack of parking. O'Keefe sought clarification regarding the landscaping on the proposed development.

Matt Legitto, Hammonds Plains raised concerns regarding storm water management and sought clarification on who to contact during the construction process if there were concerns.

George Hudson, Hammonds Plains, Acting President of the Neighbourhood Association of Uplands Park spoke to the strong community relationship and raised concerns with the staff report, traffic

study report, traffic and Halifax Water, noting that there were issues with storm water management, the nearby septic plant and the potential implications on wells and houses in the area. Hudson encouraged the developer consult further with the community.

Paul Boyle, Crestfield Drive spoke to traffic concerns and challenges exiting with a single entrance, noting that entering from Hammonds Plains Road may help elevate traffic congestion. Boyle encouraged a left turning lane, traffic lights or better traffic infrastructure on Crestfield Drive.

The Chair invited the applicant to respond to questions raised by the public.

Wallace and Jamie Copeland, Griffin Transportation Inc. responded to questions raised by the public regarding the landscaping plan of the proposed development and noted that the developer intended to maintain privacy with neighbours using landscaping techniques. Wallace clarified that the storm water runoff would adhere to By-law G-200, *Respecting Grade Alteration and Stormwater Management Associated with Land Development* and the construction management plan, which would allow residences to contact the developer with concerns. Copeland spoke to traffic concerns and the traffic impact study process, highlighting that the study complied to HRM standards, which were consistent with national standards. As well, Copeland noted that traffic volumes would not be during peak times due to the development residents did not have the same driving patterns as a regular household and there was no history of collisions.

MOVED by Councillor Outhit, seconded by Councillor Blackburn

THAT the hearing be closed.

MOTION PUT AND PASSED.

The hearing closed at 8:20 p.m.

Ryan responded to questions of clarification from the Community Council regarding information not included in the staff report like building materials. Ryan provided clarification on traffic congestion and noted that staff did not identify traffic concerns as the proposed development would incorporate traffic safety. As well, noted the Regional Plan could be an opportunity to evaluate infrastructure changes. Ryan highlighted that stormwater management would be done on site and the Department of Environment sets standards for wetlands.

MOVED by Councillor Lovelace, seconded by Councillor Outhit

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 December 21, 2022; and**
- 2. Require the 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.

As set out in section 34 of Administrative Order One, *Respecting the Procedures of the Council*, a motion was required to extend the time of the meeting.

MOVED by Councillor Outhit, seconded by Councillor Russell

THAT North West Community Council extend the time of the meeting past 9:00 p.m.

MOTION PUT AND PASSED.

4.1.2 Case 24205: Development Agreement for a Conservation Design Development on Hemlock Drive (PID 41180779), Upper Tantallon

The following was before the Community Council:

- Staff report dated January 3, 2023
- Applicant presentation dated February 13, 2023
- Correspondence from Shawn Beaulieu, Rhonda Dean

Claire Tusz, Planner II gave a presentation and responded to questions of clarification from Council.

The hearing opened at 9:03 p.m.

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

Chris Markides, Applicant and Trevor Adams, Marchand Developments gave a presentation and responded to questions from Community Council regarding maintenance of the driveways, snow storage, number of units, affordability of the proposed units and the benefits of conversation designs. Adams highlighted the ground water study and expressed confidence with the application.

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

Dave Wiseman, Westwood raised concerns with water flow rates in the area, the ground water study and sought clarification regarding support for homeowners if there were potential low well water levels.

Bill Colman, Hemlock Drive raised concerns regarding maintenance of the properties, condominium development versus rental housing, the impact of property values and well water levels in the area.

The Chair invited the applicant to respond to questions raised by the public.

Markides responded to questions of clarification raised by the public regarding ground water and noted that the level two groundwater study would provide more clarity. As well, addressed concerns with rental housing.

MOVED by Councillor Outhit, seconded by Councillor Russell

THAT the hearing be closed.

MOTION PUT AND PASSED.

The hearing closed at 9:21 p.m.

Tusz responded to questions of clarification from the Community Council, advising the level two groundwater assessment would take neighboring properties into account. As well, highlighted the as of right principle versus discretionary approval and property maintenance would be under the condominium agreement.

MOVED by Councillor Lovelace, seconded by Councillor Russell

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 January 3, 2023; 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.

MOTION PUT AND PASSED.

5. ADJOURNMENT

The meeting was adjourned at 9:27 p.m.

Catie Campbell
Legislative Assistant