



**NORTH WEST COMMUNITY COUNCIL
MINUTES
October 20, 2014**

PRESENT: Councillor Steve Craig, Chair
Councillor Matt Whitman, Vice-Chair
Councillor Barry Dalrymple
Councillor Brad Johns

STAFF: Ms. Cathy Mellett, Municipal Clerk
Ms. Kirby Grant, Solicitor
Mr. Quentin Hill, 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/October202014NorthWestCommunityCouncilMeetingAgenda-HalifaxRegionalMunicipality.php>

The meeting was called to order at 7:04 p.m., and recessed at 9:01 p.m. Community reconvened at 9:06 p.m. Community Council adjourned at 10:46 p.m.

1. CALL TO ORDER

Councillor Craig called the meeting to order at 7:00 p.m. at Acadia Hall, Lower Sackville.

2. APPROVAL OF MINUTES – September 15, 2014 and September 23, 2014 Special.

MOVED by Councillor Whitman, seconded by Councillor Dalrymple that the September 15 and September 23, 2014 minutes be approved as presented. MOTION PUT AND PASSED.

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

Additions: Councillor Craig – Accessibility Town Hall Meeting

Council agreed to deal with item 8.1.2 as the first public hearing.

MOVED by Councillor Whitman, seconded by Councillor Outhit that the agenda be approved as amended. MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES - NONE

5. MOTIONS OF RECONSIDERATION – NONE

6. MOTIONS OF RESCISSION – NONE

7. CONSIDERATION OF DEFERRED BUSINESS – NONE

8. HEARINGS

8.1 PUBLIC HEARINGS

8.1.2 Case 19111: Application by United Gulf to rezone lands at the intersection of Voyageur Way and Hammonds Plains Road (PID 41127564 and a portion of PID 41351669) from MU-1 (Mixed Use 1) to C-4 (Highway Commercial), Hammonds Plains

The following was before Community Council:

- *A staff report dated August 26, 2014*
- *A memorandum from North West Planning Advisory Committee dated May 8, 2014.*

The Chair read the rules of procedures with respect to public hearings and invited staff to come forward to present on Case 19111. Mr. Tyson Simms, Planner, provided a presentation on Case 19111.

The Chair thanked Mr. Simms for his presentation and requested questions of clarification from members of North West Community Council.

In response to questions of Council, Mr. Simms advised that if traffic infrastructure upgrades are required in future years, the owner of the business can go to the municipality to cost share the required infrastructure.

The Chair invited the applicant to address Council.

Mr. Patrick Leroy, United Gulf Developments provided a presentation of the development plan to Community Council. In regard to the traffic study, he advised Council that they used data that assumed

the highest volume of traffic possible and assumed a full build out of the site. He noted that there might not be a full build out of the site. He continued that the traffic would be monitored after the development and if the thresholds are challenged and they would engage in discussions with the municipality on cost sharing traffic infrastructure measures.

The Chair thanked Mr. Leroy and opened the public hearing. He advised that he would call the names from the sign-up sheet first and then invite any additional members of the public to speak on the matter.

Mr. Peter Lund, spoke in favour of the development. He stated that the developer has a good reputation for creating developments that are aesthetically pleasing as well as needed in the area. He raised concern regarding the possible increase in traffic but was pleased to know that the developer was willing to work with the municipality should this be an issue in future years. He suggested that NWCC to also allow signage at the development.

Mr. Brad Murphy advised that he had three concerns. He was concerned about the increase in traffic; the possibility of noise problems at the site if there was a licensed restaurant permitted and also concerned about the potential for contamination of water from the site. He stated that he was pro-business but wanted to ensure those concerns were expressed.

Mr. Brian Murray advised that the matter had come before the North West Planning Advisory Committee but he was speaking as a resident of the area. He felt they had as a community raised the right concerns and the developers seemed to listen to the community.

The Chair called three times for any other speakers, there being none it was **MOVED by Councillor Whitman, seconded by Councillor Dalrymple to close the public hearing. MOTION PUT AND PASSED.**

A brief discussion ensued.

MOVED by Councillor Whitman, seconded by Councillor Johns that North West Community Council approve the proposed rezoning of lands at the intersection of Voyageur Way and Hammonds Plains Road (PID 41127564 and a portion of PID 41351669) from the MU-1 (Mixed Use 1) Zone to the C-4 (Highway Commercial) Zone, as contained in Attachment A of this report.

MOTION PUT AND PASSED.

Councillor Whitman left the meeting at 7:50 p.m.

8.1.1 2014 Municipal Boundary Review

Ms. Cathy Mellett, Municipal Clerk provided a presentation pertaining to the 2014 Municipal Boundary Review.

The Chair thanked Ms. Mellett for her presentation and asked for questions of clarification from Members of North West Community Council. There were no questions from Members of North West Community Council. The Chair read the rules of procedure respecting public hearings and invited members of the public to come forward and address North West Community Council on the 2014 Municipal Boundary Review.

Councillor Johns recognized local Sackville resident Mr. Paul Highland who participated in past boundary reviews.

Mr. Peter Lund, advised that at the last boundary review it was suggested that Lucasville should be attached to the Hammonds Plains/St. Margaret's. He stated that they moved the boundary from the power line along Lucasville Road which is close vicinity to Hammonds Plains Road when it was assumed it would have stayed right along Hammonds Plains Road. He noted that this has caused a cut off in the

community as the north side of the road is included in with Sackville and the south side is included in with Hammonds Plains. He suggested that a minor adjustment be made to keep it how it was prior to the last review.

Dave Everstock, Hammonds Plains agreed with the comments provided by Mr. Lund. He advised that he has written correspondence to both the UARB and the Municipal Clerk. He noted that they have felt like they are in district 13 and have taken many of their concerns to Councillor Whitman rather than Councillor Johns as Councillor Whitman deals with the majority of issues in Hammonds Plains. He stated that he understand that it was done based on numbers, but in some circumstances it should be about the community and they would like to be included in District 13 in the next election.

Mr. Ross Evans, Pockwock Road asked if consideration is given to high growth areas and allowing for increased population in those areas when the boundaries are determined.

The Chair called three times for any other speakers, hearing none it was **MOVED by Councillor Johns, seconded by Councillor Outhit to close the public hearing. MOTION PUT AND PASSED.**

In response to some of the comments and questions, Ms. Mellett advised that they would be looking at all submissions including the area in between Lucasville and Hammonds Plains and would make a specific recommendation to Regional Council. She added that growth areas were considered in the analysis. Ms. Mellett concluded by stating that there was no requirement for a motion from Community Council; the public hearing was for the benefit of public consultation in regard to the report to Regional Council.

Councillor Dalrymple reminded the public that the new boundaries were created by the NSUARB and were not a decision of Council. He noted that both Districts 1 and 2 are a large constituencies and difficult to meet and speak with residents.

8.1.3 Case 18705 - Development Agreement - Lot BH-1, 656, 660 and 664 Bedford Highway, Halifax

The following was before Community Council:

- *A staff report dated September 10, 2014*

The Chair read the rules of procedures with respect to public hearings and invited staff to come forward to present on Case 18705. Mr. Andrew Bone, Senior Planner provided a presentation on Case 18705.

The Chair thanked Mr. Bone for his presentation and requested questions of clarification from members of North West Community Council.

Councillor Craig called for the developer or representatives to come forward and address Community Council.

Mr. Dan Godspeed stated that he was the architect of the project and was presenting on behalf of Premix Development. He advised that the design was based on the limitations to the site and there had been considerable investment even before the build was set to begin. He noted that there are services that do not extend to the front of the site as well as widening of the Bedford Highway and inclusion of sidewalks. He advised that after hearing from residents at the public information meeting the design was determined to ensure that views of the Bedford Basin were protected. He stated he would be willing to answer any questions of Council.

The Chair thanked Mr. Godspeed and opened the public hearing. He advised that he would call the names from the sign-up sheet first and then invite any additional members of the public to speak on the matter.

Mr. Allan MacDonald, Bedros Lane advised that he was going to read a letter from Mr. Jud Godin who represented 50 other residents. He stated that since the public information session with Premax Development was a positive event as the developer had scaled back the size of the proposal so that it fits well in the neighbourhood. He also thanked Councillor Outhit for listening and being involved in the discussions with residents and the developer. He noted that concerns about traffic were addressed and similar to what the residents were concerned about. He stated that the trail should not be altered because of the development as many residents use it for recreations purposes.

Ms. Maureen Palmeter, Fernleigh Park questioned the discharge agreement, She wanted to see what was negotiated in the last agreement and what would be lost by discharging that agreement. She added that she attempted to find the agreement online but could not find anything. She requested that Council use due diligence to ensure that something is not missed. She added that the Old Coach Road should be protected and she felt it was currently owned by the city.

Mr. Ross Evans, Pockwock Road stated that the old Coach Road was built by the crown and agreed that it was still owned by the city.

Mr. Brian Murray, Hammonds Plains, stated that it was nice to see the residents and the developer working together to develop a good project for the community.

Mr. Set Lalhi, thanked the developers for listening to the Community. He also thanked Councillor Outhit for bringing residents and the developer together.

Mr. Imal Baasharee thanked members of the public for their positive comments. He noted that they are not allowed to remove trees without approval from the Municipality. He further clarified that they are not allowed to touch the Old Coach Road as it is not their property.

The Chair called three times for any further speakers there being none it was **MOVED by Councillor Outhit, seconded by Councillor Johns that the public hearing be closed.**

MOTION PUT AND PASSED.

Discussion ensued.

MOVED by Councillor Outhit, seconded by Councillor Johns that North West Community Council:

- 1. Approve, by resolution, the discharge agreement, presented as Attachment A of the September 10, 2014 staff report, for the lands located at Lot BH-1 on the Bedford Highway.**
- 2. Require the discharge 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.**
- 3. Approve the proposed development agreement as contained in Attachment B of the September 10, 2014 staff report, to develop a mixed use building with a maximum of 98 unit residential units and 14,000 square feet (1301m²) of commercial space at Lot BH-1, 656, 660 and 664 Bedford Highway.**
- 4. 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.

Community Council recessed at 9:05 p.m. Councillor Johns left the meeting at 9:05 p.m.

9. CORRESPONDENCE, PETITIONS & DELEGATIONS

9.1 Correspondence - None

9.2 Petitions

9.3 Presentation

9.3.1 Budget Consultation

The following information was before Community Council:

- A copy of the staff presentation
- The 2015-16 Budget FAQ book

Mr. Bruce Fisher, Manager, Financial Policy and Planning, introduced Ms. Barb Wilson, Budget Coordinator, who presented to Community Council an overview of the 2015/16 budget consultation process

Councillor Craig advised residents that the budget is in the early stages of the whole process. He added that Council had changed the process to provide residents more opportunity to see what their priorities would be for the municipality. He encouraged residents to speak at the consultation, provide input on the website and attend any of the Council budget deliberations. Councillor Craig then opened the floor for the public to come forward and speak on the budget consultation.

Mr. Brian Murray stated that he felt the website did not provide enough historical budget information on how much was spent in each department in previous years. He felt that a 10 year snap shot of each department's increases and reductions should be shown for residents to give the most informed feedback.

Mr. Fisher thanked Mr. Murray for the feedback and added that most departments have had a relatively stable budget and the major increases were in the police and transit budgets.

Ms. Pat McKay, Upper Sackville raised concern about hearing in the news that there was misuse of fuel cards. She requested that Council find some efficiencies as she felt there overlapping of services. She also added that she has had some frustration with Halifax Water and HRM with flooding issues and has had to go out and do some of the work herself.

Councillor Dalrymple clarified that HRM had hired an auditor general to oversee and systemically review each department. He noted that the media was incorrect in stating there was misuse of the fuel cards and that the auditor general only stated that there was a possibility for misuse under the current system and suggested changes to prevent that from happening.

Councillor Outhit further added that he felt Halifax Water should be dealing with both water and sewer but HRM does not have the authority to direct Halifax Water to do anything. He explained that he has contacted Halifax Water on behalf of residents' concerns. He expressed frustration when he is unable to help residents when it's a Halifax Water issue and Council has no authority to direct them to do anything.

An unidentified gentleman stated that he owned one building yet he pays both commercial and residential taxes. He stated he has a home business and pays more for his small business in tax that occupies only 25% of his building. He explained that he runs a small accounting business and his competition is people working out of their homes and paying no commercial taxes. He stated he would like to see some

changes to the tax structure out of fairness. He suggested that there needs to be different rates for small business.

Councillor Outhit stated that business taxes have been an issue he has been fighting for a long time. He stated there needs to be changes and he noted that tax increases hurt small business more than the larger businesses. He added that there needs to be incentives for small business and incentives for downtown business.

Mr. Ross Evans expressed frustration that different departments within HRM and contractors and Halifax Water do not consult with each other and unnecessary work is done.

Councillor Craig thanked Mr. Fisher and Ms. Wilson for discussing the budget process with residents and thanked residents for their input.

10. REPORTS

10.1 STAFF

10.1.1 Community Council Appointments to Standing Committees Grants and Special Events

The following was before Community Council:

- A matrix of Community Council appointments to Standing Committees and the Grants and Special Events Advisory Committees.

Community Council discussed the appointments of one Community Council member to each of the standing committees and one Community Council member to each of the Grants and Special Events Advisory Committees.

MOVED by Councillor Outhit, seconded by Councillor Dalrymple, that North West Community Council recommend to Halifax Regional Council the following appointments from the membership of North West Community Council:

- **Appeals Standing Committee – Councillor Whitman**
- **Audit & Finance Standing Committee – Councillor Dalrymple**
- **Community Planning & Economic Development Standing Committee – Councillor Craig**
- **Environment & Sustainability Standing Committee – Councillor Dalrymple**
- **Transportation Standing Committee – Councillor Outhit**
- **Grants Committee – Councillor Johns**
- **Special Events Advisory Committee – Councillor Johns**

MOTION PUT AND PASSED.

10.2 MEMBERS OF COMMUNITY COUNCIL

10.2.1 Councillor Craig – Accessibility Town Hall Meeting

Councillor Craig advised there would be a town hall meeting hosted by the Accessibility Advisory Committee to be held at the Bedford Hammonds Plains Community Centre.

11. MOTIONS

12. IN CAMERA - NONE

13. ADDED ITEMS – NONE

14. NOTICES OF MOTION

15. PUBLIC PARTICIPATION

Mr. Brian Murray, Hammonds Plains requested Council give an update at a future meeting on the status of the Truck By-law.

A gentleman discussed local traffic issues and questioned if there were going to have automated traffic signals in Sackville and Bedford.

Councillor Craig advised that he requested a complete traffic study to be done on Beaver Bank Road, Glendale Drive, Cobequid Road, Sackville Drive and the old Sackville Road. It would include volume and other things such as automated traffic signals. This study was predicated on a couple developments that while in isolation, to see what they would look like on the overall impact on traffic.

16. DATE OF NEXT MEETING – November 17, 2014

17. ADJOURNMENT

The meeting was adjourned at 10:45 p.m.

Quentin Hill
Legislative Assistant