



**NORTH WEST COMMUNITY COUNCIL
MINUTES
September 21, 2015**

PRESENT: Councillor Steve Craig, Chair
Councillor Barry Dalrymple
Councillor Brad Johns
Councillor Tim Outhit

REGRETS: Councillor Matt Whitman, Vice-Chair

STAFF: Mr. Liam MacSween, 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/150921nwcc-agenda.php>

The meeting was called to order at 7: 00 p.m., and adjourned at 9:14 p.m.

1. CALL TO ORDER

Councillor Steve Craig, Chair called the meeting to order at 7:00 p.m. and noted regrets from Councillor Whitman.

2. APPROVAL OF MINUTES – July 20, 2015

MOVED by Councillor Outhit, seconded by Councillor Dalrymple

THAT the minutes of July 20, 2015 be approved as presented.

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

MOVED by Councillor Johns, seconded by Councillor Outhit,

THAT the agenda be approved as presented.

Two-third majority vote required.

MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES

5. MOTIONS OF RECONSIDERATION – NONE

6. MOTIONS OF RESCISSION – NONE

7. CONSIDERATION OF DEFERRED BUSINESS – NONE

8. HEARINGS – NONE

8.1 PUBLIC HEARINGS – NONE

8.2 VARIANCE APPEAL HEARINGS – NONE

9. CORRESPONDENCE, PETITIONS & DELEGATIONS

9.1 Correspondence

9.1.1 Correspondence from Michelle Champriss, Executive Director Sackville Business Association dated August 18, 2015 re: Sackville Drive Streetscape Design Study

MOVED by Councillor Johns, seconded by Councillor Dalrymple

THAT North West Community Council forward the correspondence dated August 18, 2015 to staff for the consideration of Halifax Regional Council in the 2016/17 Planning and Development Budget.

MOTION PUT AND PASSED.

9.2 Petitions

9.3 Presentation

9.3.1 Hammonds Plains Lucasville Memorial Committee – Veterans Memorial Project

Ms. Pamela Lovelace, Hammonds Plains Lucasville Memorial Committee provided a presentation with respect to the Veterans Memorial Project. She gave an overview of the design specifications, monument location, community involvement, and fundraising initiatives associated with memorial project.

Councillor Craig thanked Ms. Lovelace for her presentation and requested questions of clarification from members of North West Community Council.

Councillor Johns thanked Ms. Lovelace for her presentation and noted that the proposed project will make a wonderful addition to the community.

9.3.2 Cobequid Cultural Society – Update on Arts Centre Design and Planning

Mr. Don Fleming, President of the Cobequid Cultural Society provided a presentation with respect to the proposed Arts Centre Initiative being undertaken by the Cobequid Cultural Society. He provided background information with regard to the Society's Board of Directors, business planning and fundraising initiatives.

Ms. Stacey Moore, of the Cobequid Cultural Society provided commentary with respect to the leasing agreement with the Halifax Regional Municipality. She advised that a staff report on the matter is scheduled to go before Regional Council in the near future.

Mr. Ray Smith, Project Manager and Vice President of the Cobequid Cultural Centre displayed architectural drawings of the proposed facility. He advised that a great deal of work has been undertaken with both provincial and municipal transportation staff and commented that the group is currently awaiting approval for the leasing agreement from HRM.

Councillor Craig thanked Mr. Fleming, Ms. Moore, and Mr. Smith for their presentation and requested questions of clarification from members of Halifax Regional Council.

Councillor Johns noted the hard work of the Cobequid Cultural Society and noted that an Arts Centre in the Cobequid area would be a tremendous asset to the community.

10. REPORTS

10.1 STAFF

10.1.1 Bedford West Water Quality

The following was before Community Council:

- *A staff information report dated June 9, 2015*

Mr. Cameron Deacoff, Environmental Performance Officer provided background information with respect to the Bedford West Water Quality information report dated June 9, 2015.

Councillor Craig thanked Mr. Deacoff for his presentation and requested questions of clarification from members of North West Community Council.

Councillor Outhit thanked Mr. Deacoff for the review of the report and inquired as to the timeline for the next steps of water quality monitoring in the Bedford West area.

Mr. Deacoff advised that the second phase of the project is intended to be a three to four month process. In response to a follow up question from Councillor Outhit, Mr. Deacoff noted that planning staff will continue to review phosphorous levels in the watershed and collect data. He advised that potential

housekeeping amendments to development agreements could take place as a manner of phosphorous mitigation. He advised that senior Planning and Development staff will make a determination on this as more data is collected and analyzed to determine if housekeeping amendments are required.

Councillor Outhit further inquired if the draining of Paper Mill Lake has had an effect on the levels of phosphorous found in the water.

Mr. Deacoff noted that the draining in the lake could have had an impact on the increased levels. He advised that staff will be reviewing several activities that may contribute to phosphorous loading in the watershed and advised that consultations with provincial counterparts will take place with respect to those occurrences.

Councillor Dalrymple requested further information regarding the planning process which could be implemented to assist with decreasing levels of phosphorous.

Mr. Andrew Bone, Planner noted that the balancing of no net increase to phosphorous is a technique that can be used to help mitigate phosphorous levels in water courses. He advised that there are other activities outside of proposed or approved land development that contribute to phosphorous downloading, such as existing homes that contribute significant amounts of phosphorous or one time activities such as sewer and road construction. He commented that staff is working toward a planning policy that will assist in mitigating the levels of phosphorous in to water courses.

In response to a follow up question from Councillor Craig, Mr. Deacoff advised that a further report outlining the spring and Summer Water Quality should be ready for the next meeting of North West Community Council.

10.1.2 Hammonds Plains Lucasville Memorial Committee Veterans Memorial Project

The following was before Community Council:

- *A staff recommendation report dated August 6, 2015*

MOVED by Councillor Johns, seconded by Darlymple

THAT North West Community Council that North West Community Council recommend that Regional Council approve allocation of up to \$75,000 from the Hammonds Plains Common Area Rate to facilitate the construction of a Veterans Monument in Uplands Park, Hammonds Plains.

MOTION PUT AND PASSED.

10.1.3 Case 19060: Amendments to the Sackville Drive SPS and LUB and a development agreement - 8 Walker Avenue and 732 Old Sackville Road, Lower Sackville – Supplementary Report

The following was before Community Council:

- *A staff recommendation report dated September 9, 2015*

Mr. Darrell Joudrey, Planner, provided a presentation on Case 19060. Councillor Craig thanked Mr. Joudrey for his presentation and requested questions of clarification from members of North West Community Council.

MOVED by Councillor Johns, seconded by Councillor Outhit

THAT North West Community Council:

1. **Approve the proposed development agreement, presented as Attachment A of the staff report dated September 9, 2015 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.**

Councillor Craig noted several concerns that were brought up by the public with respect to Case 19060 in relation to the intersection and traffic controls on Walker Avenue and Old Sackville Road noting that more work needs to be done in that area to help alleviate traffic concerns. He requested further information with respect to snow removal and the placement of snow at the subject property.

Mr. Joudrey advised that the underground parking provides 124 spaces in addition to a large outdoor parking lot. He commented that the underground parking option will be available for residents of the building in the winter months which will provide adequate room for the placement of snow in the outdoor parking level.

MOTION PUT AND PASSED.

11. **MOTIONS**
12. **IN CAMERA – NONE**
13. **ADDED ITEMS – NONE**
14. **NOTICES OF MOTION**
15. **PUBLIC PARTICIPATION**

Mr. Brian Murray, of Hammonds Plains, provided commentary with respect to a development application in the Lucasville Area, Case 19860. He advised that the proposed development agreement associated with the application may adversely affect the residential community. He advised that he had attended the Public Information Meeting on this matter and noted that the community, in particular the Lucasville Community Association, has expressed a desire play a more active use in land use planning and development within the community. Mr. Murray advised that he has a great deal of volunteer experience working with planning issues in the community over the past thirty years and was approached by the association to provide advice on planning matters.

Councillor Johns thanked Mr. Murray for his comments and noted that it is always good to see members of the community become involved in planning issues. He advised that there will be a public hearing on this matter when the matter has been brought forward from the Planning Advisory Committee to North West Community Council. He commented that the public hearing will present an opportunity for members of the public to voice concerns specific to the application, which will be heard by Community Council. He asserted that it is very important that the public hearing process is adhered to in this regard. He provided further commentary with respect to the importance of both elected officials and volunteer members of HRM Boards and Committees to ensure that they keep an open mind when evaluating all aspects of a planning application.

Councillor Craig provided further information with respect to the public hearing process. He advised that for planning matters such as the one referenced by Mr. Murray, there is a formal opportunity for the public to express concerns to Community Council when the public hearing at Community Council level is held. He noted that public hearings for planning applications are advertised by the municipality well in advance of the meeting. He advised that the planning case has not yet been presented to Community Council and commented that staff is in the very early stages of the process. He further noted that public participation

component of the meeting is intended to be a venue for the public to express opinions and raise concerns respecting community matters only. He advised that no action or decision by Community Council with respect to a planning application can or will take place during public participation. He encouraged all members of the public who wish to speak to the issue specifically to attend the public hearing, once scheduled, and bring forth their comments at that time.

Mr. Murray clarified that he been approached by the community to provide advice on the planning processes only and does not intend for his involvement in the matter to conflict with his responsibilities as a member of the North West Planning Advisory Committee.

Ms. Natalie Downey, of Lucasville commented that the community in Lucasville is well aware of HRM's planning processes. She provided commentary with respect to Case 19860 noting her concern that the subject property is not in compliance with the current zoning. She expressed her view that members of Community Council should listen carefully to the concerns being brought forth by the community when evaluating the application.

Ms. Susan Wells, of Lucasville representing the Lucasville Association, provided commentary with respect to Case 19860, a development application in the Lucasville area. She provided commentary with respect to the history of the Lucasville area and stated that the subject property is operating outside of the allowable zoning in the area and that members of Council should listen to the concerns of the community.

Ms. Iris Drummond provided commentary with respect to Case 19860 and encouraged members of Community Council to listen to the concerns of the community when evaluation the application as the process moves forward.

Ms. Carol Millett, of Spryfield provided commentary with respect to Case 19860 and stated that the subject property is operating outside of the allowable zoning. She inquired as to why this has been allowed. She advised that the municipality should listen to the concerns of the community in this regard.

Mr. Cedric Parsons, of Lucasville provided commentary with respect to Case 19860. He inquired about the permitting process with respect to building and development. He advised that HRM staff needs better processes to ensure compliance with building permits to ensure they are valid. He concluded by noting that Council should listen to the concerns of the community when evaluating development applications.

Ms. Lynn Jones, of Lucasville, advised that she is part of the African Nova Scotian community and provided commentary on her work on the enrich program which studies the effect of environmental racism in Nova Scotia Communities. She advised that Community Council should listen to the concerns brought forth by members of the community.

Mr. Denis Forte, of Lucasville provided commentary with respect to Case 19860 and advised that members of Council should listen to the concerns of the community when evaluating the application. He commented that the community will work very hard to ensure that its concerns will be addressed as the application moves forward.

Mr. Randy Wells, of Lucasville provided a hand out to the members of Community Council and provided commentary with respect to Case 19860. He expressed concerns with recent construction on the subject property and advised that staff and members of Community Council should evaluate the application very closely as the process goes forward.

Mr. Steve Oliver, of Lucasville provided commentary with respect to Case 19860 and noted his opinion that the subject property is not in compliance with the current zoning.

Councillor Craig stated that the process is in the very early stages with respect to Case 19860. He advised that the matter has not yet been brought forward to North West Community Council and that it is very important the process is adhered to. He assured that staff and members of council are working

diligently on the file and encourage residents to bring forward their concerns at the public hearing once scheduled.

Ms. Pat Cramer, of Sackville inquired about the installation of traffic lights on Old Sackville Road given the construction of the multi-use dwelling at Walker Ave and Old Sackville Road.

Councillor Craig commented that the installation of lights is subject to the amount of time slated for the construction of the development.

Mr. Walter Reagan, of the Sackville Rivers Association, inquired if there is an update on Pine Hill Brook and purchase of houses on Union Street which have consistent flooding issues. He further commented that HRM needs a waste water management district to help control phosphorous levels in the water sheds.

Councillor Outhit noted that he has had discussions with provincial officials respecting the purchasing of the flood prone houses on Union Street. Councillor Craig advised that there have been no updates with respect to Pine Hill Brook.

16. DATE OF NEXT MEETING – October 26, 2015

17. ADJOURNMENT

The meeting was adjourned at 9:16 p.m.

Liam MacSween
Legislative Assistant