



**NORTH WEST COMMUNITY COUNCIL
SPECIAL MEETING
July 6, 2020**

PRESENT: Councillor Matt Whitman, Chair
Deputy Mayor Lisa Blackburn, Vice Chair
Councillor Steve Streach
Councillor Tim Outhit
Councillor Paul Russell

STAFF: Dean MacDougall, Planner III, Planning & Development
Roxanne MacLaurin, Solicitor
Robyn Dean, 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 6:06 p.m. and adjourned at 6:25 p.m.

1. CALL TO ORDER

Councillor Whitman called the meeting to order at 6:06 p.m.

2. APPROVAL OF MINUTES – June 22, 2020

MOVED by Deputy Mayor Blackburn, seconded by Councillor Russell

That the minutes be approved as presented.

MOTION PUT AND PASSED.

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

MOVED by Deputy Mayor Blackburn, seconded by Councillor Russell

THAT the agenda be approved as presented.

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 22334: Development Agreement for 1401 Sackville Drive, Middle Sackville

The following was before Community Council:

- Staff recommendation report dated February 3, 2020
- Memorandum from North West Planning Advisory Committee dated September 12, 2019
- Correspondence received from Kevin Lynch dated June 27, 2020

Dean MacDougall, Planner III, presented Case 22334. MacDougall spoke to the key aspects of the development agreement and confirmed a traffic impact statement was completed and approved by HRM engineers.

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

Cesar Saleh of W.M. Fares Group thanked the Community Council and HRM staff for their work on the file. Saleh indicated the proposed commercial building is small and neighborhood compatibility was achieved through the scale of the building, its design and form and generous buffering and landscaping to adjacent properties.

The Chair reviewed the rules of the Public Hearing.

There were no speakers registered to speak at the Public Hearing.

MOVED by Councillor Russell, seconded by Councillor Streach

THAT the Public Hearing be closed.

MOTION PUT AND PASSED.

The Chair declared the Public Hearing closed.

MOVED by Deputy Mayor Blackburn, 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 recommendation report dated February 3, 2020; 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. It was noted by the Community Council that the development encourages density which is in line with Centre Plan, that the shadows are good and there does not appear to be a lot of difference in height between the proposed building and what you would have with an as of right development.

MOTION PUT AND PASSED.

10.2 VARIANCE APPEAL HEARINGS – NONE

11. CORRESPONDENCE, PETITIONS & DELEGATIONS

11.1 Correspondence

Correspondence was received for item 10.1.1 as noted above and circulated to the Community Council.

11.2 Petitions – None

11.3 Presentations – None

12. INFORMATION ITEMS BROUGHT FORWARD – NONE

13. REPORTS

13.1 STAFF – NONE

13.2 MEMBERS OF NORTH WEST COMMUNITY COUNCIL – NONE

14. MOTIONS – NONE

15. IN CAMERA (IN PRIVATE) – NONE

16. ADDED ITEMS – NONE

17. NOTICES OF MOTION – NONE

18. DATE OF NEXT MEETING – TBD

19. ADJOURNMENT

The meeting was adjourned at 6:25 p.m.

Alicia Wall
Legislative Support