



**NORTH WEST PLANNING ADVISORY COMMITTEE
MINUTES
April 2, 2014**

PRESENT: Councillor Steve Craig
Councillor Tim Outhit
Ms. Ann Merritt
Mr. Paul Russell
Mr. Brian Murray

REGRETS: Mr. Michael Cogan

STAFF: Mr. Tyson Simms, Planner
Mr. Andrew Bone, Senior Planner
Mr. Carl Purvis, Major Projects Planner
Ms. Melissa Eavis, Legislative Support

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

The agenda, supporting documents, and information items circulated to the North West Planning Advisory Committee are available online:

<http://www.halifax.ca/boardscom/NWPAC/NWPACApril214.html>

The meeting was called to order at 7:00 p.m., and adjourned at 9:22 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 7:00 p.m.

2. APPROVAL OF MINUTES – March 5, 2014

MOVED by Mr. Russell, seconded by Mr. Murray, that the minutes of the March 5, 2014 Meeting be approved as presented. MOTION PUT AND PASSED.

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

Addition:

8.1 Updates from Councilor Outhit

MOVED by Mr. Murray, seconded by Mr. Russell, that the agenda be approved as amended. MOTION PUT AND PASSED

4. BUSINESS ARISING OUT OF THE MINUTES – NONE

5. CONSIDERATION OF DEFERRED BUSINESS

5.1 Case 18897: Application by Brian Hatfield to amend the existing Hatfield Farm development agreement (1840 Hammonds Plains Road, Hammonds Plains) to enable an expansion of commercial recreation activities on the property

The following was before the Committee:

- A staff memorandum dated February 24, 2014.

Mr. Tyson Simms, Planner, made a presentation to the Committee in regards to Case 18897, which was before the Committee during the previous meeting.

MOVED by Mr. Russell, seconded by Councilor Craig that the North West Planning Advisory Committee recommends to North West Community Council that the application to amend the existing Hatfield Farm Development Agreement be approved with consideration given to the comments made at the March 5, 2014 meeting.

MOTION PUT AND PASSED.

6. CORRESPONDENCE, PETITIONS & DELEGATIONS - NONE

7. REPORTS

7.1 STAFF

7.1.1 Case 17361 – Amendment to Development Agreement – 1200 Lucasville Road, Hammonds Plains

The following was before the Committee:

- A staff memorandum dated March 19, 2014.

Mr. Simms made a presentation to the committee regarding Case 17361. He outlined the existing zoning and uses on the property, the current agreement, surrounding uses, and applicable policies. He also outlined the proposed amendment to the Development Agreement.

In response to questions from the Committee, Mr. Simms stated that there are currently no plans to upgrade or change the traffic infrastructure around Cranley Road. If traffic volume increases in the area, required infrastructure changes or upgrades would be addressed at that time. He went on to state that a traffic study was completed but it is currently outdated.

Mr. Simms also responded to Committee questions in regards to the environmental impact of disturbing existing shale areas with the proposed parking lot. He stated that staff would be negotiating a significant reduction in the parking area size and incorporating a non-disturbance clause and a buffer into the agreement.

Mr. Simms clarified that the amended Development Agreement would likely have a ten-year time frame. The additions to buildings and eleven rides would be added over that time.

The Committee expressed concern regarding the 500-meter notification buffer and Mr. Simms noted that this could be expanded. He also stated that a Development Agreement can be assigned a commencement and completion date and that any future structures higher than the Ferris wheel would need Community Council approval.

Members of the committee also expressed concern in regards to the onsite septic system. Mr. Simms stated that Nova Scotia Environment has conducted a review and has determined that the system is adequate for the proposed use. Stormwater management was also discussed and Mr. Simms noted that the protection of the existing onsite watercourse has been considered and that a Stormwater Management Plan will be required.

The Committee reiterated concerns regarding traffic and the onsite septic system. Because the site is only serviced by municipal water, concerns regarding hydraulic overload were also noted.

The Committee inquired as to the legal requirements of discharging the previous Development Agreement and negotiating a new Development Agreement. It was decided that input from legal would be sought.

In response to Committee questions, Mr. Simms stated that Halifax Water reviewed this proposal and no concerns were noted. He also clarified that there is no potential for municipal sewer services at this time.

Members of the Committee noted that the boundary lines of the property are not linear and that there appears to be uses happening outside of the property lines. Mr. Simms stated that the Development Agreement would only apply to the property boundary.

During the discussion, the Committee requested that staff:

- Consult with Cameron Deacoff, Environmental Performance Officer, Energy & Environment regarding watercourse impacts
- Consult with Legal in regards to discharging existing Development Agreement
- Follow up with Legal and Engineering staff regarding the use of lands outside of the property boundary

MOVED by Mr. Russell, seconded by Councillor Outhit that the North West Planning Advisory Committee recommend to North West Community Council that the application to amend the Development Agreement at 1200 Lucasville Road, Hammonds Plains, be approved with consideration to the following:

- **Potential traffic issues**
- **Environmental impacts of the proposed parking area**
- **Expansion of the 500 meter notification area**
- **Stormwater Management provisions**
- **Potential issues with the existing onsite septic system**

MOTION PUT AND PASSED.

7.1.2 Case 18781 – Development Agreement – Sub Areas 7 and 8, Bedford West

The following was before the Committee:

- A staff memorandum dated March 17, 2014.

Mr. Andrew Bone, Senior Planner, made a presentation to the committee regarding Case 18781. He outlined the existing zoning, surrounding uses, applicable policies, existing infrastructure and the details of the proposed development.

In response to Committee questions, Mr. Bone stated that twelve-storey buildings are permitted in Sub Area 2 and the proposed fifteen-storey building is an unprecedented height request. He clarified that the future Highway 113 will be elevated and the development will occur around it.

Members of the Committee also inquired as to the institutional uses proposed in various areas. Mr. Bone responded that one area is a potential school and the School Board has 5 to 10 years to acquire the site. If it is not acquired it will revert to townhouse or multiunit uses and there has been no commitment from the School Board at this point. The other site is a potential church site with the possibility of some commercial uses.

The Committee inquired as to the amount of green space proposed for the project. Mr. Kevin Neatt, Associate Planner for West Bedford Holdings Ltd., stated that 37 percent of the site is proposed green space.

The Committee also expressed some concern regarding the proposed private driveway. Mr. Bone clarified that it was in fact a private driveway and not a private road. Members of the Committee stated that this should be made clear to potential owners as there is often confusion as to who is responsible for servicing and maintaining these driveways. Mr. Neatt stated that this is clearly depicted as a driveway to potential buyers and not a road. He also stated that residents often appreciate that condo fees cover lawn care and snow removal.

In response to questions from the Committee regarding wetlands on the site, Mr. Bone clarified that they are significant water features. Mr. Neatt stated that the developer wants to recognize those features and surround them with trails. Mr. Bone stated that these wetlands feed into various surrounding water bodies and are being considered as a part of the stormwater management plan for the site. The Committee also noted potential flooding concerns and Mr. Bone stated that this has been taken into consideration.

MOVED by Mr. Murray, seconded by Mr. Russell that the North West Planning Advisory Committee recommend to North West Community Council that the application to enter into a development agreement to permit a mixed used (residential, institutional and commercial) subdivision at Sub-Areas 7 and 8, Bedford West, Kearney Lake Road, Bedford and Hammonds Plains be approved with consideration to the to the following:

- **Proposed transportation corridor**
- **Potential issues with the proposed private driveway**
- **Existing wetlands**

MOTION PUT AND PASSED.

7.1.3 Case 19041 – Development Agreement – 527-533 Sackville Drive, Lower Sackville

The following was before the Committee:

- A staff memorandum dated March 12, 2014.
- Minutes from a previous Public Information Meeting held on March 19, 2014.

Mr. Carl Purvis, Major Projects Planner, made a presentation to the committee regarding Case 19041 outlining the existing site, surrounding uses, current zoning, and applicable policies. He provided the Committee with an overview of the proposed project and the Public Information Meeting held previously.

In response to questions from the Committee, Mr. Purvis stated that CPTED (Crime Prevention Through Environmental Design) has been taken into consideration and staff has asked for a proposed lighting plan for the development.

The Committee expressed some concern for the neighbouring properties, especially those located on the hill at the back of the site. Mr. Purvis stated that downturned lighting would be applied to minimize the impact on neighbouring properties and that there are currently no plans to provide pedestrian access through the back of the site. He also clarified that any mechanical equipment located on the roof would be screened in order to improve the view from those buildings located at the rear of the site.

Members of the Committee noted that there could be potential issues with the close proximity of traffic lights along Sackville Drive, particularly those at Leaside Drive.

Concerns with stormwater management were also noted. Mr. Purvis clarified that the proposal has been circulated to Halifax Water and staff have received comments in regards to balancing pre and post development runoffs, the construction of a stormwater retention roof, and water surfacing capacity.

The Committee also suggested that the development agreement should require that trees and vegetation be maintained to a certain height to ensure screening for adjacent properties.

The Committee also noted that there were potential traffic concerns particularly when exiting the site.

MOVED by Councillor Craig, seconded by Councillor Outhit that the North West Planning Advisory Committee recommend to North West Community Council that the application to enter into a development agreement at 527-533 Sackville Drive, Lower Sackville to construct a ‘Strip Mall’ style development containing two (2) buildings be approved with consideration to the following:

- **Traffic concerns especially when exiting the site**
- **Disbursement of stormwater**
- **Lighting Plan**
- **Ensured maintenance of landscaping**
- **Consideration of right turning only along Sackville Drive**

MOTION PUT AND PASSED.

7.1.3 Case 19168 – Amendment to Development Agreement – 910 Bedford Highway, Bedford

The following was before the Committee:

- *A staff memorandum dated March 17, 2014.*

Mr. Simms made a presentation to the committee regarding Case 19168 outlining the proposed amendments, site context, and applicable policies.

In response to Committee concerns regarding increased traffic and parking, Mr. Simms noted that this amendment could influence parking requirements and that there is parking located underground.

The Committee expressed support for the completion date remaining the same.

MOVED by Mr. Murray, seconded by Mr. Russell that the North West Planning Advisory Committee recommend to North West Community Council that the application for non-substantive amendments to the development agreement for a time extension and a change

in residential unit mix at 910 Bedford Highway, Bedford be approved provided all other requirements of the agreement are met.

MOTION PUT AND PASSED.

8. ADDED ITEMS

8.1 Updates from Councilor Outhit

Councilor Outhit briefed the Committee on the following:

- An expansion of the North West Planning Advisory Committee boundary to include all of District 16 is being sought
- The implementation of a height restriction in the Larry Uteck Area is being investigated
- Clarification is being sought on whether Committee members are required to live or have a vested interest in the PAC area.

10. DATE OF NEXT MEETING – May 7, 2014

The May 7th meeting will be held at the Sackville Public Library (Fenerty Room), 636 Sackville Drive, Sackville at 7 p.m.

11. ADJOURNMENT

The meeting was adjourned at 9:22 p.m.

Melissa Eavis
Legislative Support