



**NORTH WEST PLANNING ADVISORY COMMITTEE
MINUTES
May 7, 2014**

PRESENT: Councillor Steve Craig
Councillor Tim Outhit
Ms. Ann Merritt
Mr. Paul Russell
Mr. Brian Murray
Mr. Ross Evans
Mr. Kevin Copley
Mr. Evan MacDonald

REGRETS: Mr. Michael Cogan

STAFF: Ms. Erin MacIntyre, Planner
Ms. Thea Langille, Major Projects Planner
Mr. Andrew Reid, Legislative Assistant
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 the North West Planning Advisory Committee are available online:
<http://www.halifax.ca/boardscom/NWPAC/NWPACMay7Agenda.php>

The meeting was called to order at 7:01 p.m., and adjourned at 8:25 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 7:01 p.m.

2. APPROVAL OF MINUTES – April 2, 2014

MOVED by COUNCILOR TIM OUTHIT, seconded by PAUL RUSSELL, that the minutes of April 2, 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 Update regarding upcoming Public Information Meeting

MOVED by PAUL RUSSELL seconded by BRIAN MURRAY that the agenda be approved as amended. MOTION PUT AND PASSED

4. BUSINESS ARISING OUT OF THE MINUTES – NONE

5. CONSIDERATION OF DEFERRED BUSINESS – NONE

6. CORRESPONDENCE, PETITIONS & DELEGATIONS

7. REPORTS

7.1 STAFF

7.1.1 Case 19111: Application by United Gulf to rezone PID 41127564 and a portion of PID 41351669 from MU-1 to C-4, Voyageur Way and Hammonds Plains Road, Hammonds Plains

The following was before the Committee

- A staff memorandum dated April 22, 2014

Ms. MacIntyre presented to the committee Case 19111, outlining the parcels to be rezoned, current zoning types, and relevant planning policies. Ms. MacIntyre described and contrasted the permitted uses for MU-1 and C-4. Ms. MacIntyre also presented the proposed uses for the area and the applicant's concept plan.

In response to questions from the Committee, Ms. MacIntyre stated that the original traffic study did not warrant traffic lights; however, Ms. MacIntyre clarified that by the year 2019, the traffic impact study identified a tipping point where traffic lights may be required, subject to further

review. Ms. MacIntyre confirmed that if the traffic lights were to be built by that time, they would fall under the responsibility of HRM.

In response to questions about the effect of drive-thru restaurants and second, peak a.m. and p.m. times, Ms. MacIntyre stated that drive in and take out restaurants are permitted in C-4 zones but on the later point, she could not interpret in full detail what the traffic study's intentions were.

Regarding environmental concerns around existing tree coverage and natural watercourses, Ms. MacIntyre stated she was uncertain if there was a plan to retain trees but that there were no controls in the bylaw to maintain trees near the site's adjacent property. Ms. MacIntyre also clarified that the province has performed a detailed review of the nearby pond and determined that it is not part of a natural watercourse and does not require buffering.

Members of the Committee expressed concern in the increase of the volume of traffic. Members of the Committee also stated that the estimated traffic levels in the traffic impact study were conservative. Members of the Committee scrutinized what the effects may be on traffic, given a full build out of the site.

Committee members asked that if traffic lights were to be anticipated in the future, might there be a potential contribution from the developer.

Regarding access points to the site, members of the Committee also voiced concern over the length of the left turning lane from Hammond's Plain onto Voyageur Way.

Ms. Merritt stated that if the lands were rezoned, the area would mostly be servicing the people living in nearby subdivisions as local commercial. Ms. Merritt stated that she did not see the development contributing to a much greater increase in traffic as it would be local for the greater part.

In response to questions from the Committee, the applicant, Patrick Leroy, stated that they were applying for the maximum number of square feet and that what they currently possessed was insufficient. Mr. Leroy stated that traffic impact statements were based on uses such as take out restaurants, supermarkets and drugstores and stated that the traffic estimates were quite liberal. Regarding the tree line buffer, Mr. Leroy stated that this area is the last lot and that while they would be sensitive to their neighbours, they also wanted to utilize the site as best as they could.

MOVED by Mr. Evans, seconded by Mr. Murray that the North West Planning Advisory Committee recommend to North West Community Council that the application to rezone PID 41127564 and a portion of PID 41351669 be approved contingent upon Staff's evaluation of the following traffic concerns:

- **Potential impacts on future traffic flow**
- **Installation of traffic lights and potential contribution from developer**
- **Length of the left turning lane from Hammond's Plain into Voyageur Way**

MOTION PUT AND PASSED.

7.1.2 Case 19218: Application by HRM to amend the Bedford Land Use By-law to identify 23 Olive Avenue as an existing two unit dwelling in the RSU Zone under Part 6, Subsection (e), Bedford

The following was before the Committee

- *A staff memorandum dated April 22, 2014*

Ms. MacIntyre presented to the committee regarding Case 19218. Ms. MacIntyre described the location of the subject property and its current zoning designation. Ms. MacIntyre also showed a 1969 building permit, which detailed that 23 Olive Avenue should have been captured in the RSU Zone as an existing two unit dwelling.

Committee members stated that this proposal was straightforward and identified the problem as an oversight and housekeeping issue.

MOVED by Councillor Outhit seconded by Mr. Russell that the North West Planning Advisory Committee recommend to North West Community Council that the Bedford Land Use By-law be amended to identify 23 Olive Avenue as an existing two unit dwelling in the RSU Zone.

MOTION PUT AND PASSED.

8. ADDED ITEMS – NONE

8.1 Update regarding upcoming Public Information Meeting

Ms Merritt outlined that there are two upcoming public information meetings. The first has been confirmed for May 21, 2014 and the second is tentatively set for May 29, 2014.

9. DATE OF NEXT MEETING – June 4th

10. ADJOURNMENT

The meeting was adjourned at 8:25 p.m.

Andrew Reid
Legislative Assistant