



**NORTH WEST PLANNING ADVISORY COMMITTEE  
PUBLIC MEETING MINUTES  
May 29, 2014**

**PRESENT:** Councillor Steve Craig  
Ms. Ann Merritt  
Mr. Brian Murray  
Mr. Kevin Copley  
Mr. Evan MacDonald

**REGRETS:** Councillor Tim Outhit  
Mr. Ross Evans  
Mr. Paul Russell

**STAFF:** Mr. Andrew Reid, Legislative Assistant  
Mr. Darrell Joudrey, Planner  
Ms. Thea Langille, Major Projects Planner

*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/140529nwpac-agenda.php>

*The meeting was called to order at 7:01 p.m., and the Committee adjourned at 8:17 p.m.*

**1. CALL TO ORDER**

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

**2. PUBLIC PARTICIPATION**

- 2.1** Case 19060: Application by Tri-Arm Holdings Ltd to amend the Sackville Drive Secondary Planning Strategy to allow a development agreement for a mixed use project with 124 apartment units and 10,000 square feet of commercial space in two buildings on lands located at Walker Avenue and Old Sackville Road in Sackville.

Ms. Ann Merritt, North West Planning Advisory Committee Chair, introduced the Committee members, the Councillor in attendance and staff. She provided a brief introduction to the case and introduced the Planner on the case, Mr. Darrell Joudrey.

Mr. Joudrey made a presentation to the public outlining the purpose of the meeting, status of the application and the development proposal. Mr. Joudrey outlined the context of the subject lands, and relevant planning policies.

Mr. Chris Millier, a representative from Armco, made a presentation on behalf of the applicant. He discussed the history of the site, current condition and usage of the site. Mr. Millier described the proposed mixed use designation as well as the nature of the site specific amendment as it related to the nearby park and ride. He also detailed the applicant's intent for the building design and streetscaping, as well as the traffic impact statement.

Ms. Merritt explained to the members of the public the process and ground rules for the meeting and opened the floor up to comments.

**Mr. Walter Reagan, Sackville Rivers Association**, stated his concerns regarding the site. He inquired if there was an opportunity to store storm water on the site. Mr. Reagan stated that a reduction in hard surfaces on the site would be much appreciated. Mr. Reagan asked if it was possible to store sewage on site and pump during off hours. Mr. Reagan voiced his support for the proposal, but raised concerns over the choice of wood materials in terms of longevity. Mr. Reagan stated that this development should be built to LEED standard and also that oil and grit separators be installed. Mr. Reagan inquired if it was possible to plant trees over the site's retaining wall. Mr. Reagan outlined that there was a large deficit of play areas in the area and asked if the applicant could contribute funds towards creating a play area. Mr. Reagan asked HRM to rigidly enforce construction because of the site's location on a drumlin and the potential for silt to flow into the Sackville River. Mr. Reagan stated concerns over introducing uses such as drive thru commercial. Mr. Reagan inquired if there would be a sidewalk along Walker Avenue, as there would be a large number of people in the area. Mr. Reagan also asked if it was possible to increase the number of underground parking units and if a cross walk could be established between the transit hub and the development. Mr. Reagan asked about the material of the retaining wall and if it could not possess architectural detailing. He also inquired about the

applicant working with metro transit on storing storm water and if there was enough traffic coming in and out of the underground storage area to warrant a left turning storage lane on Walker Avenue.

In response, Mr. Joudrey stated that there was a possibility of reducing hard surfaces on the site, as well as the possibility of making the site greener and softer. Mr. Joudrey stated that the urban designer and parkland planner would be examining the green areas as the application proceeded. Tree retention would be encouraged where possible. A requirement for erosion and sedimentation control would be written into the development agreement. The suggestion for a sidewalk on Walker Avenue could be explored. The question of the crosswalk to the transit station would need go to traffic services at HRM. Mr. Joudrey also stated that the development agreement could specify treatment on the retaining wall and would likely have a requirement for texturing or an interesting design.

Chris Millier answered in response to storm water management that the applicant was required to meet all standards by HRM. The applicant does not have the design right now to look at a detailed design for storage. Regarding building materials, Mr. Millier stated he did not have a plan to participate in the LEED program but that this did not discount using green building methods. Mr. Millier stated that matters related to landscaping and urban design would be clarified later on through the development agreement. In regards to oil and grit separators, they were not required from the applicant.

Ken O'Brien, a Traffic Engineer on behalf of the applicant, addressed the left turn service lane question, stating that it would not be required.

**Mr. Michael Walker**, Walker Avenue, stated concerns around traffic on Walker Avenue. Mr. Walker said that current conditions would make it difficult for underground parking. Mr. Walker outlined his worry over current parking behavior in the area and his additional concerns around the potential higher rates of crime associated with new residents in the area.

**Ms. Tara Hill**, a business owner in Sackville, stated that the proposal looked beautiful and would improve the look of Sackville from the highway. Regarding underground parking and the courtyard, Ms. Hill inquired on whether they would be locked or secured. She also raised issue with crime in the area. Ms. Hill inquired whether the development would be apartments or condominiums. Ms. Hill also asked if there would be some consideration given to the senior population.

Mr. Joudrey responded that the development agreement process did not discern between condominiums and apartments. In regards to crime, Mr. Joudrey stated that HRM would send the site out for Crime Prevention Through Environmental Design (CPTED) approval.

Mr. Millier also responded, stating that the underground parking would be secure. Access control to the courtyard would be for more general public access. Mr. Millier stated that visibility in the courtyard would be handled in the detailed site plan. He also stated that the area should be lit and they were interested in good security through environmental design. In regards to apartment or

condominium design, Mr. Millier stated that it was dependent on the market but that the units would primarily be family and larger units.

**Ms. Leslie Walker**, Sackville Resident, asked why a complete traffic study was not performed on the area that would take into account the great influx caused by the nearby bus terminal. She also asked if there would be parking along the road so that shoppers did not have to drive around to the back to the rear parking lot. Ms. Walker also inquired when the last traffic study was performed by HRM.

Mr. Millier stated that parking is the authority of HRM traffic and the functioning of the street could not be influenced by the applicant. A statement instead of a study was created because HRM only requires the applicant to outline the traffic effects as per their site and not the whole area. Mr. Joudrey added that resident concerns such as transit users' inappropriate parking behaviors can be passed along to traffic services to investigate.

**Michelle Chantice**, Sackville Business Association, voiced strong support for the application, stating that it would be a huge improvement on the area.

Mr. Joudrey closed by providing further explanation regarding development agreements. He said that there would be specificities written into the development agreement regarding architecture, materials, and that the applicant would have to carry out everything within the agreement.

### **3. ADJOURNMENT**

The meeting was adjourned at 8:17 p.m.

Andrew Reid  
Legislative Support