



**NORTH WEST PLANNING ADVISORY COMMITTEE
MINUTES
AUGUST 6, 2014**

PRESENT: Councillor Steve Craig
Ms. Ann Merritt, Chair
Mr. Paul Russell, Vice Chair
Mr. Brian Murray
Mr. Ross Evans
Mr. Kevin Copley

REGRETS: Councillor Tim Outhit
Mr. Evan MacDonald

STAFF: Mr. Tyson Simms, Planner
Ms. Erin MacIntyre, Planner
Mr. Andrew Reid, 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/140806nwpac-agenda.php>

The meeting was called to order at 7:02 p.m., and adjourned at 8:40 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 7:02 p.m.

2. APPROVAL OF MINUTES – NONE

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

MOVED by Mr. Evans seconded by Mr. Murray that the order of business be approved as presented.

4. BUSINESS ARISING OUT OF THE MINUTES – NONE

5. CONSIDERATION OF DEFERRED BUSINESS

5.1 Case 19056: Application by W.M. Fares Group Limited, on behalf of Cascades Property Group, to amend the Sackville Municipal Planning Strategy (MPS) and Land Use By-law (LUB) to consider development of townhouse and multiple unit dwelling uses at 26 and 34 Walker Service Road, Lower Sackville

The following was before the North West Planning Advisory Committee:

- *A staff memorandum dated June 20, 2014.*

Mr. Tyson Simms presented Case 19056, presenting the same information that was before the Committee on July 2, 2014 except for the addition of a traffic impact statement slide. Mr. Simms circulated an up to date traffic impact statement for the study area.

The Chair requested clarification on two major concerns that surfaced during the public meeting: the multiple-unit building and the effect of extending water and sewer services to nearby residents.

Mr. Simms responded that he was not certain if nearby residents would be required to join those services and pay for them. Mr. Simms further explained that a greater sense of this impact could be gained through the internal review process.

Mr. Simms closed his presentation by requesting comments on the revised Traffic Impact Statement, the environmental status of the subject properties, the total density, and perspective drawings of the proposed development.

Members of the Committee were opposed to considering the proposed multiple unit building and stated that townhouses would be a better fit for the area. Other members were less concerned with the density of the development and more with the look, feel, transition, massing and visibility of the development. Committee Members also reiterated concern over the cost of water and the neighbourhood's concern over tenancy and ownership.

When questioned by the applicant what was being asked for in terms of improving visibility, Councillor Craig highlighted three viewpoints for consideration: coming in and going out from Walker Service Road, the residents on Bridgeview and from Old Sackville Road.

Responding to the question of tenancy and ownership, Mr. Simms stated that the applicant could not answer this question and that there was no simple answer until tenants were attained.

The Chair questioned whether there was any way the developer would consider leaving out the multiunit building in favour of townhouses.

Councillor Craig stated that a traffic study had been requested for the area of Old Sackville Road. He indicated that further to the west of Old Sackville Road there are a considerable number of apartment buildings. Councillor Craig stated that if the development was done in a manner that recognized the transition in demographics, the neighbourhood around the proposal and the broader community, it could be a success given the amenities available in the area. Councillor Craig also questioned whether sidewalks could be worked into the budget at the same time that the development is underway.

MOVED by Mr. Russell, seconded by Mr. Murray that the North West Planning Advisory Committee recommend to the North West Community Council that the amendment to the Sackville MPS and LUB to consider development of townhouse and multiple unit dwelling uses at 26 and 34 Walker Service Road be approved provided the following recommendations:

- **Townhouses be considered instead of the multiple unit dwelling.**
- **Attention be given to the transition of the development and how it blends in with the existing neighbourhood.**
- **Further consideration be given to the massing and visibility of the development.**
- **Staff consult with Halifax Water to determine what effect extending the services will have on the existing residents and what the boundary may be.**
- **Consideration be given to extending the property of the southern townhouses to the back of the property line.**

MOTION PUT AND PASSED.

6. CORRESPONDENCE, PETITIONS & DELEGATIONS – NONE

7. REPORTS

7.1 STAFF

7.1.1 Case 19172: Application by R.E. Jones Investments Limited on behalf of Hartland Developments Limited and Hammonds Plains Service Centre to rezone 2074, 2090 and 2092 Hammonds Plains Road, Hammonds Plains, from I-1 (Mixed Industrial), P-2 (Community Facility) and MU-1 (Mixed Use 1) to C-4 (Highway Commercial)

The following was before the North West Planning Advisory Committee:

- *A staff memorandum dated July 18, 2014*

Ms. MacIntyre presented Case 19172, describing the proposed and existing zoning, proposed uses and square footage of the development. Ms. MacIntyre presented phase one and two of the development. In the first, a drive-in diner and in phase two, a multiuse commercial plaza. Ms. MacIntyre also described Policy P-24, which allows Council to establish the C-4 Zone.

The Chair stated that rezoning in this case means that the developer is not obligated to build the proposed diner, but may build according to the C-4 use.

The Committee stated that it is uncertain what the developer may do with the back lot of the property. Certain members expressed that they would like to see more of a plan for the back lot.

Members of the Committee inquired into what other uses would be permitted under the C-4 zone.

Ms. MacIntyre stated that certain elements are permitted in the C-4 zone and not the MU zone such as drive through windows.

Regarding rezoning certain portions of the property, Ms. MacIntyre stated that the owner indicated to planning staff that the rationale was to line up the zoning boundaries with the property boundaries should further development occur.

Members of the Committee voiced their support for the development. For future consideration, members of the Committee also suggested that a 3rd lane for turning may be considered; however, the Chair stated that this requirement could not be issued as part of a rezoning.

MOVED by Mr. Copley seconded by Mr. Evans that the North West Planning Advisory Committee recommends to the North West Community Council that the application by R.E. Jones Investments Limited to rezone 2074, 2090 and 2092 Hammonds Plains Road, Hammonds Plain from I-1, P-2 and MU-1 to C-4 be approved as presented.

MOTION PUT AND PASSED.

7.1.2 Case 19329: Application by Tim Donut Limited to amend the Development Agreement at 930 Bedford Highway, Bedford, to allow for renovation to the exterior of the building

The following was before the North West Planning Advisory Committee:

- *A staff memorandum dated July 23, 2014*

Ms. MacIntyre presented Case 19329 and described how this application was part of a nationwide effort to update the look of Tim Horton's exterior. Ms. MacIntyre described the site context, zoning, designation and stated that the proposal would include a new front façade.

The Committee asked if there had been a public information meeting for this case. Ms. MacIntyre responded that there had been but no attendees came.

Committee members also questioned how and why Heritage planning had been involved in the proposal. Ms. MacIntyre responded that the application will go to the Heritage Advisory Committee as they recommend on the look and feel of how the development relates to Moirs Mills.

MOVED by Mr. Russel seconded by Councillor Craig that the application by Tim Donut Limited to amend the Development Agreement at 930 Bedford Highway, Bedford, to allow for renovation to the exterior of the building be approved as presented subject to the approval of the Heritage Advisory Committee's recommendation.

MOTION PUT AND PASSED.

8. ADDED ITEMS – NONE

9. DATE OF NEXT MEETING – September 3, 2014.

10. ADJOURNMENT

The meeting was adjourned at 8:40 p.m.

Andrew Reid
Legislative Assistant