



**NORTH WEST PLANNING ADVISORY COMMITTEE
MINUTES
August 5, 2015**

PRESENT: Ms. Ann Merritt, Chair
Mr. Kevin Copley
Mr. Evan MacDonald
Mr. Brian Murray
Mr. Paul Russell, Vice Chair
Mr. Ross Evans

REGRETS: Councillor Tim Outhit - District 16
Councillor Matt Whitman - District 13

STAFF: Mr. Tyson Simms, Planner
Ms. Stephanie Norman, Planner
Mr. 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 North West Planning Advisory Committee are available online: <http://www.halifax.ca/boardscom/150805nwpac.php>

The meeting was called to order at 7:00 p.m. and adjourned at 8:26 p.m.

1. CALL TO ORDER

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

2. APPROVAL OF MINUTES – June 3, 2015

Moved by Mr. Copley, seconded by Mr. Russell

THAT the minutes of June 3, 2015 be approved.

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

Moved by Mr. Evans, seconded by Mr. MacDonald

THAT the agenda be approved as presented.

4. BUSINESS ARISING OUT OF THE MINUTES - NONE

5. CONSIDERATION OF DEFERRED BUSINESS – NONE

6. CORRESPONDENCE, PETITIONS & DELEGATIONS - NONE

7. REPORTS / DISCUSSION

7.1 STAFF

7.1.1 7.1.1 Case 19452: Application by KWR Approvals Inc. to amend the existing development agreement for a 36 unit multiple unit dwelling at 67 Metropolitan Avenue, Lower Sackville, to consider the addition of 3 residential units for a total of 39 units.

The following was before the North West Planning Advisory Committee:

- *A staff memorandum dated July 21st, 2015*
- *A site plan, landscape plan, and drainage plan from the applicant*

Mr. Tyson Simms made a presentation to the Committee in regards to Case 19452. He reviewed the site location, surrounding uses, the existing Development Agreement requirements, and the applicable polices. He also outlined the current proposal, potential building code issues, additional parking requirements, the temporary disturbance of the vegetation buffer, and bike parking requirements.

A member of the committee requested clarification on the proposed bicycle parking spaces. Mr. Simms clarified that these are not shown on the plan and that they are within the building. The agreement would stipulate the amount of bike parking required and the location would be confirmed during the building permit process.

A committee member also requested clarification as to the location of storage within the building and whether the tenants currently use the storage rooms. The applicant clarified that the storage units are currently being used by the tenants and also to store cleaning and building maintenance supplies. Mr. Simms clarified that storage areas are not a requirement but the applicant has stated that there are storage areas within the individual units. The Committee expressed significant concern for the proposed conversion of storage space that is being used by existing tenants.

A member of the committee requested clarification on a proposed clause within the Development Agreement. Mr. Simms stated that the applicant is seeking flexibility to retrofit the building in the future and this would not allow an increase in density.

The Committee asked whether there was currently adequate parking on the site and the applicant confirmed that there was. Mr. Simms stated that the Building Official will also ensure parking standards are met.

A member of the committee stated that he was concerned about the storage issue. The applicant stated that there is an adequate amount of storage within the individual units and there are other areas that could potentially be used for storage as well.

The Committee also discussed the vegetation buffer and asked how the applicant would deal with the disturbance of mature vegetation on site. Mr. Simms replied that although it would not be possible to reinstate mature vegetation, a certain caliper of tree would be required. Members of the committee stated that it was very important that appropriate vegetation is reinstated. The applicant noted that mostly lawn that would be disturbed rather than trees and major trees would remain untouched.

A member of the committee questioned whether all storage outside of individual units was being removed. The applicant stated that some outside storage would remain.

The Committee asked for clarification on the definition of barrier free units. Mr. Simms stated that this means the access to the units would need to be barrier free. The applicant stated that this is a requirement of the National Building Code and the building currently has 1 or 2 barrier free units which meet the requirements.

At the request of a committee member, Mr. Simms provided a definition of amenity area. The applicant stated that the existing green space currently meets the requirement for amenity areas and that the walking trail will be restored as a part of this project. He also suggested that there is a possibility to add exterior storage on the site.

Moved by Mr. Copley, seconded by Mr. MacDonald

THAT the North West Planning Advisory Committee has reviewed the application for Case 19452 and recommends approval of the application as outlined in the memorandum and attachments package dated July 21, 2015 with consideration to the following matters:

- **As a condition of the recommendation, the applicant shall replace the storage space that is being lost either inside or outside of the building**
- **Vegetation should be maintained as much as possible and reinstated where it is disturbed**
- **Clearly define "future flexibility" within the Development Agreement**

MOTION PUT AND PASSED.

8. ADDED ITEMS – NONE

9. DATE OF NEXT MEETING – September 2, 2015

10. ADJOURNMENT

The Chair adjourned the meeting at 8:26 p.m.

Melissa Eavis
Legislative Assistant