



**NORTH WEST PLANNING ADVISORY COMMITTEE
MINUTES
November 4, 2015**

PRESENT: Ms. Ann Merritt, Chair
Mr. Kevin Copley
Mr. Ross Evans
Mr. Brian Murray

REGRETS: Councillor Matt Whitman
Councillor Tim Outhit
Mr. Paul Russell, Vice Chair
Mr. Evan MacDonald

STAFF: Mr. Andrew Reid, Legislative Assistant
Ms. Stephanie Norman, Planner
Ms. Jill MacLellan, Planner
Mr. Nathan Hall, Planning Intern

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/151104nwpac-agenda.php>

The meeting was called to order at 7:00 p.m. and the Committee adjourned at 8:02 p.m.

1. CALL TO ORDER

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

2. APPROVAL OF MINUTES – October 7, 2015

MOVED by Mr. Evans, seconded by Mr. Murray

THAT the minutes of October 7, 2015 be approved as circulated.

MOTION PUT AND PASSED.

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

MOVED by Mr. Copley, seconded by Mr. Murray

THAT the agenda be approved as presented.

MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES – NONE

5. CONSIDERATION OF DEFERRED BUSINESS – NONE

6. CORRESPONDENCE, PETITIONS & DELEGATIONS

6.1 Correspondence

6.2 Petitions

6.3 Presentation

7. REPORTS

7.1 STAFF

7.1.1 Case 19627 - Application by KWR Approvals Limited to consider a site specific amendment to the Municipal Planning Strategy (MPS) for Beaver Bank, Hammonds Plains and Upper Sackville to permit a pub at 1345 and 1355 Hammonds Plains Road (Edible Matters).

The following was before the North West Planning Advisory Committee:

- *A staff memorandum dated November 4, 2015*

Mr. Ben Sivak, Major Projects Planner, presented Case 19627 as described in the memorandum dated November 4, 2015. Mr. Sivak described the process to amend the Municipal Planning Strategy to allow Commercial Entertainment uses within the C-2 zone. Mr. Sivak described the planning process before the applicant and requested feedback from the Committee.

The Committee voiced concern for parking on the site, indicating that an excess of cars parked on the Hammonds Plains Road. They indicated that additional parking would be beneficial to the site and that this concern would need to be addressed. Mr. Sivak responded by highlighting that the zoning of the property did not extend onto the road, so there was no control over highways.

Mr. Murray requested what measures may be done to improve parking. Mr. Kevin Riles, KWR Approvals, on behalf of the applicant, responded that the land in front of the next door house may be used as parking and the applicant was looking at obtaining more spaces through this land.

Mr. Sivac noted that the applicant could expand their restaurant as of right and that the change to the lounge did not necessarily address the intensity permitted on the site. He stated that although the issue was not directly related to the application, he would address it in the report to Council.

Mr. Copley confirmed that the applicant has met the minimum parking requirements.

MOVED by Mr. Murray, seconded by Mr. Evans

THAT the North West Planning Advisory Committee has reviewed the application for Case 19627 and recommends approval of the application as outlined in the memorandum and attachments package dated November 4, 2015 with consideration to the following matters:

- **Parking requirements and traffic concerns be reviewed**

MOTION PUT AND PASSED.

7.1.2 Case 20054: Application by United Gulf Developments Limited to amend the existing development agreement on the lands at 771 to 819 Bedford Highway, Bedford.

The following was before the North West Planning Advisory Committee

- *A staff memorandum dated October 27, 2015*

Mr. Nathan Hall, Planning Intern, presented Case 20054 as per the memorandum dated October 27, 2015. He highlighted the location of the site and buildings on site. He highlighted policies C-3, C7-9, and C-13. Mr. Hall described the existing development agreement and outlined the proposal.

Mr. Copley questioned if the buildings in the existing development agreement were ready for occupation and if so were they commercially occupied. Mr. Hall responded that the buildings were not all completed, though there were a number of units currently occupied with more in the process of leasing negotiations.

Mr. Murray stated concerns from the public meeting which included rooftop signage. He questioned the appearance of the signs, stating the current design was not appropriate. Mr. Murray also stated concern that the change in uses would increase the amount of traffic. He stated that it would be preferable to understand the amount of traffic generated by the site's existing development agreement before proceeding with the amending agreement. He stated that although he did not disagree with the application, it may be premature to consider the additional businesses at this time.

Mr. Evans stated concern for parking. He echoed Mr. Murray's statements, stating that the amount of traffic to be generated was unpredictable. He also questioned the use of rooftop signs for attracting patrons.

Mr. Copley stated that the development agreement had the original intention of being phased in. He echoed concerns regarding the unpredictability of traffic impacts on the Bedford Highway.

Mr. Hall stated that a traffic impact study had been undertaken. He noted that additional parking was being considered by the applicant. He stated that the types of uses and the times of day tied to the uses would impact the traffic impacts. In addition, he noted that uses are subject to change. Ms. Jill MacLellan, Planner, added regarding parking that there was additional space available in the rear of the site and this may be looked at. She questioned the Committee whether parking should be allowed to encroach upon the landscaping in the front yard. Regarding signs, she highlighted that a smaller type would be possible to consider.

Mr. Evans stated concern for the visibility of signs and its impact on traffic. He suggested that the portion of greenery be retained on the front yard. Mr. Murray echoed that the landscaping should be retained. Mr. Copley suggested that the Municipality's sign bylaws would govern the appearance of signs.

The applicant highlighted that the sign would be maintained by the property owner and would have a consistent look across the property. He also highlighted unofficial parking spots located outside of the lot under consideration which may be used.

Ms. Merritt highlighted that when the Committee examined the original development agreement the major concern was the type of use permitted because of potential traffic issues. She stated that as much landscaping as possible needs to be retained. She disagreed with the use of rooftop signage. She stated that large signs were not required for the individual businesses but that a single sign could be created listing businesses.

Ms. Merritt stated concern for the use of funeral services if services were conducted from the site. She stated that a doggy daycare would also generate a high amount of traffic. She indicated that the rationale behind the phasing of the development was to develop a sense of traffic and outlined concern that consumer-driven businesses may create traffic issues.

MOVED by Mr. Murray, seconded by Mr. Evans that the proposal be refused.

THAT the North West Planning Advisory Committee has reviewed the application for Case 20054 and recommends rejection of the application as outlined in the memorandum and attachments package dated October 27, 2015.

MOTION PUT AND PASSED.

7.1.3 Draft Meeting Schedule 2016

MOVED by Mr. Copley, seconded by Mr. Murray

THAT the 2016 meeting schedule be approved as presented.

MOTION PUT AND PASSED.

8. ADDED ITEMS – NONE

9. DATE OF NEXT MEETING – December 2, 2015

11. ADJOURNMENT

The meeting was adjourned at 8:02 p.m.

Andrew Reid
Legislative Assistant