



**NORTH WEST PLANNING ADVISORY COMMITTEE
MINUTES
August 3, 2016**

PRESENT: Ms. Ann Merritt, Chair
Mr. Paul Russell, Vice-Chair
Mr. Kevin Copley
Mr. Ross Evans
Mr. Brian Murray
Mr. Dave Haverstock

REGRETS: Ms. Dianna Rievaj
Mr. Evan MacDonald
Councillor Tim Outhit

STAFF: Mr. Andrew Bone, Planner III
Mr. Luc Ouellett, Planner III
Ms. Erin MacIntyre, Planner II
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/160803nwpac-agenda.php>

The meeting was called to order at 7:00 p.m. and adjourned at 9:05 p.m.

1. CALL TO ORDER

Ms. Ann Merritt, Chair called the meeting to order in the BMO Centre, 65 Gary Martin Drive, Bedford.

2. APPROVAL OF MINUTES – July 6, 2016

It was noted that Councillor Tim Outhit was not present for the July 6, 2016 meeting as reflected in the minutes.

MOVED by Mr. Ross Evans, seconded by Mr. Dave Haverstock

THAT the minutes of July 6, 2016 be approved as amended.

MOTION PUT AND PASSED.

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

Ms. Ann Merritt, Chair suggested that Item No. 6.1.2 - Case 17272 be moved to the last order of business on the agenda.

MOVED by Mr. Paul Russell, seconded by Mr. Kevin Copley,

THAT the agenda be approved as amended.

Two-third majority vote required.

MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES

5. CALL FOR DECLARATION OF CONFLICT OF INTERESTS

6. CONSIDERATION OF DEFERRED BUSINESS

6.1.1 Case 20224: Application from WSP, on behalf of Kent Building Supplies Limited, to re-designate and rezone property located at 900/902 Sackville Drive from the Urban Residential Designation and R-2 (Two Unit Dwelling) Zone to the DB (Downsview-Beaver Bank) Designation and LS (Large Scale Commercial) Zone to accommodate a new driveway access and parking lot expansion

The following was before the North West Planning Advisory Committee:

- *A staff memorandum dated June 24, 2016*

Ms. Erin MacIntyre, Planner provided a presentation on Case 20244. Ms. Merritt thanked Ms. MacIntyre for her presentation.

Ms. MacIntyre responded to questions of clarification from members of the North West Planning Advisory Committee. A brief discussion in relation to the location of the residential property located within the subject property ensued with members of the committee noting the applicant's intention to work with the property owners with respect to future development on the site.

MOVED by Mr. Paul Russell, seconded by Mr. Kevin Copley

THAT the North West Planning Advisory Committee has reviewed the application for Case 20224: Application from WSP, on behalf of Kent Building Supplies Limited, to re-designate and rezone property located at 900/902 Sackville Drive from the Urban Residential Designation and R-2 (Two Unit Dwelling) Zone to the DB (Downsview-Beaver Bank) Designation and LS (Large Scale Commercial) Zone to accommodate a new driveway access and parking lot expansion and recommends approval of the application as outlined in the memorandum and attachments package dated June 24, 2016.

MOTION PUT AND PASSED.

6.1.2 Case 17272: Application by North West Community Council (NWCC) to review the Cushing Hill Commercial Comprehensive Development District (CCDD) policies to consider new policy related to commercial and/or residential development on the lands within the CCDD.

This matter took place later in the meeting. Please see pages 5-6.

7. CORRESPONDENCE, PETITIONS & DELEGATIONS – NONE

8. INFORMATION ITEMS BROUGHT FORWARD – NONE

9. REPORTS

9.1 STAFF

9.1.1 Case 20384: Application by West Bedford Holdings to enter into a development agreement to enable three, 12-storey, and one, 6-storey multiple unit residential building on Innovation Drive near Hammonds Plains Road and Angus Morton Drive, Bedford.

The following was before North West Planning Advisory Committee:

- *A staff memorandum dated July 14, 2016*

Mr. Luc Ouellet, Planner provided a presentation on Case 20384. Ms. Merritt thanked Mr. Ouellet for his presentation and requested questions of clarification from members of North West Planning Advisory Committee.

Mr. Ouellet provided the following commentary in response to questions from the North West Planning Advisory Committee:

- That Residential uses are not allowed as of right within the current zoning applied to the subject property and that development can only occur by development agreement.
- The Applicant feels that the remaining lands as outlined in the maps contained in the memorandum dated July 14, 2016 should be transferred to residential use as opposed to commercial use.

The Committee agreed by consensus to allow the applicant to provide commentary with respect to Case 20384.

Mr. Kevin Neat, on behalf of West Bedford Holdings provided the following commentary with respect to Case 20384:

- The applicant is working with the province and schoolboard to provide a parking solution for CPA High School on the subject property.

- Provided an overview of the preliminary architectural renderings for the proposed buildings site, provisions for underground parking, traffic access, proposed setbacks and neighbouring uses.
- Provided further commentary with respect to the allowable density in the area and the height and massing of the proposed buildings.
- Noted that it is not unusual for development agreements to contain multiple lots in some circumstances as development cannot always take place on certain parcels of land.

Several members of the committee expressed concern with respect to the 12 storey height proposed for one of the buildings on site and suggested that the height be capped at eight storeys to conform with other existing uses in the area.

Mr. Ouellet noted that staff does not believe that the 12 storey height will be out of character for the area given some of the large commercial uses in the area. He noted that staff would be concerned about height near existing residential areas. He provided further commentary with respect to a park and ride facility which is being proposed for the area.

Further discussion ensued with the following motion being considered by the committee:

MOVED Mr. Paul Russell, seconded by Mr. Kevin Copley

THAT the North West Planning Advisory Committee has reviewed the application for Case 20384: Application by West Bedford Holdings to enter into a development agreement to enable three, 12-storey, and one, 6-storey multiple unit residential building on Innovation Drive near Hammonds Plains Road and Angus Morton Drive, Bedford and recommends approval of the application as outlined in the memorandum and attachments package dated July 14, 2016 with consideration to the following:

- **That the height allowances for the proposed buildings be capped at eight (8) storeys**
- **That no future development be proposed for lots 3 and 4.**

MOTION PUT AND PASSED.

Mr. Dave Haverstock and Mr. Brian Murray noted their respectful opposition to the motion.

9.1.2 Case 20504: Application by Personal Care Holdings Ltd. to enter into a development agreement to permit a landscaping business at 387 Cobequid Road, Lower Sackville

The following was before the North West Planning Advisory Committee:

- *A staff memorandum dated July 25, 2016*

Mr. Nathan Hall, Planning Intern provided a presentation in relation to Case 20504. Ms. Merritt thanked Mr. Hall for his presentation and requested questions of clarification from members of North West PAC.

Mr. Hall responded to questions of clarification from the North West Planning Advisory Committee. The Committee held a discussion regarding hours of operations, the type of vehicles that can be used on site, and the amount and types of materials that can be stored on site.

The following motion was proposed by the committee:

MOVED by Mr. Paul Russell, seconded by Mr. Dave Haverstock

THAT the North West Planning Advisory Committee has reviewed the application for Case 20504: Application by Personal Care Holdings Ltd. to enter into a development agreement to permit a landscaping business at 387 Cobequid Road, Lower Sackville and recommends approval of the

application as outlined in the memorandum and attachments package dated July 25, 2016 with consideration to the following:

- That the proposed development agreement include controls with respect to hours of operation, idling vehicles, the amount of vehicles/equipment to be used and/or stored on the subject property, and the tonnage of materials to be stored on site.

MOTION PUT AND PASSED.

6.1.2 Case 17272: Application by North West Community Council (NWCC) to review the Cushing Hill Commercial Comprehensive Development District (CCDD) policies to consider new policy related to commercial and/or residential development on the lands within the CCDD.

The following was before the North West Planning Advisory Committee:

- *A staff memorandum dated June 22, 2016*

Mr. Andrew Bone, Planner III provided a presentation with respect to Case 17272. Ms. Merritt thanked Mr. Bone for his presentation.

A discussion ensued among the committee members in relation to capacity and traffic concerns for the site.

Mr. Bone noted that a detailed development proposal and traffic study for the site would be beneficial to help draft a more comprehensive policy. He advised that this would need to be submitted by an applicant.

The North West Planning Advisory Committee debated the merits of the policy in absence of a detailed development proposal and traffic study and noted the concerns raised by the community at the public information meeting held in June. The following motion was proposed:

MOVED by Mr. Kevin Copley, seconded by Mr. Paul Russell

THAT the North West Planning Advisory Committee has reviewed the application for Case 17272: Application by North West Community Council (NWCC) to review the Cushing Hill Commercial Comprehensive Development District (CCDD) policies to consider new policy related to commercial and/or residential development on the lands within the CCDD and recommends rejection of the application as outlined in the memorandum and attachments package dated June 22, 2016.

It is further recommended by the North West Planning Advisory Committee that approval of the application for Case 17272 only be considered if the following conditions are met:

- That the subject property be separated in to sections A & B as proposed in the memorandum and attachments package dated June 22, 2016.
- That the entirety of Area A be zoned RSU.
- That the zoning for Area B remain CCDD which also includes the expansion of the two lots.
- That further policy changes only be considered upon receipt of a traffic engineering study for Area B.

MOTION PUT AND PASSED.

Mr. Brian Murray respectfully noted his opposition to the motion.

10. **ADDED ITEMS – NONE**
11. **DATE OF NEXT MEETING – September 7, 2016 (if required) - BMO Centre, 61 Gary Martin Drive**
12. **ADJOURNMENT**

The meeting adjourned at 9:05 p.m.

Liam MacSween
Legislative Assistant