



**NORTH WEST PLANNING ADVISORY COMMITTEE
MINUTES
JULY 2, 2014**

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

REGRETS: Councillor Tim Outhit

STAFF: Mr. Mitch Dickey, 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/140722nwpac-agenda.php>

The meeting was called to order at 7:00 p.m., and the Committee adjourned at 8:58 p.m.

1. CALL TO ORDER

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

2. APPROVAL OF MINUTES – May 21, 2014 public meeting, May 29th public meeting and June 4, 2014 public meeting.

MOVED by Mr. Russell seconded by Mr. MacDonald that the minutes of May 21, 2014, May 29, 2014, and June 4, 2014 be approved. MOTION PUT AND PASSED.

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

MOVED by Mr. Russell seconded by Councillor Craig 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 – NONE

7. REPORTS

7.1 STAFF

7.1.1 Case 19060: Application by Tri-Arm Holdings Ltd to amend the Sackville Drive Secondary Planning Strategy to enable 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 8 Walker Avenue and 732 Old Sackville Road, Lower Sackville

The following was before the North West Planning Advisory Committee

- *A staff memorandum report dated June 19, 2014*

Mr. Mitch Dickey presented Case 19060, the site plan, and an evaluation of planning policy. Mr. Dickey also presented issues for review including traffic, architecture/design, amenity, open space, and landscaping. Mr. Dickey gave an overview of the application in the plan amendment process. Mr. Dickey stated that the feedback sought from the committee was for land uses, parking, design, amenity space, and pedestrian circulation.

Members of the Committee stated that their overarching concern was for traffic in the area. They expressed that the site was situated in an area possessing many existing traffic concerns. Members stated concern for the development's traffic impact on Old Sackville Road, expressed that the area was not designed to have an increase in residential traffic, and inquired about the development's proximity to the transit terminal and its insufficient parking. Committee members also indicated that the recommendations in the traffic impact statement should be followed through the development.

Mr. Dickey responded that these concerns need to be addressed and that consideration must be given to what will happen with the additional residents, especially if other landowners in the area request residential designation.

Mr. O'Brien, a traffic engineer for the applicant, responded by describing the traffic for the particular site. He stated that the driveways were not opposite the transit terminal. Mr. O'Brien indicated that driveways

have adequate sight distance. He summarized by stating that the traffic generated by the site was minimal and would not cause significant change to the traffic pattern at the nearby intersection, at Old Sackville Road or Walker Avenue.

Members of the Committee stated that consideration should be given to parking in the perimeter of the area and suggested that the no parking signs remain. Committee members voiced concern about the location of underground parking and its interference with pedestrians accessing the commercial area and suggested that the entrance be moved to Walker Avenue. Members of the Committee also stated that the back parking lot through Walker Avenue and Old Sackville Road could be used as a road; explained the further concern about Walker Avenue, the Downsview Drive non-signalized intersection; and inquired about the function of the common open space.

Mr. O'Brien commented that the driveway location is due to topography of the land but indicated that the driveway location on Old Sackville Road is adequately spaced.

Mr. Dickey responded that from an urban design perspective, the entrance to the garage does not present the greatest face and moving the entrance would improve it. Regarding the open space, Mr. Dickey stated that designs are still preliminary and its use will be outlined in the development agreement.

A Committee Member stated concern over whether it was appropriate to amend Section 5.2.1.1 of the Sackville Drive SPS and questioned what the reason was for excluding residential uses in the policy.

Mr. Dickey replied by giving a number of rationales for changing a plan.

The Committee expressed its support for the proposal, stating it was a great development for the area given its proximity to shopping and transit. Members of the Committee indicated that there should be more focus on pedestrian traffic and walkability. Points of concern included how the layout of the intersection of Old Sackville Road and Downsview Drive could be made safer for pedestrian crossings.

While supporting the development, members of the Committee also reiterated concern for traffic. The Committee stated existing problems around the volume of traffic on the Old Sackville Road and Downsview Drive intersection and that they should attempt to mitigate creating a larger problem. Other members highlighted the area between the Beaver Bank Connector and the Old Sackville Road/Downsview Drive intersection as a major issue for institutions in the area.

MOVED by Mr. Russell, seconded by Mr. Copley that the North West Planning Advisory Committee has reviewed the Municipal Planning Strategy Amendment application for Case 19060 as per the staff memorandum and plan package dated June 20, 2014 and although supports the site development concept, would like to identify that the following concerns have not been adequately resolved:

- **Intersection at Walker Avenue, Old Sackville Road, and Downsview Drive**
- **Driveway immediately off Walker Avenue before the first turn from the direction of Downsview Drive**
- **Concern regarding the increased traffic on Walker Avenue to the East intersection point of Old Sackville Road**
- **Whether or not the amendment to section 5.2.1.1 of the MPS is appropriate**
- **Pedestrian access to and from the existing facilities and the proposed new facility**

MOTION PUT AND PASSED.

7.1.2 **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. Mitch Dickey presented Case 19056 and explained the site context, designation, lands under municipal service boundary, zoning, and plan amendment process.

Members of the Committee recalled the public meeting for Case 19056 and stated the community's concern regarding site contamination remediation and the antagonism generated by the proposed apartment building. Members of the Committee stated that the proposal was out of character and scale with the area. Members of the Committee questioned what steps could be taken to create a better transition from the site's rural surroundings. Committee members also voiced concern for the larger picture of traffic in the area.

Mr. Dickey responded that remediation and testing will have to be done on the site by the Province, so from staff's perspective this is not a concern. Regarding transition, Mr. Dickey stated that a number of factors could be taken into consideration such as tree planting policies and determining the appropriateness of density. Mr. Dickey stated there is currently a commercial zone in place and that the number of units was calculated based on waste water constraints and local infrastructure.

MOVED by Councillor Craig seconded by Mr. Kevin Copley that item 7.1.2 be deferred until the next meeting of the North West PAC on August 6, 2014.

MOTION PUT AND PASSED.

- 8. ADDED ITEMS – NONE**
- 9. DATE OF NEXT MEETING – August 6, 2014**
- 10. ADJOURNMENT**

The Meeting was adjourned at 8:58 p.m.

INFORMATION ITEMS

- 1. Status Updates – Planning Applications**

Andrew Reid
Legislative Assistant