

HALIFAX REGIONAL MUNICIPALITY

NORTH WEST PLANNING ADVISORY COMMITTEE MINUTES

June 7, 2006

PRESENT: Mr. Joel Matheson, Chair
Ms. Barb Grant, Vice Chair
Mr. David Grace
Ms. Gloria Lowther
Councillor Goucher
Councillor Harvey
Mr. Walter Regan
Ms. Ann Merritt
Mr. Warren Hutt

ABSENT: Mr. George Murphy

STAFF: Ms. Gail Harnish, Admin/PAC Coordinator
Ms. Thea Langille-Hanna, Senior Planner
Ms. Stephanie Parsons, Legislative Assistant

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1. CALL TO ORDER

The Chair called the meeting to order at 7:00 p.m. in the Nauss Room, Lebrun Center, Bedford.

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

Additions:

- 7.1 Information Report entitled Sackville Drive Building Permit Activity
- 7.2 Sackville Drive Secondary Planning Strategy Open House

At this time Mr. Regan noted for the record that he did not attend last months meeting because he attended the Volunteer of the Year Award dinner to receive an award.

Mr. Grace noted that some of his comments in the minutes of May 3, 2006 are not reflected accurately. After a brief discussion the Committee agreed to defer the approval of the minutes to the end of the agenda.

MOVED by Ms. Grant, seconded by Ms. Lowther that the agenda be approved as amended. MOTION PUT AND PASSED.

3. APPROVAL OF MINUTES

Deferred to later in the meeting, refer to page 6.

4. BUSINESS ARISING OUT THE MINUTES - NONE

5. REPORTS

5.1 Case 00723 - Mixed use development at south corner of Bedford Highway and Moirs Mill Road, Bedford

- A report dated May 9, 2006 was before the Committee.
- A revised Schedule 1 was circulated to the Committee.
- An email dated May 6, 2006 from Don Breen was submitted.
- A memo dated June 5, 2006 from Donna Curtis was submitted.

Councillor Harvey entered the meeting at 7:07 p.m.

Ms. Thea Langille-Hanna, Senior Planner, provided an overview of the application as outlined in the staff report dated May 9, 2006 and noted the following:

- The existing site is zoned General Business.
- The site is comprised of 4 lots, two lots are vacant, one contains an existing dwelling and the other lot contains an existing office.
- The proposal is for a Mixed Use Development residential-commercial building.
- The public has identified the following concerns:
 - Bulk, scale and massing, the impact on adjacent residential properties, the impact on street networks, adequate services and access from Moirs Mill Road
- To address the public concerns, staff is recommending a site specific policy by development agreement.
- The concerns of the public were addressed by limiting commercial uses, limiting the number of residential units, providing adequate municipal services, restricting the height of the building and requiring that treatment of the building be compatible with the adjacent residential properties.
- Access to Moirs Mill Road was removed. The building is setback 12 meters from 910 Bedford Highway and extensive landscaping will be provided to ensure adequate buffering and screening.
- The traffic study concluded that there would be negligible impact on traffic performance.

In closing Ms. Langille-Hanna commented that the proposal provides opportunities to create places for people to work and play. Staff is of the opinion that the proposal complies with the proposed policy plan for this site.

Responding to various questions from the Committee, Ms. Langille-Hanna clarified the following:

- The amendment includes policies C-4 (A) through to policy “N” as outlined in Attachment “A”, Page 9 - 11.
- If Council approves the development agreement all the provisions in the policy apply to the building.
- The development agreement requires that any damage to the existing vegetation that is zoned RSU be reinstated as per policies 3.9.1, 3.9.16 and 3.9.17.
- The corner of the lot belongs to HRM.
- The developer intends to provide terraced landscaping.
- The HRM right of way on Moirs Road will remain to ensure access to the Fox property.
- The existing entrance will be utilized, there will be no driveway access from Moirs Mill

Road.

Mr. Regan asked for clarification on how the water will be stored on the site.

Mr. Drisdelle, United Gulf Developments, responded as follows:

- The water will be directed into the existing catch basin.
- A series of filtering mechanisms will be in place
- A pool will be created to serve as a storage facility during a heavy rain event until construction is complete.
- No permanent water storage facility is proposed.
- Thirty percent of the site will be landscaped which will provide retention and infiltration during post construction.
- A catch basin will be located in the middle of the courtyard which links to the drains in the garage.

Ms. Langille- Hanna added that only 40 percent of discharge is permitted and that this will be dealt with at the permitting stage.

In response to Mr. Regan's request for maintenance agreements to be forward to the Committee, Councilor Goucher advised that the Bedford Watershed Advisory Board has recently passed a motion to request the maintenance schedule of the oil grit separators. The Bedford Watershed Advisory Board will monitor the results through the contract and certification process. The Committee can request copies of the schedules when they are received

Ms. Lowther raised concern regarding the permitted use of day cares and pub and lounges. She also noted that she would prefer a cladding similar to Stanely Park rather than non combustible cladding.

Responding to Ms. Lowther, Ms. Langille-Hanna advised of the following:

- Provincial legislation requires that nurseries and daycare facilities have outdoor space since the commercial building does not contain outdoor space the provincial legislation overrides the permitted use.
- To accommodate the trend towards a separate area where beverages can be purchased without food ordered in a full service restaurant, staff have retained the pubs and lounge use.
- The National Building Code prohibits wood on a building this size.

MOVED by Mr. Regan, seconded by Mr. Hutt that the North West Planning Advisory Committee recommend that North West Community Council:

- 1. Recommend that Regional Council give First Reading to the proposed amendments to the Bedford Municipal Planning Strategy and Land Use By-law as provided in Attachment “A” and schedule a joint public hearing with North West Community Council.**
- 2. Recommend that Regional Council approve the proposed development agreement provided as Attachment “B” and schedule a joint public Hearing With Regional Council.**
- 3. Give Notice of Motion to consider the proposed development agreement provided as Attachment B and schedule a joint public hearing with Regional Council.**

Contingent upon the adoption by Regional Council of the above Municipal Planning Strategy and Land Use By-law amendments and those becoming effective under the Municipal Government act, it is further recommended that North West Community Council.

- 1. Approve the proposed development agreement provided as Attachment B.**
- 2. Require the development agreement be signed within 120 days or any extension thereof granted by Council on request of the applicant, from the date of final approval of said agreement by Council and any other bodies as necessary whichever is later, including applicable appeal periods. Otherwise this approval shall be void and any obligations arising hereunder shall be at an end.**

MOTION PUT AND PASSED UNANIMOUSLY.

3. APPROVAL OF MINUTES

After a brief discussion the following motion to amend the minutes was on the floor.

MOVED by Mr. Grace, seconded by Ms. Merritt that the minutes of the May 3, 2006 meeting be amended to clarify the following:

- That point 3 was a question to clarify if the height for buildings in the Pedestrian Retail Area was three or four stories as outlined in the planing bylaw for the planning area.**
- That point 5 was a specific statement regarding the areas from the**

bridge crossing over the Sackville River by the Downsview Motel, the Acadia Pedestrian Retail and the Pine Hill Cobequid planning area down to Cobequid Road.

- That point two be revised to read as follows “ At a previous meeting Councillor Harvey

MOTION PUT AND PASSED.

6. STATUS UPDATES

6.1 Monthly status sheet

- A copy of the Status Sheet was circulated to the Committee.

In response to Mr. Hutt, Ms. Langille-Hanna clarified that the intent of Case 00894 is to remove the public pathway. This will require an amendment to the development agreement. There is no recommendation by staff at this time, staff are reviewing alternate options.

6.2 Decisions of Community Council

- A note providing the decision of the North West Community Council Meeting of May 25, 2006 was submitted for information.

No discussion.

7. ADDED ITEMS

7.1 Sackville Drive Building Permit Activity

- An information report dated June 1, 2006 was circulated to the Committee.

Ms. Langille- Hanna advised that although the list is not comprehensive it shows some of the proposals and the value of the developments.

Mr. Grace advised the Committee that the report addresses his request and noted the following:

- It his understanding that 20 requests have been denied.
- The Business Community has expressed concern to the Sackville Drive Business Association regarding the uses that are no longer permitted, that property values are declining.

- No new permits have been issued in four years.

Ms. Langille-Hanna clarified the following:

- The uses that Mr. Grace had referenced are permitted on Sackville Drive, however, Sackville Drive is being reorganized.
- The report shows that 63 permits have been issued since 2002 for new development, expansions and redevelopment.
- Prior to 2002 only 51 permits were issued.
- There are few vacant lots along Sackville Drive therefore you will not see new permits, but rather redevelopment permits.

Mr. Regan commented that the intent of the streetscape plan is to address the traffic on Sackville Drive. Sackville Drive will redevelop, but is currently in a turnover state. The streetscape plan is a good plan and he supports the plan.

Ms. Merritt expressed concern with the traffic on Sackville Drive, the empty buildings and the limited retail. The issue along Sackville Drive is that the strip is too narrow to allow for retail development.

MOVED BY Councillor Goucher, seconded by Councillor Harvey that the Northwest Planning Advisory Committee table the information report regarding the Sackville Drive Building Permit Activity

Councillor Harvey stated:

- There is an open house on Monday, June 12, 2006 to discuss the Sackville Secondary Strategy.
- A supplementary report will come back to the Committee.
- This is the second set of amendments.
- Developers will be required to meet the current standards or request an amendment to achieve the goals of the Secondary Planning Strategy.
- The business community and the general community will have another opportunity to voice their concerns on Monday night.

Ms. Lowther noted for the record that she concurs with Mr. Regan's and Councillor Harvey's comments and stated that the streetscape will change gradually.

In response to Ms. Grant, Ms. Langille-Hanna advised that staff has given consideration to prohibiting left turns in high traffic areas. A traffic review was conducted and it has been determined that it is not feasible at this time due to the set up and number of driveways. Staff are exploring other options.

The motion to table the report was **PUT AND PASSED**.

7.2 Sackville Drive Secondary Planning Strategy Open House

Ms. Langille-Hanna advised the Committee that the Open House will take place at the Sackville Library in the Fenerty Room on June 12, 2006 from 7:00 p.m to 9:00 p.m. Staff will be available to hear the concerns of the public and answer questions. She encouraged members of the Committee to attend given that the meeting is hosted by the Committee.

9. NEXT REGULAR MEETING DATE

The next meeting date is July 5, 2006

10. ADJOURNMENT

The meeting adjourned at 8:35 p.m.

Stephanie Parsons
Legislative Assistant