

NORTH WEST PLANNING ADVISORY COMMITTEE
MINUTES

May 7, 2008

PRESENT: Ms. Ann Merritt, Chair
 Mr. Walter Regan
 Ms. Gloria Lowther
 Mr. Lorne Piercey
 Ms. Jessica Alexander
 Mr. Warren Hutt
 Mr. Lorne Piercey
 Mr. Jim Sullivan
 Mr. Lorne Piercey
 Councillor Robert Harvey

STAFF: Mr. Andrew Bone, Senior Planner
 Mr. Paul Morgan, Senior Planner
 Ms. Gail Harnish, Admin/PAC Coordinator
 Ms. Melody Campbell, Legislative Assistant

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1. CALL TO ORDER

The meeting was called to order at 7:00 p.m. at the Fenerty Room, Sackville Library in Sackville.

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

MOVED by Mr. Regan, seconded by Mr. Sullivan, that the order of business be approved. MOTION PUT AND PASSED.

3. APPROVAL OF THE MINUTES

Change:

Page 3 should read Ms. Lowther, not Mr. Lowther.

MOVED by Ms. Lowther seconded by Mr. Piercey, that the minutes of April 2, 2008, as amended, be approved. MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES - NONE

5. REPORTS

5.1 Case 01136 - Amendments to the Sackville Land Use By-law to permit a residential care facility and assisted living facility at PID #41233388 located on Cobequid Road, Sackville

Mr. Andrew Bone, Planner, presented Case 01136 - Amendments to the Sackville Land Use By-law to permit a residential care facility and assisted living facility at PID #41233388 located on Cobequid Road, Sackville to the Committee.

After the presentation, the following concerns were brought forward by the Committee:

- The concerns regarding LEED standards, wastewater, oil grit separators have been forwarded to the Developer to be addressed.
- The difference between this and the old Cobequid Centre is this facility is for a different client base.
- It was noted that the five-story building should look residential.
- These facilities are known to use less waste water than other facilities.
- Stoves are limited in the facilities due to the different level of care individuals will require.
- The facility will offer different packages dependant on the level of service a client will require.

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

- 1. Give First Reading to consider the proposed amendments to the Sackville Land Use By-law as set out in Attachment A of the March 19, 2008 report, and schedule a public hearing.**
- 2. Approve the proposed amendment to the Sackville Land Use By-law to remove the requirement that Residential Care Facilities be operated by a public housing authority and amend the definition of Residential Care Facilities to include Assisted Living Facilities as shown in Attachment A of the March 19, 2008 report.**

MOTION PUT AND PASSED.

5.2 Case 00955 - Extension of the deadline for the signature of the development agreement to permit a gas station and commercial building at 220, 228 and 232 Cobequid Road, Sackville

Mr. Andrew Bone, Planner, presented Case 00955 - Extension of the deadline for the signature of the development agreement to permit a gas station and commercial building at 220, 228 and 232 Cobequid Road, Sackville to the Committee.

In response to Committee concerns, Mr. Bone advised the Committee that:

- There will be oil grit separators used on site.
- There is no sewage retention planned.
- The applicant advised that he does require the number of allocated parking spaces on site.

MOVED BY Ms. Lowther, seconded by Mr. Regan, that North West Planning Advisory Committee recommend that North West Community Council:

- 1. Approve the proposed extension of six months to the signature deadline of the development agreement for Case 00955; and**
- 2. Require the proposed development agreement be signed and delivered within 548 days (an extension of 183 days), or any extension thereof granted by North West Community Council and any other bodies as necessary, whichever is later, including any appeal periods. Otherwise this approval shall be void and any obligations arising hereunder shall be at an end.**

MOTION PUT AND PASSED.

5.3 Case 01146 - Non-substantial Amendment - Phase 1 of the Bedford Waterfront Development Project

Mr. Andrew Bone, Planner, presented Case 01146 - Non-substantial Amendment - Phase 1 of the Bedford Waterfront Development Project to the Committee.

The Committee raised concern about the size and type of sales building that will be permitted on site. HRM cannot require a certain type of building, although, Mr. Bone advised that this is a site that is easily seen and the developer would want a building that is aesthetically pleasing in order to facilitate sales. The 2000 square footage that is permitted will allow the Developer to have a building such as a Kent home or that could enable a “mock” suite to be set up in the sales area.

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

- 1. Approve the proposed amending agreement, set out in Attachment A of the April 11, 2008 report, to permit a temporary sales building on Site 3.2 of the Bedford Waterfront lands;**
- 2. Require the proposed amending agreement be signed and delivered within 120 days, or any extension thereof granted by North West Community Council on request of the applicant, from the date of final approval of said agreement by North West Community Council and any other bodies as necessary, whichever is later, including any appeal periods. Otherwise this approval shall be void and any obligations arising hereunder shall be at an end.**

MOTION PUT AND PASSED.

5.4 Case 01048 - Bedford West Development Agreement, Sub-areas 3 & 4

Mr. Paul Morgan, Senior Planner, presented Case 01048 - Bedford West Development Agreement, Sub-areas 3 & 4 to the Committee.

The properties are currently 40 foot frontage. The developer is requesting that the frontage for this proposed area be decreased to 34 feet in order to meet the needs of buyers who are in the market between \$260,000 and \$360,000 homes. The anticipated price point for the homes on the 34 foot lot is \$300,000.

The Committee noted a number of concerns regarding the report:

- There should be variances in architecture. There is concern that all homes may look the same. The developer advised that they have staff responsible for architectural control.
- There is concern that this plan will continue in the other sub areas of the development. Staff advised that this a test case and is restricted to a very small area.
- There is concern that the development has changed due to the amount of amendments.
- It was noted by the Committee that density could become an issue. Staff advised that the Development Officer tracks this information.
- There is no water testing in the Sandy Lake area. Staff advised that this area does not affect Sandy Lake. Although as planning and development continues, there will be more water quality testing added. There is water quality testing of the bog planned.
- Staff noted that there are no height restrictions in the policy.
- Staff advise that Halifax Regional Water Commission is working on sewer lines, and possibly will be taking mains to pump it out to Halifax.
- It was noted that fish passage at the dams is not being addressed. Staff advised that the dams are owned by Annapolis, not the current Developer.
- It was questioned if HRM could take over the back yards of the properties. Staff advised that Parkland Planning do not want the property.
- It was suggested that there should be \$5000.00 bonding per unit. Staff advised that lot charges are under review and will go to Council in future.
- There was concern expressed over the number of cars that will be at each dwelling. A one-car garage often becomes an area for storage, which will add another vehicle parked outside in the yard. This could add too much congestion for a small area.
- A question raised was whether the developer considered putting lanes in the back yard. The developer advised that due to topography in the area, this would not be feasible.
- The estimated cost is \$300,000 per unit, although this cannot be guaranteed due to future markets.
- It was noted that in either case, a 34 foot wide lot, or a 40 foot wide lot, there will be 12 feet maintained between buildings.
- It was stated that the whole development was not approved in the Master Stormwater Plan. Each plan is approved as the development moves forward.

MOVED BY Ms. Lowther, seconded by Ms. Alexander, that North West Planning Advisory Committee recommend North West Community Council:

1. **Recommend that Regional Council give First Reading to the proposed amendments to the Bedford Municipal Planning Strategy presented in Attachment A of the April 24, 2008 report and schedule a joint public**

hearing with North West Community Council.

2. Recommend that Regional Council approve the proposed amendments to the Bedford Municipal Planning Strategy presented in Attachment A of the April 24, 2008 report.
3. Recommend that Regional Council establish funding under the Municipality's Capital Budget Plan for the construction of a regional trail system across the Bedford West lands; and
4. Give Notice of Motion to consider the proposed development agreement presented in Attachment B of the report dated April 24, 2008 and schedule a joint public hearing with Regional Council.

Contingent upon the adoption by Regional Council of the above Municipal Planning Strategy and those becoming effective under the Municipal Government Act, it is further recommended that the Community Council:

1. Approve the proposed development agreement in Attachment B of the April 24, 2008 report.
2. Require the development agreement be signed within 120 days, or any extension thereof granted by the Community Council on request of the applicant, from the date of final approval of said agreement by the Community 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.

6. STATUS UPDATES

6.1 Status Sheet Updates

Ms. Harnish, Admin/PAC Coordinator, and Mr. Andrew Bone, Planner, provided an update to the status sheet.

6.2 Decisions of Community Council

A report was provided advising the Committee of the approvals by North West Community Council.

7. ADDED ITEMS - NONE

8. NEXT REGULAR MEETING DATE

The next meeting is scheduled for Wednesday, June 4, 2008 at 7:00 p.m.

9. ADJOURNMENT

The meeting was adjourned at 8:55 p.m.

Melody Campbell
Legislative Assistant