

NORTH WEST PLANNING ADVISORY COMMITTEE
MINUTES

July 7, 2010

PRESENT: Ms. Ann Merritt, Chair
Ms. Gloria Lowther
Mr. Marcel Parsons
Mr. Robert Wooden
Mr. Walter Regan
Ms. Jessica Alexander
Councillor Robert Harvey
Councillor Tim Outhit

REGRETS: Mr. David Merrigan

ABSENT: Mr. John Zobaric
Mr. Marc Keats
Mr. David MacLean

STAFF: Mr. Tyson Simms, Planner, Planning Services
Ms. Thea Langille, Supervisor, Planning Services
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 MINUTES - March 3, 2010

MOVED by Mr. Regan, seconded by Ms. Alexander that the minutes of March 3, 2010, as presented, be approved. MOTION PUT AND PASSED.

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

MOVED by Mr. Wooden, seconded by Councillor Harvey that the Order of Business, as presented, be approved. MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES - NONE

5. REPORTS

5.1 Case 01250: Development Agreement - 827 Bedford Highway, Bedford

- A staff report dated June 18, 2010 was before the Committee.

Ms. Thea Langille, Supervisor, Planning Services, presented the report to the Committee.

Following the presentation, the following issues were brought forward by the Committee:

Councillor Harvey noted that this case has an improved design due to comments received at the public information meeting.

In response to a question by Mr. Regan, staff advised that the proposed building is 53% lot coverage but part of this percentage is underground. In response to a question by Mr. Regan, Mr. Langille advised that an oil grit separator is referenced as part of the stormwater maintenance plan. Staff advised that a recreation space is planned on site, although it is not 10% parkland. Mr. Regan suggested that a sidewalk should be made part of the development agreement as it is a large building and that the sidewalk could be used as part of a visioning exercise.

In response to a question by Mr. Wooden, Ms. Langille advised that a second driveway was not warranted but was needed due to the site configuration and planned structure.

A number of committee members expressed concern regarding a lack of sidewalk for the site.

Mr. Regan was advised by staff that bike racks will be available on site. In response to a question regarding LEED standards, Mr. Regan was advised that the plan is in conceptual stage with mechanical and electrical components to be completed and a LEED standard is not determined at this point.

Committee members questioned the use of none-disturbance areas with concern raised regarding the amount of landscaping and green planting being considered for the project.

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

- 1. Give Notice of Motion to the proposed development agreement as provided in Attachment A of the staff report dated June 18, 2010, and schedule a public hearing.**
- 2. Approve the proposed development agreement to permit a mixed use development including five residential units and commercial uses at 827 Bedford Highway as provided in Attachment A of the staff report dated June 18, 2010.**
- 3. Require the agreement be signed within 120 days, or any extension thereof granted by Council on request of the applicant, from the date of final approval by Council and any other bodies as necessary, including applicable appeal periods, whichever is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.**

With the inclusion of two additional provisions to:

- (a) require there to be a sidewalk in front of the property along the Bedford Highway; and**
- (b) require there to be landscaping and green planting for the at grade patio/walkway area.**

MOTION PUT AND PASSED.

5.2 Case 16016: Substantive DA Amendment - 380 Cobequid Road, Sackville

- A staff report dated June 17, 2010 was before the Committee.

Mr. Tyson Simms, Planner, presented the report to the Committee.

Following the presentation, the following issues were brought forward by the Committee:

In response to a question by Mr. Regan, Mr. Simms advised that if the building were to be taken down and rebuilt there would be a requirement to go through another development agreement process.

A number of members of the committee suggested that additional landscaping should be done on the property. Mr. Simms advised the development agreement has provisions in place requiring that all of the property be landscaped except for the parking area. He added the landscaping provision has to be enforced.

Councillor Harvey advised that no issues were brought forward regarding this development agreement amendment at the public information meeting.

In response to a question by Ms. Merritt, the property owner advised that there will be no chemical disposal on site as the business only does computer and laser printing.

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

- 1. Give Notice of Motion to consider the proposed amending agreement as set out in Attachment A of the staff report dated June 17, 2010, and schedule a Public Hearing.**
- 2. Approve the proposed amending agreement as set out in Attachment A of the report dated June 17, 2010; and**
- 2. Require that the amending agreement be signed and returned 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 obligations arising hereunder shall be at an end.**

MOTION PUT AND PASSED.

6. STATUS UPDATES

6.1 Monthly Status Sheet

Ms. Harnish, Admin/PAC Coordinator and Ms. Thea Langille, Supervisor, Planning Services, provided an update of the status sheet to the Committee.

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, September 1, 2010 at 7:00 p.m.

9. ADJOURNMENT

The meeting was adjourned at 8:18 p.m.

Melody Campbell
Legislative Assistant