

NORTH WEST PLANNING ADVISORY COMMITTEE
PUBLIC MEETING
MINUTES
September 11, 2003

PRESENT: Ms. Ann Merritt, Chair
Mr. Delphis Roy
Ms. Gloria Lowther
Ms. Karen Stadnyk

REGRETS: Mr. Roddy McDonald
Ms. Jan Gerrow

STAFF: Ms. Thea Langille-Hanna, Planner
Ms. Julia Horncastle, Legislative Assistant

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1. CALL TO ORDER/OPENING COMMENTS

The meeting was called to order at 7:00 p.m. Ms. Merritt introduced the members of the North West Planning Advisory Committee who were present and Thea Langille-Hanna, Planner.

2. PUBLIC PARTICIPATION - CASE 00603 - AMENDMENTS TO THE SACKVILLE DRIVE SECONDARY PLANNING STRATEGY AND LAND USE BY-LAW

Ms. Langille-Hanna, Planner, with the aid of overheads, outlined the proposed amendments to the Sackville Drive Secondary Planning Strategy and the Sackville Drive Land Use By-Law. The amendments are:

PROPOSED AMENDMENTS TO THE SACKVILLE DRIVE SECONDARY PLANNING STRATEGY

All Zones

- Consider a provision to enable accessory buildings within 100 ft. of a watercourse
- Enable bonding for landscaping (weather pending)

Large Scale Commercial (LS) Zone

- Exempt service stations from the development agreement provision

All Downsview (DC-1, DC-2, DC-3) Zones

- Enable internal renovations to be exempt from the Site Plan Approval Process

Pedestrian Retail (PR) and Pinehill/Cobequid (PC) Zones

- Enable one or two residential units on the second floor of a commercial building

Acadia Village Centre (AV) Zone

- Exempt small additions to existing building from the development agreement provision
- Clarify the term "redevelopment"

PROPOSED AMENDMENTS TO THE SACKVILLE DRIVE LAND USE BY-LAW

All Zones

Definitions (Part 2 Section 1)

- update to allow the recent amendment to the Sackville and 14-17 Plan to enable health and wellness centres as a personal services shops
- review the definition of “pawn shop” and determine how many cars may be permitted as a component of the pawn shop operation

General Provision (Part 7 Section 29)

- review of bicycle rack requirements - should they apply to Day Care Facilities

Parking Standards (Part 7 Section 16-40)

- enable the parking requirement for Full Service and Drive-In Restaurant to be based on gross leasable floor area rather than total floor area
- review provisions for maneuvering aisles, driveways and entrance/exit ramps - determine if the Municipal Servicing Specifications address this adequately

Accessory Buildings (Part 6 Section 36)

- ensure recent amendments made to all HRM Land Use By-laws regarding shipping containers is within the Sackville Drive LUB

Architectural (Part 7 Section 11 to 15)

- insert a diagram to illustrate wall plane projections or recesses on facades greater than 100 ft (30 m)
- correct awkward wording and typographical errors
- should architectural requirements apply to temporary uses
- should architectural requirements apply to Memory Lane

All Downsvieiw (DC-1, DC-2, DC-3) Zones

- ensure architectural requirements to the internal road network as well as Sackville Drive
- label “cluster seating” on Schedule C

Pedestrian Retail (PR) Zones

- remove “existing service shops” as a permitted use

Pinehill/Cobequid (PC) Zones

- identify 446 Sackville Drive as an “existing recycling depot” in Appendix “C”

Acadia Village Centre (AV) Zone

- establish setback provisions for accessory buildings if exempt from the development agreement provision

Community Park Facility

- establish lot setback provisions

Ms. Karen Stadnyk noted that the streetscape provisions were to make changes along Sackville Drive such as 20ft. setback, change in facades, change in look of buildings and parking so that it is away from the street. Ms. Stadnyk asked how these proposed changes will affect those ideas and asked if the policies and by-laws still permit these things to take place.

Ms. Langille Hanna advised that if service stations were exempt they would still require the landscaping and signage requirements. She advised that if you remove the service stations you would still have to meet the landscaping requirements as per the documents.

Ms. Stadnyk expressed concern with leakage into the soil and changes in traffic patterns if there was no development agreement.

Ms. Langille Hanna stated there is a document in place to deal with those issues and the province deals with licensing for petroleum storage.

A resident asked if the service station zoning allows outdoor display.

In response, Ms. Langille Hanna advised outdoor display courts will not be permitted.

A resident asked if there was a vacant lot, would a new service station have to go through a development agreement.

Ms. Langille Hanna advised that they would be a permitted use.

Mr. David Grace advised there are only three properties designated for outdoor display in Sackville. He stated there are many things being eliminated.

On question, Ms. Langille Hanna advised mobile home sales is not permitted in an outdoor display. She noted it was felt this was not an appropriate land use on Sackville Drive.

Mr. David Grace expressed concern stating he felt the residents were not given sufficient notice of the changes when the secondary planning strategy was adopted.

In response to a resident, Ms. Langille Hanna advised the pawn shop definition will have the ability to include cars but not provide the ability to be a stand alone outdoor display court.

With regards to bike racks for daycare facilities, Ms. Langille Hanna advised staff felt this should be a requirement.

With regards to parking standards, Ms. Langille Hanna advised staff have suggested that parking be on gross leasable area not to include storage areas.

With regards to the Downsview zone, Ms. Langille Hanna advised architectural requirements are required on all facades that face the internal road network and facing Sackville Drive. She noted that sediment and erosion control plan provisions is a requirement for all development along Sackville Drive.

3. CLOSING COMMENTS

Ms. Merritt thanked the planner and the members of the public for their input into the process. She advised that the next step would be that a staff report and recommendations would come forward to the Planning Advisory Committee from there to the North West Community Council who in turn would make recommendations to Regional Council.

4. ADJOURNMENT

The meeting was adjourned at 9:00 p.m.

Julia Horncastle
Legislative Assistant