



**NORTH WEST PLANNING ADVISORY COMMITTEE
SPECIAL MEETING
May 27, 2020**

PRESENT: Ann Merritt, Chair
Nick Horne, Vice Chair
Councillor Tim Outhit
Deputy Mayor Lisa Blackburn
Donalda MacIsaac
Robert Jarvis
Ryan Donato
Keith Boutilier
Jordan Foster

REGRETS: J. Christopher Bewsher

STAFF: Maggie Holm, Principal Planner, Planning & Development
Thea Langille, Principal Planner, Planning & Development
Paul Sampson, Planner II, Planning & Development
Jennifer Chapman, Planner III, Planning & Development
Andrea Lovasi-Wood, Legislative Assistant
Alicia Wall, Legislative Support

The following does not represent a verbatim record of the proceedings of this meeting.

The agenda, reports, supporting documents, information items circulated, and video or audio (if available) are online at halifax.ca.

The special meeting was called to order at 7:01 p.m. and adjourned at 8:34 p.m.

1. CALL TO ORDER

The Chair called the special meeting to order at 7:01 p.m.

2. APPROVAL OF MINUTES – NONE

3. APPROVAL OF THE ORDER OF BUSINESS

MOVED by Nick Horne, seconded by Donald Maclsaac

THAT the agenda be approved as presented.

MOTION PUT AND PASSED.

4. CALL FOR DECLARATION OF CONFLICT OF INTERESTS - NONE

5. CONSIDERATION OF DEFERRED BUSINESS - NONE

6. CORRESPONDENCE, PETITIONS & DELEGATIONS

6.1 Correspondence

The Legislative Assistant noted that correspondence was received for item 7.1.2. This correspondence was circulated to the Committee.

For a detailed list of correspondence received refer to the specific agenda item.

6.2 Petitions - NONE

7. REPORTS

7.1 STAFF

7.1.1 - Case 21863: Application by Walid Jriege for a development agreement for property located at the corner of Sackville Drive and Wilson Lake Drive (PID 40574907), Middle Sackville to allow for a multiple-unit dwelling with a total of 7 dwelling units.

The Chair invited Paul Sampson, Planner II, Planning & Development, to present Case 21863.

Sampson advised that the applicant is requesting a development agreement to construct a 7-unit building. The applicant has owned the property since 1990 and it is roughly 1.5 acres in size. The property is vacant and currently there is no servicing on Wilson Lake Drive. The servicing for this development would be off of Sackville Drive with access off Wilson Lake Drive.

There was an initial proposal to construct two town house buildings consisting of five units each. The proposal was presented at a Public Information Meeting and issues raised at the meeting, and by staff, included subdivision, servicing and the driveways. The applicant changed the proposal based on options provided by staff which also included a perimeter of trees to be left around the property.

When the initial proposal came to the North West Planning Advisory Committee on November 13, 2019, the Committee decided there was not enough information provided to make a decision as the application was very conceptual at that time.

Sampson advised that each unit would be separated to meet building code but the property itself would remain as one piece making this a potential for rental units or condominium units.

The current zoning is R-6 which would remain as the development would be enabled by a development agreement. Public consultation has taken place.

The Committee considered the application with staff responding to questions, the following points and clarification were noted:

- Members questioned the total number of units that would be allowed
- The Committee asked if traffic lights were being considered
- Concerns were expressed around the driveways and the ingress and egress
- A lack of information with respect to the waste facilities was noted

Sampson indicated seven units would be the maximum and that Halifax Water would only support an as of right development. They further indicated that the driveway meets Municipal and TIR requirements and that the driveway is setback further than required which reduces safety issues. Waste requirements would be addressed in the development agreement as it would be private pick-up. Things such as screening of storage containers would be required.

Thea Langille, Principal Planner, Planning & Development, confirmed that traffic lights are being looked at under the proposed development agreement for Berry Hill.

The following documents are before the Committee:

- Revised Site & Servicing Plan
- Exterior Building Elevations
- May 16, 2019 PIM Minutes
- PowerPoint presentation by Paul Sampson

MOVED by Deputy Mayor Lisa Blackburn, seconded by Keith Boutilier

THAT the North West Planning Advisory Committee has reviewed the application for Case 21863 and recommends approval of the application with consideration given to making the first driveway off of Wilson Lake Drive an entrance only with the second driveway being an exit only.

MOTION PUT AND PASSED.

7.1.2 - Case 22704: Lydon Lynch Architects has requested a substantive amendment to an existing development agreement that enabled a multi-unit building, to allow for 9 additional units, on PID 41457979 located on Fourth St in Bedford.

The Chair invited Jennifer Chapman, Planner III, Planning & Development, to present Case 22704.

Chapman indicated this is a request to amend a development agreement that was approved in 2018. The amendments include an increase in unit count from 18 to 27, an increase to the number of surface parking spaces from 5 to 25 and slight changes to elevation to reflect the change in units. The size of the building would remain the same and the square footage of the units would be reduced to accommodate the additional units. Currently the proposed units are 1500-2000 square feet, the amendment would reduce the size of the units to 850-1500 square feet.

The surrounding area is largely residential with a fair bit of commercial along the Bedford Highway. The property is zoned CMC, Main Street Commercial, with the policy stating that residential would be better located further back from the commercial properties.

This property is required to have the CMC Zone with no frontage along the Bedford Highway and would have to meet the RMU Zone test.

A retaining wall is being proposed between the parking areas to provide separation. The parking areas were adjusted based on comments from the Public Information Meeting to allow for more green space along the rear of the property.

There were two public consultations as the advertising for the first one contained an error. Concerns included traffic impacts on Fourth Street, preservation of trees and the approval process. There were approximately 200 mailouts for each consultation.

The Legislative Assistant read two pieces of correspondence received for this development and concerns about blasting, parking and the loss of trees were noted.

Chapman indicated the Municipality has a blasting permit process, that insurance is required, and a thorough review of the area would be conducted before and after blasting.

The Committee considered the application with staff responding to questions, the following points and clarification were noted:

- Members asked if a traffic study was done
- Clarification was sought around the total number of parking spaces being requested
- The Committee questioned the number and location of accessible parking spots
- Concerns were expressed around traffic

Chapman advised that the applicant provided a traffic study which was reviewed and accepted by the engineer. The engineer indicated that a traffic light may be looked into at some point. Chapman further indicated that the Building Code sets out the number of accessible parking spots required.

Thea Langille, Principal Planner, Planning & Development, confirmed that this is the most limited commercial zone in Bedford.

The following documents are before the Committee:

- Application Package
- Survey
- Revised Site Plan
- Revised Landscaping Plan
- February 19, 2020 PIM Minutes
- March 11, 2020 PIM Minutes
- PowerPoint Presentation by Jennifer Chapman
- Correspondence from Elvira Akhmetchina and Dimtry Trukachev

MOVED by Nick Horne, seconded by Donalda Maclsaac

THAT the North West Planning Advisory Committee has reviewed the application for Case 22704 and recommends rejection of the application due to traffic impacts, loss of vegetation, impact on adjacent areas and overall compatibility with the existing neighborhood.

MOTION PUT AND PASSED.

8. NEXT MEETING DATE

The Chair asked the Committee to confirm whether June 17th or 24th works better for the next meeting date.

The Committee agreed either date would work.

9. ADJOURNMENT

The meeting adjourned at 8:34 p.m.

Alicia Wall
Legislative Support