



**NORTH WEST PLANNING ADVISORY COMMITTEE
MINUTES
November 13, 2019**

PRESENT: Ann Merritt, Chair
Councillor Tim Outhit
Ross Evans
Nick Horne
J. Christopher Bewsher

REGRETS: Dave Haverstock, Vice Chair
Donalda Maclsaac
Robert Jarvis
Keith Boutilier
Councillor Lisa Blackburn

STAFF: Paul Sampson, Planner II
Meaghan Maund, Planner II
Alicia Wall, Legislative Support

OTHERS PRESENT: Farhang Fotovat, Cresco

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

The agenda, reports, supporting documents, and information items circulated are online at halifax.ca.

The meeting was called to order at 7:00 p.m. the Committee adjourned at 8:02 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 7:00 p.m., at the BMO Centre Boardroom, 61 Gary Martin Drive, Bedford.

2. APPROVAL OF MINUTES – September 4, 2019

MOVED by Nick Horne, seconded by Councillor Tim Outhit

THAT the minutes of September 4, 2019 be approved.

MOTION PUT AND PASSED.

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

Addition:

Information Item:

Memorandum dated November 7, 2019 re: Committee Appointments Expiring November 30, 2019

MOVED by Councillor Tim Outhit, seconded by Nick Horne

THAT the agenda be approved as amended.

Two third majority required.

MOTION PUT AND PASSED.

- 4. BUSINESS ARISING OUT OF THE MINUTES - NONE**
- 5. CALL FOR DECLARATION OF CONFLICT OF INTERESTS – NONE**
- 6. CONSIDERATION OF DEFERRED BUSINESS – NONE**
- 7. CORRESPONDENCE, PETITIONS & DELEGATIONS - NONE**
- 8. INFORMATION ITEMS BROUGHT FORWARD – NONE**

9. REPORTS

9.1 STAFF

9.1.1 Case 22450: Application by Cresco Holdings Limited requesting a substantive amendment to an existing development agreement to allow for the transfer of up to 162 persons (equivalent to 72 multiple unit dwelling units) from their allowable commercial population to their allowable residential population.

The Chair invited Meaghan Maund, Planner II to present Case 22450.

The Planner advised that there are 12 sub areas within this Master Plan area and this particular development is within sub area 9. They also indicated there are multiple designations within the site.

The maximum density currently written in the Development Agreement is 1210.5 and is based on servicing capacity. The Applicant is not changing the overall density, they are looking to move density from commercial to residential. Halifax Water and the City Engineer will be reviewing the application.

The enabling policies are BW-21D under the Halifax MPS and BW-39C under the Bedford MPS. The property is zoned BWCDD, Bedford West Comprehensive Development District.

Public engagement took place and there were 15 attendees, 647 mailouts were sent, 1 email was received, and 4 telephone calls were received. The predominant concern was traffic.

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

- Residents do not like the roundabouts and are concerned with the access to Hogan Court
- Members feel more density is good with current vacancy rates and could help improve Transit to West Bedford
- Members questioned the type of housing that will be associated with this development and questioned the rent-ability and affordability
- Members inquired as to whether or not there is an evacuation plan in place should there be a catastrophic event at the entrance
- Members questioned the 50% parking requirement
- Members asked about the requirement for a second access and the number of units that would trigger a second access point

Farhang Fotovat indicated this will be a multi-unit dwelling but could not speak to the rent. They further stated that there will be more than 50% parking as less parking will not benefit them or potential purchasers.

Councillor Tim Outhit confirmed that the *Halifax Regional Municipality Charter* does not allow for inclusionary zoning and the City cannot enforce affordable housing units within a development, but it is something being looked at.

Maund stated that currently there is no emergency evacuation plan and that the development agreement does not have emergency procedures written into it and that they will look into the trigger point of a second access point and provide that information to the Committee.

Maund also stated that the development agreement only sets minimum parking standards and the developer can add more and that walking, biking and Transit are the alternatives to driving.

A copy of the staff presentation is on file.

The following was before the Committee:

- Project Rationale
- Servicing Details
- Traffic Impact Statement
- Development Agreement (with previous amendments)

MOVED by Nick Horne, seconded by J. Christopher Bewsher

THAT the North West Planning Advisory Committee has reviewed the application for Case 22450 and recommends approval of the application as presented.

MOTION PUT AND PASSED.

9.1.2 Case 21863: Application by Walid Jreige to enter into a development agreement on lands at the corner of Sackville Drive and Wilson Lake Drive, Middle Sackville (PID # 40574907) to allow for a multiple-unit dwelling containing 7 residential units.

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

Paul Sampson displayed pictures of the site and confirmed it is 1.5 acres in size. They advised the application has been around for a while and that the previous Planner had taken the application to a Public Information Meeting.

Originally this was a 10-unit townhouse style development but there were issues with the application, in particular with subdivision and servicing.

There were two options identified to the Applicant that would not require services to be installed to Wilson Lake Drive. The options were to rezone the site to R-4 which only allows for a 6-unit building or they could do a development agreement for a 7-unit building.

This site is designated Urban Residential and allows for multi-unit dwellings under development agreement.

A Public Information Meeting was held on May 16, 2019 and concerns included traffic on Wilson Lake Drive and Sackville Drive queuing near the roundabout, driveway(s) location, rental unit versus owner occupied units, environmental and stormwater concerns and the appearance of the building.

Paul Sampson informed that the appearance can be controlled through the development agreement. They further indicated that they have requested a more detailed site plan as well as elevation drawings from the Applicant.

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

- Members feel this proposal is lacking information and may have come to the Committee prematurely
- Members expressed concerns with the location of the driveway(s) being too close to Sackville Drive

A copy of the staff presentation is on file.

The following was before the Committee:

- Site and Servicing Plan

MOVED by Councillor Tim Outhit, seconded by J. Christopher Bewsher

That the matter be deferred due to the lack of information provided.

MOTION PUT AND PASSED.

10. ADDED ITEMS

Information Item:

1. Memorandum dated November 7, 2019 re: Committee Appointments Expiring November 30, 2019

The Chair advised of the expiring terms and advised of the need to reapply.

11. IN CAMERA (IN PRIVATE) - NONE

12. DATE OF NEXT MEETING – TBD (awaiting 2020 schedule confirmation)

13. ADJOURNMENT

The meeting adjourned at 8:02 p.m.

Alicia Wall
Legislative Support