



**NORTH WEST PLANNING ADVISORY COMMITTEE
MINUTES
April 4, 2018**

PRESENT: Ann Merritt, Chair
Dave Haverstock, Vice Chair
Ross Evans
Nick Horne
Paul Russell
Evan MacDonald
Joshua Levy
Councillor Lisa Blackburn

REGRETS: Donalda MacIsaac
Councillor Tim Outhit

OTHERS PRESENT: Kevin Riles, KWR Approvals Inc.
Jennifer MacLeod, Chair, Union Street Public Participation Committee
Councillor Matt Whitman

STAFF: Stephanie Salloum, Planner II
Thea Langille, Principal Planner
Alicia Wall, Legislative Support

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 7:03 p.m. the Committee adjourned at 8:27 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 7:03 p.m. at the BMO Centre Boardroom, 60 Gary Martin Drive, Bedford.

2. APPROVAL OF MINUTES – January 3, 2018

MOVED by Paul Russell, seconded by Nick Horne

THAT the minutes of January 3, 2018 be approved.

MOTION PUT AND PASSED.

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

MOVED by Councillor Lisa Blackburn, seconded by Evan MacDonald

THAT the agenda be approved as presented.

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

7.1 Correspondence – None

7.2 Petitions – None

7.3 Presentations

7.3.1 Union Courtyard Presentation by Kevin Riles

The Committee agreed to hear Kevin Riles presentation following the staff presentation. A copy of this presentation is on file.

8. INFORMATION ITEMS BROUGHT FORWARD – NONE

9. REPORTS

9.1 STAFF

9.1.1 Case 18276: Application by KWR Approvals Incorporated to consider residential development, by development agreement, at 74 Union Street, Bedford.

The following was before the North West Planning Advisory Committee:

- Applicant Submission dated September 25, 2012
- Public Information Meeting minutes dated February 2, 2017
- Union Street Public Participation Committee Recommendation Report dated March 21, 2018

The Chair invited Stephanie Salloum, Planner II, to present Case 18276.

Salloum indicated the property is approximately 4.07 acres and is located within one of the three designated Residential Comprehensive Development Districts (RCDD) under the Bedford Municipal Planning Strategy and Land Use By-law. The RCDD designation encourages environmentally sensitive and innovative housing designs.

The Planner stated that two Development Agreements have previously been approved within the Union Street RCDD area and that this is the only property that remains undeveloped.

Salloum advised that in 2013 Regional Council approved the Union Street Public Participation Committee (PPC) for this development which consists of four area residents and two members of the North West Planning Advisory Committee.

There are two proposed concepts with this application, Option A which would front on Nottingham Street and Option B which would front on Union Street. The Planner presented photos of the site from various locations on Nottingham Street.

Salloum spoke to the level of community engagement advising that signage was posted on the property, information is available on the website, meetings with the Union Street Public Participation Committee were held, 284 mailouts were sent and that 27 people attended at the Public Information Meeting. Concerns from residents include blasting, insufficient landscaping, water pressure, traffic, wildlife, flooding and drainage.

The Planner noted that the Union Street Public Participation Committee is recommending that the North West Community Council reject this development as they feel the townhouse units are incompatible with the existing single-family dwellings in the neighborhood, that 14 units is too dense for this site, potential flooding issues, schools are over capacity, and parking and pedestrian traffic is a concern as the street and driveway entrance are both narrow.

A copy of the staff presentation is on file.

Chair invited Kevin Riles of KWRA to take the floor.

Riles advised they have been working on this application since 2007 and provided a brief history. They further indicated they have had eight meetings with the PPC and eleven issues have been identified as a result. In an effort to address the concerns of the PPC, density has been reduced to 14 units from 16 and the development includes 33% landscaping to alleviate privacy concerns. KWR has conducted numerous studies including lighting and transportation on the site and advised these will be high-end townhouses with a minimum value of \$450,000.00.

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

- Members inquired as to if fire trucks will be able to access the property and whether or not fire hydrants are being installed as the laneway accessing the property is very narrow
- Members questioned the recommendation report as it appeared to be prepared by the PPC rather than HRM staff
- Inquiries were made as to the age of the existing houses on Nottingham Street and if this zoning would have been in place at the time those residents purchased and whether or not the traffic study from 2009 is being used
- Some members felt this development does not fit with the existing neighborhood
- Questions were posed as to the amount of collaboration with the PPC

Thea Langille, Principle Planner, provided a brief history of the property and a summary of the meetings had by the PPC on this matter and how they have progressed. They further explained that staff worked with the PPC to create the report, the traffic study from 2009 will be updated and that Fire Services will inspect the property to ensure a fire truck can access the site.

Riles confirmed fire hydrants will be installed on the site and a condominium corporation will likely be setup for the maintenance of the laneway, etc.

MOVED by Dave Haverstock, seconded by Joshua Levy

That the North West Planning Advisory Committee has reviewed the application for Case 18276 and recommends rejection of the application as outlined in the Applicant Submission dated September 25, 2012, Public Information Meeting minutes dated February 2, 2017 and the Union Street Public Participation Committee Recommendation Report dated March 21, 2018 due to the following reasons:

- **incompatibility**
- **inadequate landscaping**
- **storm water flow**
- **size of lot**

MOTION PUT AND DEFEATED.

MOVED by Councillor Blackburn, seconded by Evan MacDonald

That the North West Planning Advisory Committee has reviewed the application for Case 18276 and recommends approval of the application as outlined in the Applicant Submission dated September 25, 2012, Public Information Meeting minutes dated February 2, 2017 and the Union Street Public Participation Committee Recommendation Report dated March 21, 2018 with the following conditions:

- **consideration given to fire hydrant installation**
- **consideration be given to the design preferences of the Public Participation Committee**

MOTION PUT AND DEFEATED.

The Committee was unable to reach an agreed upon recommendation for the Community Council's consideration.

10. ADDED ITEMS – NONE

11. IN CAMERA (IN PRIVATE) - NONE

12. DATE OF NEXT MEETING – May 2, 2018, at 7:00 p.m., Sackville Heights Community Centre, 45 Connolly Road, Middle Sackville.

13. ADJOURNMENT

The meeting adjourned at 8:27 p.m.

Alicia Wall
Legislative Assistant