



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

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

REGRETS: Councillor Tim Outhit

STAFF: Jennifer Chapman, Planner III
Darrell Joudrey, Planner II
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 7:00 p.m. the Committee adjourned at 8:46 p.m.

1. CALL TO ORDER

The chair called the meeting to order at 7:00 p.m. at Sackville Heights Community Centre Gym, 45 Connolly Road, Middle Sackville.

2. APPROVAL OF MINUTES – June 6, 2018

MOVED by Paul Russell, seconded by Nick Horne

THAT the minutes of June 6, 2018 be approved.

MOTION PUT AND PASSED.

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

MOVED by Nick Horne, seconded by Paul Russell

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 - NONE

8. INFORMATION ITEMS BROUGHT FORWARD – NONE

9. REPORTS

9.1 STAFF

9.1.1 Case 20634: WM Fares on behalf of Old Fashioned Woodworkers Developments Ltd. is applying to rezone lands at 130 and 148 Mann St from Heavy Industrial (IHI) Zone to C&D Materials Transfer (CD-1) Zone

The following was before the Committee:

- Environmental Management Plan
- Public Information Meeting Presentation
- Site Plan

The Chair invited Jennifer Chapman, Planner III, to present Case 20634.

Chapman indicated the property is currently zoned IHI, Heavy Industrial with the front being used as a cement operation and the remainder being vacant. The surrounding properties are heavy industrial users as well. They advised that this application was previously before the Committee on December 6, 2017, and the request to have the property zoned CD-2 was rejected at that time. The applicant is now seeking to have the property zoned CD-1, which is a less intense zone.

The enabling policy allowing the CD-1 zone is SW-6 and all minimum setbacks would be met by the applicant.

A Public Information Meeting was held on Nov 23, 2017 with nine (9) attendees. The main concerns were the impact on the lake and questions regarding storm water.

The Committee considered the application with staff responding to questions. Members expressed concern with the lot size, as well as, potential contamination of the lake, drainage, fuel storage and flooding.

In response to questions raised, Chapman indicated Halifax C&D Recycling would be a business of a similar nature and that By-law L-200 regulates the operation and operation sizes of these types of uses. It was noted that inspections would be conducted by HRM Solid Waste. Chapman explained that one of the main focuses would be to ensure the land was being used in accordance with its license.

Chapman further explained that the difference between this application and the previous one was that t Halifax C&D Recycling would not be doing the processing, which would be carried out as per the specifications of the Environmental Management Plan. Engineering has approved the application with respect to drainage.

MOVED by Nick Horne, seconded by Donalda Maclsaac

THAT the North West Planning Advisory Committee has reviewed the application for Case 20634 and recommends refusal of the application as outlined in the Environmental Management Plan, Public Information Meeting Presentation and Site Plan due to the following reasons:

- **Potential environmental impacts**
- **Poor site design and lack of space**

MOTION PUT AND PASSED.

9.1.2 Case 21406: Application by TEAL Architects + Planners for a development agreement to enable a residential and commercial mixed-use development at 216 Cobequid Road, (northwest corner of the intersection of Cobequid Road and Glendale Drive) Lower Sackville

The following was before the Committee:

- Application and Policy Review
- Site Plan
- Parking Level
- Ground Floor Commercial
- Residential Floors 2 - 4
- Building Elevations
- Traffic Impact Statement
- Post-PIM Update
- Traffic Impact Statement - updated
- Shadow Study and Cross Section
- HRM Site Distance Review
- Summary Notes from the Public Information Meeting

The Chair invited Darrell Joudrey, Planner II, to present Case 21406.

The Planner displayed aerial photos of the site together with photos from the ground. They indicated the enabling policy for this request is UR-8, Urban Residential and the development agreement ensures things like density and site design are adequately addressed.

The proposal is for a four (4) story, mixed-use building having approximately 29,000 square feet of commercial space as well as 36 residential units.

A Public Information Meeting was held on May 16, 2018, there were 12 attendees and no additional correspondence was received. The main concerns were parking, traffic volume, sight issues when exiting Malik Court and that the building is overwhelming.

The Committee considered the application with staff responding to questions. Members expressed concern with the scale of the building in comparison to the small lot size. Concerns were also raised around: visitor parking, residential parking, impact on residents of Malik Court, garbage removal and increased traffic on Glendale, especially if the Burnside Connector is constructed.

In response to questions raised, Joudrey spoke to the shadow diagram that was provided by the applicant and how the impacts to neighbouring residents on Malik Court were minor. They explained that the applicant was not looking at standard parking in anticipation that people would use public transportation where the site is close to a bus terminal. It was also noted that Transportation and Infrastructure Renewal has been contacted with respect to the impacts on traffic on Glendale should the Burnside Connector be constructed and Joudrey is awaiting a reply. The applicant has proposed no hanging balconies on the Malik Court side of the building as well as the installation of a fence to create additional privacy.

MOVED by Lisa Blackburn, seconded by Paul Russell

THAT the North West Planning Advisory Committee has reviewed the application for Case 21406 and recommends rejection of the application as outlined in the Planning Application Form due to the following reasons:

- **Insufficient set-backs to Malik Court; and**
- **Inadequate resident and visitor parking.**

MOTION PUT AND PASSED.

10. ADDED ITEMS – NONE

11. IN CAMERA (IN PRIVATE) - NONE

12. DATE OF NEXT MEETING – August 1, 2018, at 7:00 p.m., at the BMO Centre Boardroom, 61 Gary Martin Drive, Bedford

13. ADJOURNMENT

The meeting adjourned at 8:46 p.m.

Alicia Wall
Legislative Support