



**NORTH WEST PLANNING ADVISORY COMMITTEE
MINUTES
March 6, 2019**

PRESENT: Ann Merritt, Chair
Dave Haverstock, Vice Chair
Councillor Lisa Blackburn
Councillor Tim Outhit
Ross Evans
Nick Horne
J. Christopher Bewsher
Donalda Maclsaac
Robert Jarvis

REGRETS: Keith Boutilier

STAFF: Jamy-Ellen Klenavic, 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 7:58 p.m.

1. CALL TO ORDER

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

2. APPROVAL OF MINUTES – February 6, 2019

MOVED by Councillor Outhit, seconded by Nick Horne

THAT the minutes of February 6, 2019 be approved.

MOTION PUT AND PASSED.

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

MOVED by Councillor Outhit, seconded by Donalda Maclsaac

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 21859: Studioworks Inc., on behalf of property owners Crombie Developments Limited and Beukema & Nelson Independent Consultants Incorporated, is applying to rezone portions of lands at 665-685 Old Sackville Road and 750 Sackville Drive to DC-3 (Downsview Complex 3) to enable the construction of three new multi-unit dwellings

The following information was before the Committee:

- Applicant Submission
- Summary of Public Information Meeting (PIM) Minutes

The Chair invited Jamy-Ellen Klenavic, Planner I to present Case 21859.

Klenavic advised that the parcel will be consolidated as it is made up of multiple lots and that the existing multi-unit dwelling will remain. The portion of the property within the floodplain is zoned P-3 and will not be developed. The proposed access is from Old Sackville Road and not Sackville Drive.

Feedback was generally supportive at the Public Information Meeting. Some of the concerns identified included pollution to Little Sackville River, building height and traffic.

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

- Members feel the location is ideal for multi-unit buildings
- School capacity and impact on traffic were questioned

- Members inquired as to whether or not the floodplain section of this property complies with the new floodplain mapping
- Access to Downsview was also questioned

Klenavic advised there is policy in the Municipal Planning Strategy to protect the Little Sackville River with an increased buffer zone and floodplain, that feedback regarding traffic has been received from HRM Traffic Management and a supplemental traffic impact study has been requested from the applicant and that there is capacity in all of the schools feeding this property. They further stated that there will be no vehicular access to Downsview but possibly pedestrian access.

MOVED by Nick Horne, seconded by Chris Bewsher

THAT the North West Planning Advisory Committee has reviewed the application for Case 21859 and recommends approval of the application with consideration given to the following points:

- Possible second egress
- Traffic control at Old Sackville Road and Downsview Drive
- Supplemental traffic analysis information

MOTION PUT AND PASSED.

10. ADDED ITEMS – NONE

11. IN CAMERA (IN PRIVATE) – NONE

12. DATE OF NEXT MEETING – April 3, 2019 at 7:00 p.m., BMO Centre Boardroom, 61 Gary Martin Drive, Bedford

13. ADJOURNMENT

The meeting adjourned at 7:58 p.m.

Alicia Wall
Legislative Support