



**NORTH WEST PLANNING ADVISORY COMMITTEE
SPECIAL MEETING
MINUTES
June 24, 2020**

PRESENT: Ann Merritt, Chair
Councillor Tim Outhit
Deputy Mayor Lisa Blackburn
Donalda MacIsaac
J. Christopher Bewsher

REGRETS: Nick Horne, Vice Chair
Jordan Foster
Robert Jarvis
Keith Boutilier
Ryan Donato

STAFF: Thea Langille, Principal Planner, Planning & Development
Stephanie Salloum, Planner III, Planning & Development
Andrew Bone, Planner III, Planning & Development
Andrea Lovasi-Wood, Legislative Assistant
Alicia Wall, Legislative Support

OTHERS PRESENT: Councillor Paul Russell
Laura Mashing, Armco
Marc Ouellet, Armco

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 8:01 p.m. and adjourned at 9:04 p.m.

1. CALL TO ORDER

The Chair called the special meeting to order at 8:01 p.m.

2. APPROVAL OF MINUTES – NONE

3. APPROVAL OF THE ORDER OF BUSINESS

A decision was made by the Committee to postpone the meeting until 8:00 p.m. in order to achieve quorum. Due to the condensed meeting, the Committee will consider Item 7.1.1 and 7.1.3 if time shall permit. Item 7.1.2 will not be considered at this time and will be deferred to the next scheduled meeting of the Committee

MOVED by Councillor Lisa Blackburn, seconded by Donalda MacIsaac.

THAT the agenda be approved as amended.

Two-third majority vote required

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 - NONE

6.2 Petitions - NONE

7. REPORTS

7.1 STAFF

7.1.1 - Case 21355: Application by Armco Capital Inc. to enter into a development agreement to allow a residential development on a portion of PID 41071069 between Lively Road and Wilson Lake Drive in Middle Sackville.

The Chair invited Stephanie Salloum, Planner III, Planning & Development, to present Case 21355.

Salloum indicated the applicant is seeking a 167-unit residential subdivision and that the land is roughly 50 acres in size. The property is currently vacant and was previously used as a racetrack from 1968-1973.

Salloum spoke to the proposal received in 2014 for a 270-unit development which was cancelled shortly after the Public Information Meeting. The current application was received in 2017. A Public Information Meeting was held in November of 2018 and included about 12 attendees. Other public consultation included mailouts and the HRM website. A slight revision was made to the application and a revised notice was mailed to area residents in May of 2020. Concerns of residents included traffic, compatibility of the semi-detached units and lot sizes, existing road conditions, property values and school capacity.

The property is zoned CDD, Comprehensive Development District and has no frontage. Entrances are being proposed off Wilson Lake Drive and Lively Road, as well as a traffic signal installation at Lively Road and Sackville Drive. The application proposes a one-way entrance from Wilson Lake Drive.

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

- Members questioned what the as of right development includes
- The Committee asked if an environmental study has been done
- The location of traffic lights was questioned
- Members questioned traffic calming measures, in particular speed bumps
- Illegal ATV use in the area was noted
- Traffic concerns were expressed and that there already is a problem getting from Wilson Lake Drive to Sackville Drive

Salloum indicated that nothing can happen on the lands without going through the development agreement process, that a level one and level two environmental assessment has been completed and doesn't believe speed bumps are part of this application.

Councillor Outhit noted that speed bumps are typically done after the fact and would like to see the development designed with traffic calming measures in place.

Salloum indicated that the one-way would be designed wide enough for two lanes in the event it may be needed in the future, but will only be paved for a one-way and that HRM engineers, as well as engineers for the developer looked at different options for the traffic signal and feel it is being placed in the best suited spot.

The following is before the Committee:

- Revised Concept Plan – April 2020
- Revised Servicing Plan – April 2020
- Proposed Park Grading Plan – December 2019
- Traffic Impact Study Addendum – December 2019
- Supplementary Traffic Impact Study – September 2019
- Phase II Environmental Site Assessment – June 2019
- Grading Plan – February 2019
- Phase I Environmental Site Assessment – January 2018
- Original Concept Plan – August 2017
- Original Traffic Impact Study – August 2017

MOVED by J. Christopher Bewsher, seconded by Councillor Lisa Blackburn

THAT the North West Planning Advisory Committee has reviewed the application for Case 21355 and recommends approval of the application with consideration given to designing the development with traffic calming measures, relocating the traffic lights to Wilson Lake Drive and Sackville Drive and to the design of the one-way street in order to minimize ATV use.

MOTION PUT AND PASSED.

7.1.3 - Case 21996: HRM Corporate Real Estate is requesting to amend the Municipal Planning Strategy (MPS) and Land Use By-law (LUB) for Bedford to allow low-density residential uses (single-unit and two-unit dwellings) on a large portion of 18 Scotia Drive, Bedford. This proposal cannot be considered under existing MPS policies.

The Chair invited Andrew Bone, Planner III, Planning & Development, to present Case 21996.

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Bone indicated that this is a request from HRM Corporate Real Estate. It is the site of the former Sunnyside Elementary School which was closed by the Halifax Regional School Board in 2012, conveyed to HRM in 2014, declared surplus by Council in 2016, and subsequently demolished.

The currently zoning is SI, Institutional which reflects the use at the time and is 2.94 acres in size.

It was noted that having a park was a high priority for residents who attended the Public Information Meeting.

The following is before the Committee:

- Staff report to Regional Council dated October 21, 2019
- 21996 Application Letter
- February 24, 2020 NWPAC hosted PIM minutes

MOVED by Donalda Maclsaac, seconded by Councillor Tim Outhit

THAT the North West Planning Advisory Committee has reviewed the application for Case 21996 and recommends approval of the application as presented.

MOTION PUT AND PASSED.

8. NEXT MEETING DATE

The Committee decided on July 15, 2020 for their next meeting.

9. ADJOURNMENT

The meeting adjourned at 9:04 p.m.

Alicia Wall
Legislative Support