



**NORTH WEST PLANNING ADVISORY COMMITTEE
SPECIAL MEETING
July 15, 2020**

PRESENT: Ann Merritt, Chair
Nick Horne, Vice Chair
Jordan Foster
Robert Jarvis
Ryan Donato
Keith Boutilier
Deputy Mayor Lisa Blackburn
Donalda MacIsaac
J. Christopher Bewsher

REGRETS: Councillor Tim Outhit

OTHERS PRESENT: Councillor Paul Russell

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

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 7:02 p.m. and adjourned at 8:51 p.m.

1. CALL TO ORDER

The Chair called the special meeting to order at 7:02 p.m.

2. APPROVAL OF MINUTES – March 4, 2020, May 27, 2020 and June 24, 2020

The Committee asked that the Legislative Assistant amend the June 24, 2020 Minutes to include the note “Two-thirds majority vote required” in Item 3 after the motion to approve the Order of Business.

MOVED by Deputy Mayor Blackburn, seconded by Keith Boutilier

That the March 4, 2020, May 27, 2020 minutes be approved as presented and the June 24, 2020 minutes be approved as amended.

MOTION PUT AND PASSED.

3. APPROVAL OF THE ORDER OF BUSINESS

The Committee amended the Order of Business to consider Item 6 before Item 5.1.1

MOVED by Deputy Mayor Blackburn, seconded by J. Christopher Bewsher

THAT the Order of Business be approved as amended.

Two-thirds majority vote required

MOTION PUT AND PASSED.

4. CALL FOR DECLARATION OF CONFLICT OF INTERESTS - NONE

5. CONSIDERATION OF DEFERRED BUSINESS – June 24, 2020

5.1.1 Case 20110: Application by WSP, on behalf of Marque Investments, to enable the development of an open space subdivision design on four properties, identified as PID No. 41043597, 40010514, 41398694 and 41401159, located along Windgate Drive, between Rivendale Drive and Terry Road, in Beaver Bank, NS.

Stephanie Salloum, Planner III, Planning & Development presented Case 20110. The site is approximately 368 acres with roughly 2,100 feet of frontage along Windgate Drive. The site is currently undeveloped has split zones. The existing zones are MR-1 and I-1 with the proposed zoning being MU-1. It was noted that there are other applications for residential developments in the area.

The site is located within the municipal water service boundary. The water service extension received Council approval in 2016. The original application was received in 2015 therefore, at the time, was not within the municipal water service boundary.

Salloum spoke to the background of the application and highlighted key dates. The Committee previously approved the application with conditions in January 2016 and November 2017. A revised proposal was received in 2019 and staff identified concerns with how water service could be provided to individual units on a parent condominium lot and road network concerns. The latest proposal was received in March of 2020. The proposal indicates the multi-units and townhouses will be built with a senior’s housing building design considering things like accessibility.

Public engagement was achieved through Public Information Meetings (November 2015 and August 2017), newspaper ads, a website and mailouts. An updated mailout was sent out after receipt of the revised March 2020 proposal. As a result, 31 emails/calls were received, and the website had 434 unique views. Concerns on the latest proposal include density, existing road conditions as they are narrow with no sidewalks, traffic, road connections to adjacent subdivisions, school capacity, water supply, proximity of shared wastewater treatment plants to exiting homes and wetlands, impact to property values and lack of active transportation.

A copy of the staff presentation is on file.

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

- Concerns were expressed around the amount of parkland and that it was be offered as raw land, not developed land
- The lack of sidewalks and transit were among member concerns
- Members reiterated concerns of local residents regarding speeding and traffic and questioned if traffic lights would be installed at the intersection of Beaver Bank Road and Windgate Drive
- Members would like to see a requirement for traffic calming measures
- Concerns around density and sewer treatment were shared
- Members questioned whether or not there is enough school and fire services capacity to support the development
- Concerns of Elise Victoria Drive being used a thoroughfare were discussed
- It was asked why the commercial space was removed from the development
- The existence of an environmental impact study regarding Second Lake were questioned

Salloum confirmed that the parkland dedication is 5% of the land and can be provided as land or cash in lieu. Staff are looking at traffic calming measures through the development agreement process. Salloum stated reports have gone to Council previously regarding traffic lights at Beaver Bank and Windgate, however, all reports indicated that signals were not warranted. The rail line infrastructure running through the intersection limits HRM's ability.

The wastewater treatment plants will have to satisfy Nova Scotia Environment's requirements and a full assessment would be completed at the permitting stage. Halifax Fire Services has reviewed the application. The School Board also does an assessment and would respond should they see a demand for school services.

Salloum will take the sidewalk concerns to development engineers and indicated that the development agreement can only regulate development within the lands, not on the streets. A Frequently Asked Questions document is being prepared responding to concerns and will be posted on the website.

Salloum was not aware of any environmental study being completed but indicated and Archeology study was completed and did not reveal anything of concern.

Salloum did not know why the commercial space was removed from the development.

Regarding concerns about connections through Capilano Estates, generally street layouts are reviewed through HRM municipal design guidelines which looks to link local streets to higher classification streets, prolong existing streets, reduce cul-de-sacs and use existing road reserves that are left for future connections. Such road reserves were left between the Capilano Estates and Monarch Rivendale Park for future connections and some of these connections are required for looping of the water mains.

Deputy Mayor Blackburn provided some context around the CN Railway Crossing at the intersection of Beaver Bank Road and Windgate Drive stating it was an ongoing matter and believes the matter may be before the Courts.

The following is before the Committee:

- Minutes from Public Information Meetings
 - November 18, 2015
 - August 28, 2017
- Most Recent Submission – March 2020
 - Revised Concept Plan
 - Revised Phasing Plan
 - Preliminary Stormwater Management Plan
 - Servicing Plan
 - On-site Septic Letter
 - Sightline Analysis Letter
- Revised Submission - July 2019:
 - Revised Concept Plan
 - Revised Traffic Impact Study Addendum
- Previous Submission:
 - Original Concept Plan
 - Original Traffic Study
 - Application Letter
 - Concept Plan A
 - Concept Plan B
 - Phasing Plan A
 - Phasing Plan B
 - Previous Traffic Impact Study Addendum
 - North West PAC Minutes, dated November 1, 2017
 - North West PAC Minutes, dated January 6, 2016

MOVED by J. Christopher Bewsher, seconded by Nick Horne

That the North West Planning Advisory Committee has reviewed the application for Case 20110 and recommends approval of the application with consideration given to the following:

- **receiving an updated traffic study for the intersection of Beaver Bank Road and Windgate Drive;**
- **that traffic calming measures be put in place in areas of connectivity to surrounding subdivisions;**
- **not connecting to Elise Victoria Drive;**
- **adding public transit;**
- **ensuring adequate school capacity;**
- **parkland to be developed or funds set aside to develop the parkland to ensure HRM does not bear the cost; and**
- **obtaining an environmental impact study.**

MOTION PUT AND PASSED.

6. CORRESPONDENCE, PETITIONS & DELEGATIONS

6.1 Correspondence

Correspondence was received from Trevor Cloney, Karen Marquis and Ralph Zinck, and Theresa Scratch for Item 5.1.1 and circulated to the Committee.

6.2 Petitions

Deputy Mayor Blackburn submitted a petition from the residents of Capilano Estates regarding Case 20110 with 99 signatures opposing the connection of a road in the new development to Elise Victoria Drive.

7. REPORTS

7.1 STAFF

7.1.1 Case 22865: WSP is applying on behalf of the property owner, to rezone a portion of 1633 Sackville Drive, Middle Sackville, from R-6 (Rural Residential Zone) to R-4 (Multiple Unit Dwelling Zone), to allow for a multiple unit dwelling with four (4) residential dwelling units.

Brittney MacLean, Planner II, Planning & Development presented case 22865.

Maclean indicated that this was a rezone of a portion of the site from R-6 to R-4 to enable a multi-unit dwelling with four dwelling units. The property is designated UR-7, Urban Residential which allows a mixture of residential housing types. The site is about 50,000 square feet in area and the existing single-family dwelling will be subdivided off and remain. The subdivision is being sought through to a separate land subdivision process and is not under consideration by the Committee.

Halifax Water confirmed a maximum of five units could be serviced on this site.

Public engagement was achieved through signage, mailouts and a website which received 69 unique views. No emails, letters or calls were received.

The development would have eight parking spaces and access from Sackville Drive.

A copy of the staff presentation is on file.

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

- Members asked if there was a landscaping plan
- The Committee inquired as to whether or not the site had municipal sewer and water

MacLean responded that a landscaping plan had not be submitted and that this is just a rezoning, the development would have to meet the Land Use By-law requirements for landscaping.

MacLean further stated that the property was on municipal sewer and water.

The following is before the Committee:

- Proposed Site Plan
- Concept Subdivision Plan
- Planning Rationale

MOVED by Nick Horne, seconded by Deputy Mayor Blackburn

THAT the North West Planning Advisory Committee has reviewed the application for Case 22865 and recommends approval of the application as presented.

MOTION PUT AND PASSED.

8. NEXT MEETING DATE - TBD

9. ADJOURNMENT

The meeting adjourned at 8:51 p.m.

Alicia Wall
Legislative Support