



**NORTH WEST PLANNING ADVISORY COMMITTEE
SPECIAL MEETING
September 2, 2020**

PRESENT: Ann Merritt, Chair
Councillor Tim Outhit
Jordan Foster
Robert Jarvis
J. Christopher Bewsher

REGRETS: Nick Horne, Vice Chair
Deputy Mayor Lisa Blackburn
Keith Boutilier
Donalda Maclsaac
Ryan Donato

STAFF: Stephanie Salloum, Planner III, Rural Policy and Applications
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 7:37 p.m.

1. CALL TO ORDER

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

2. APPROVAL OF MINUTES – July 15, 2020

MOVED by J. Christopher Bewsher, seconded by Councillor Outhit

That the minutes be approved as presented.

MOTION PUT AND PASSED

3. APPROVAL OF THE ORDER OF BUSINESS

MOVED by Robert Jarvis, seconded by J. Christopher Bewsher

THAT the Order of Business be approved as presented.

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

Correspondence was received and circulated to the Committee for Case 22820 from Kevin Albert, Catherine Carnegy, Kayla Lam Do, Denis Doucet, Jeanette Ewing, Tamara Gagnon, Lisa Harris, Marsha Milberry, Rob Pattison, Andrea Pothier, Julie K. Power, Kaitlin Rawding, Heidi Slauenwhite, April Thorne and Ken Turple.

6.2 Petitions - None

7. REPORTS

7.1 STAFF

7.1.1 Case 22732: Application by Hekmat Jarrar to enable a 19-unit seniors housing development located at 5 and 7 Kingswood Drive, Hammonds Plains.

The following is before the Committee:

- Planning Rationale
- Revised Site Plan
- Elevation Plans
- Traffic Impact Statement
- Landscaping Plan
- Servicing Plan
- Staff presentation dated September 2, 2020

Stephanie Salloum, Planner III, Rural Policy and Applications presented Case 22732. The site is approximately 3.43 acres with 21 feet of frontage along Kingswood Drive and 50 feet of frontage along Kenwood Avenue. Surrounding uses include commercial, residential, school, office and parks. The site is currently undeveloped but vegetated and is within the water service boundary. The property is zoned R-1 and designated R (Residential). There will be fencing separating this development from the existing low-density residential uses.

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The development will consist of 1-storey bungalow style townhouses designed for seniors. Seniors housing is defined by Policy P-39 of the Beaver Bank, Hammonds Plains and Upper Sackville Municipal Planning Strategy and Land Use By-law as housing designed for occupation by senior citizens.

Public engagement was achieved through a mailout and case website. In response, staff received eight emails and the website received 224 unique views. Public feedback included concerns around density, compatibility with existing neighborhood, traffic, light pollution, blasting, impacts on wildlife and noise from ambulance vehicles. A copy of the presentation is on file.

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

- Members asked if the developer could change the use from seniors housing in the future
- The number of parking spaces was questioned
- The Committee wanted to ensure the building interiors were designed with mobility in mind
- Members asked what is being done to mitigate light pollution

In response to the Committee, Salloum indicated that renting to a certain age group cannot be enforced, but the development is marketed and designed towards seniors. Each unit will have an interior and exterior parking space and the amount of proposed parking exceeds the minimum requirements under the Land Use By-law. Light pollution can be addressed through the development agreement in that there can be requirements to ensure light is directed away from the adjacent properties.

Hekmat (Matt) Jarrar, the applicant, and **Crystal Fuller**, the applicant's planning consultant, noted that the intention is to make the development as senior friendly as possible and that the development will adhere to the barrier free requirements under the Building Code. The units will include things like wide doors, easy access light switches and plugs, accessible door handles and other barrier free features.

MOVED by J. Christopher Bewsher, seconded by Councillor Outhit

THAT the North West Planning Advisory Committee has reviewed the application for Case 22732 and recommends that the North West Planning Advisory Committee proceed with approval of the application as presented.

MOTION PUT AND PASSED

8. NEXT MEETING DATE – November 4, 2020

9. ADJOURNMENT

The meeting adjourned at 7:37 p.m.

Alicia Wall
Legislative Support