



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

PRESENT: Ann Merritt, Chair
Nick Horne, Vice Chair
Deputy Mayor Tim Outhit
Councillor Lisa Blackburn
J. Christopher Bewsher
Robert Jarvis
Ryan Donato
Donalda Maclsaac

REGRETS: Keith Boutilier
Jordan Foster

STAFF: 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, and information items circulated are online at halifax.ca.

The meeting was called to order at 7:01 p.m., and the Committee adjourned at 8:54 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 7:01 p.m.

2. APPROVAL OF MINUTES – November 4, 2020

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

THAT the minutes of November 4, 2020 be approved as circulated.

MOTION PUT AND PASSED.

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

MOVED by Deputy Mayor Outhit, seconded by Councillor Blackburn

THAT the agenda 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

The Legislative Assistant noted that correspondence was received for item 7.1.2. This correspondence was circulated to the Committee.

For a detailed list of correspondence received refer to the specific agenda item.

6.2 Petitions - none

7. REPORTS

7.1 STAFF

7.1.1 Case 23111: Application by Brighter Community Planning & Consulting for a rezoning of 1155 Lucasville Road (PID 40599243) from Mixed Use One (MU-1) zone to I-1 (Mixed Industrial) zone of the Land Use By-law for Beaver Bank, Hammonds Plains and Upper Sackville.

The following was before the North West Planning Advisory Committee:

- Applicant Submission
- Notice to Residents

Shayne Vipond, Planner III, Current Planning presented case 23111. The application is the result of a compliance case requiring the existing school bus storage yard to be brought into compliance. The school bus yard has been in operation for about 15 years and is only parking. No maintenance or refuelling is done on the site. The property is zoned MU-1 and is about 8 acres in size.

Public engagement was achieved through a mailout and webpage. Staff received about 15 responses. The community was supportive of the school bus yard but not supportive of rezoning the lands to I-1 due to the permitted uses allowed under the I-1 zone. Rather than changing the zoning, staff is looking at

adding the school bus storage yard as a permitted use under the Land Use By-law. A copy of the staff presentation is on file.

The Committee considered the application, the following points and clarifications were noted:

- The Committee would like to see the 200-foot separation distance between the site and the existing mobile homes
- Members asked what would happen if the property changed hands and whether or not it was owned by the same people who own Timber Trails
- Members expressed support for adding the school bus storage yard as a permitted use under the Land Use By-law and the 25% lot use allocation
- The Committee asked if this site could be grandfathered as a non-conforming use
- It was noted that the buses are stored in a different location during the summer

Staff confirmed that the same people do own both this site and Timber Trails and that if the property were to change hands, the new owners would be permitted to use the site for any of the permitted uses allowed under the MU-1 zone. The site cannot be grandfathered as the use was not in place prior to the change in legislation and a legal non-conformity case could not be made.

MOVED by J. Christopher Bewsher, seconded by Councillor Blackburn

THAT the North West Planning Advisory Committee has reviewed the application for Case 23111 and recommends approval of the application with consideration given to having a 200-foot separation distance from the existing mobile homes and adding the school bus storage yard as a permitted use to the Land Use By-law.

MOTION PUT AND PASSED.

7.1.2 Case 22820: Application by WM Fares Architects, on behalf of Sunset Plaza Inc., requesting substantive amendments to an existing development agreement for lands at the corner of Swindon Drive and Hanwell Drive (PID 41292822), Middle Sackville to convert the land use from commercial to a 4-storey residential building with ground-floor commercial component.

The following was before the North West Planning Advisory Committee:

- Revised Site Plan
- Revised Building Elevations
- Revised Traffic Impact Statement
- Original Development Agreement from 2008 (Sunset Ridge, Case 01027).
- Correspondence from Kevin Albert, Catherine Carnegie, Kayla Lam Do, Dennis Doucet, Jeanette Ewing, Lisa Harris, Marsha Milberry, Chris Palk, Heidi Slauenwhite, Sunhee Noh, Joel Brewer, Kris Burns, Keir Daborn, Tamara Gagnon, Kendall Keeley, Lisa Oldford, Robb Pattison, Andréa Pothier, Julie Power, James Fraser, Kaitlin Rawding, April Thorne, Jerry Thorne, Ken Turple, Alex Gervais, Sarah Gray, Matteo Romano, Eric Romano and Ashley Smith

Paul Sampson, Planner II, Urban Applications, presented case 22820. This site is currently vacant and has frontage on both Swindon Drive and Margeson Drive. Margeson Drive is a provincial highway owned by the Nova Scotia Department of Transportation and Infrastructure Renewal. A pedestrian connection is being proposed to the existing bus stop on Hanwell Drive.

Public engagement was achieved through a mailout, signage on the site and information on the HRM website. Staff received about 45 emails in response and concerns from the public included traffic, pedestrian safety, speeding, a potential increase in crime, loss of sunset views to the west for some homes and the increased density. A copy of the staff presentation is on file.

The Committee considered the application, the following points and clarifications were noted:

- Members questioned whether there were existing issues to lead residents to think this development could cause an increase in crime
- The Committee questioned the motivation for the change in the commercial use
- It was noted residents want services on these lands and there were some issues during the construction of the existing apartment building with garbage and debris blowing around, as well as the increased buffers requested by residents being denied
- Concerns around traffic and construction noise were expressed
- The Committee asked if this site was part of the Margeson Drive Master Plan area
- It was felt the area needs more amenities and services to support additional residential density

Staff confirmed a Traffic Impact Statement was completed and accepted by HRM engineers and that this site is not part of the Margeson Drive Master Plan area. Staff further confirmed that Hanwell Drive is on the list for a traffic calming assessment and that they were not aware of any issues relating to crime.

Cesar Saleh of W.M. Fares Group, on behalf of the applicant, indicated that the motivation for the change is due to the fact that the owner has owned the property for 10 years and has been trying to market the land as commercial, however has been unsuccessful in obtaining tenants. As a result, the land has been sitting vacant.

MOVED by Councillor Blackburn, seconded by Rob Jarvis

THAT the North West Planning Advisory Committee has reviewed the application for Case 22820 and recommends rejection of the application due to traffic concerns, incompatibility with the existing neighborhood, the development goes against the original intent of the neighborhood and it is not a complete community. The Committee further suggests that should the applicant choose to make modifications to the application, that it considers proposing the entirety of the first floor of the apartment building as commercial space.

MOTION PUT AND PASSED.

7.1.3 Proposed 2021 North West Planning Advisory Committee Meeting Schedule

Motion:

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

THAT the North West Planning Advisory Committee approve their 2021 Meeting Schedule as presented.

MOTION PUT AND PASSED.

8. DATE OF NEXT MEETING – January 6, 2021

The Committee confirmed its availability for a PAC hosted Public Information Meeting on January 20, 2021 or January 21, 2021.

9. ADJOURNMENT

The meeting adjourned at 8:54 p.m.

Alicia Wall
Legislative Support