



**NORTH WEST PLANNING ADVISORY COMMITTEE
SPECIAL MEETING
MARCH 31, 2021**

PRESENT: Ann Merritt, Chair
Nick Horne, Vice Chair
Deputy Mayor Tim Outhit
Councillor Cathy Deagle Gammon
Jacqueline LeVert
Stacey Rudderham
Gina Jones-Wilson
Jordan Foster

REGRETS: Donalda MacIsaac
Ryan Donato

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 7:00 p.m., and the Committee adjourned at 8:41 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 7:00 p.m.

2. APPROVAL OF MINUTES – March 3, 2021

MOVED by Deputy Mayor Outhit, seconded by Nick Horne

THAT the minutes of March 3, 2021 be approved as circulated.

MOTION PUT AND PASSED.

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

MOVED by Councillor Deagle Gammon, seconded by Deputy Mayor Outhit

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

5.1 Case 20507: Sunrose Land Use Consulting, on behalf of United Gulf Developments Ltd, is applying to amend their development agreement to allow for the construction of 214 residential units and one commercial parcel over 3 phases, prior to completing the road connection from Moirs Mill Road to Hammonds Plains Rd. – March 3, 2021

The following was before the Committee:

- Public Information Meeting minutes of September 18, 2017;
- Results of Shape Your City Survey;
- Forum comments from Shape Your City;
- FAQ from virtual engagement;
- Paper Mill Lake Traffic Impact Study; and
- Proposed Site Plan
- Correspondence from Josh Hagle

Jennifer Chapman, Planner III presented case 20507. The applicant is requesting amendments to the existing development agreement to allow the development of 214 additional units prior to constructing the connector road between Moirs Mill Road and Hammonds Plains Road. The existing development agreement requires the connection to be made after developing 100 units. A revision to the road network is also being requested to connect Richardson Drive to Nine Mile Drive rather than Oceanview Drive as an attempt to alleviate traffic on Oceanview Drive.

The majority of the lands are zoned Residential Comprehensive Development District (RCDD) under the Bedford Municipal Planning Strategy and only allow development by development agreement. There is also a portion of lands zoned Commercial Comprehensive Development District (CCDD), an application to develop these lands has been submitted.

There were two rounds of public engagement conducted which included a mailout notification, a Shape Your City Page, a survey, an in-person Public Information Meeting on September 18, 2017 and virtual engagement. Feedback from the public included traffic concerns, environmental concerns and the need

for the connection between Moirs Mill Road and Hammonds Plains Road. A copy of the staff presentation is on file.

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

- Members inquired as to the motivation to delay construction of the connector road between Moirs Mill Road and Hammonds Plains Road
- Traffic concerns were expressed, in particular on Oceanview Drive
- Members asked if traffic calming has been considered and whether or not there are timeframes in place for the phases to be completed
- Environmental concerns regarding impacts on Paper Mill Lake were expressed

In response to the Committee, Jenifer Tsang, Sunrose Land Use Consulting, answered Committee questions regarding the connector road between Moirs Mill Road and Hammonds Plains Road indicating the construction of a bridge is required to make the connection between Moirs Mill Road and Hammonds Plains Road. Tsang further noted that an environmental protection plan needs to be submitted prior to construction with water quality testing at six months prior to any activity to establish a baseline.

Staff confirmed there is a requirement in the development agreement for water quality monitoring, that there are no timeframes in place for completion of the phases, sidewalks are required on new roads and the engineers do not like to design streets with traffic calming in place. It was also noted that the Regional Plan review, to be completed by the end of 2022, must be done prior to development of the CCDD lands being approved.

MOVED by Councillor Deagle Gammon, seconded by Gina Jones-Wilson

THAT the North West Planning Advisory Committee has reviewed the application for case 20507 and recommends approval of the application with consideration given to ensuring protections are in place for the construction of the bridge on the connector road between Hammonds Plains Road and Moirs Mill Road, and to ensuring that the connector road between Hammonds Plains Road and Moirs Mill Road is made after the additional 214 units are developed.

As set out in Section 93 of Administrative Order One, Deputy Mayor Outhit requested that the vote on this motion be a recorded vote of the Members present and voting.

MOTION PUT AND PASSED. (5 in favour, 3 against)

In favour: Vice Chair Nick Horne, Jordan Foster, Gina Jones-Wilson, Jacqueline LeVert and Stacey Rudderham

Against: Deputy Mayor Outhit, Councillor Deagle Gammon and Chair Ann Merritt

Not present: Ryan Donato and Donald Maclsaac

6. CORRESPONDENCE, PETITIONS & DELEGATIONS

6.1 Correspondence

The Legislative Assistant noted that correspondence was received for item 5.1 and the correspondence was circulated to the Committee.

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

6.2 Petitions – none

6.3 Delegations - none

7. REPORTS

7.1 STAFF - NONE

8. DATE OF NEXT MEETING – April 7, 2021

9. ADJOURNMENT

The meeting adjourned at 8:41 p.m.

Alicia Wall
Legislative Support