



**NORTH WEST PLANNING ADVISORY COMMITTEE
MINUTES
FEBRUARY 2, 2022**

PRESENT: Ann Merritt, Chair
Jacqueline LeVert, Vice Chair
Councillor Cathy Deagle Gammon
Councillor Tim Outhit
Donalda MacIsaac
Stacey Rudderham
Mark Baccardax
Trevor Ennis

REGRETS: Gina Jones-Wilson

OTHERS PRESENT: Councillor Paul Russell

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 7:06 p.m., and the North West Planning Advisory Committee adjourned at 9:26 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 7:06 p.m.

1.1 ELECTION OF CHAIR AND VICE CHAIR

Andrea Lovasi-Wood, Legislative Assistant called for nominations for the position of Chair of the North West Planning Advisory Committee.

MOVED by Councillor Outhit, seconded by Stacey Rudderham

THAT Ann Merritt be nominated for the position of Chair of the North West Planning Advisory Committee.

MOTION PUT AND PASSED.

Lovasi-Wood called three times for any further nominations.

MOVED by Councillor Outhit, seconded by Mark Baccardax

THAT nominations cease for the position of Chair of the North West Planning Advisory Committee.

MOTION PUT AND PASSED.

There being no additional nominations, Ann Merritt was declared Chair of the North West Planning Advisory Committee.

The Chair called for nominations for the position of Vice Chair of the North West Planning Advisory Committee.

MOVED by Councillor Outhit, seconded by Councillor Deagle Gammon

THAT Jacqueline LeVert be nominated for the position of Vice Chair of the North West Planning Advisory Committee.

MOTION PUT AND PASSED.

The Chair called three times for any further nominations.

MOVED by Councillor Outhit, seconded by Donalda Maclsaac

THAT nominations cease for the position of Vice Chair of the North West Planning Advisory Committee.

MOTION PUT AND PASSED.

There being no additional nominations, Jacqueline LeVert was declared Vice Chair of the North West Planning Advisory Committee.

2. APPROVAL OF MINUTES – December 8, 2021

MOVED by Councillor Outhit, seconded by Jacqueline LeVert

THAT the minutes of December 8, 2021 be approved as circulated.

MOTION PUT AND PASSED.

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

Additions: None

Deletions: None

MOVED by Mark Baccardax, seconded by Trevor Ennis

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

Correspondence was received and circulated for item 7.1.1.

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

6.2 Petitions - None

6.3 Presentation - None

7. REPORTS

7.1 STAFF

7.1.1 Case 23720: 9 Crestfield Drive, Hammonds Plains

The following was before the North West Planning Advisory Committee:

- Revised Site Plan
- Revised Building Elevations Plan for Townhouse Blocks
- Revised TIS
- Application Letter
- Policy Review Table
- Site Plan
- Building Drawings
- Traffic Impact Statement
- Servicing Schematic
- Wastewater Treatment Overview
- Correspondence from Matthew Legatto, Cindy Freeman
- Staff presentation dated February 2, 2022

Maureen Ryan, Planner III, Current Planning, presented Case 23720, which is a proposal to construct a three-storey apartment building and townhouses consisting of 52 units in total. A guest house and community garden are among some of the amenities being proposed. A copy of the staff presentation is on file.

Members expressed concerns around accessibility, traffic and providing seniors housing.

Ryan responded to questions of clarification from the North West Planning Advisory Committee.

Thea Langille, Principal Planner, Current Planning, responded to questions of clarification from the North West Planning Advisory Committee.

MOVED by Jacqueline LeVert, seconded by Donalda Maclsaac

THAT the North West Planning Advisory Committee has reviewed the application for Case 23720 and recommends approval of the application with consideration given to the following:

- **Addressing any water issues to ensure existing homes are not negatively impacted;**
- **Constructing accessible walkways and connections; and**
- **Ensuring the septic system is maintained adequately.**

MOTION PUT AND PASSED.

7.1.2 Case 23028: 110 Waterfront Drive, Bedford

The following was before the North West Planning Advisory Committee:

- Application Letter
- Concept Plan
- Staff presentation dated February 2, 2022

Anne Totten, Planner II, Regional Planning presented Case 23028, which is a proposal to rezone the lands from Waterfront Comprehensive Development District to Residential to allow the construction of a single-family dwelling. Public engagement was achieved through a mailout, webpage and sign on the property. A copy of the staff presentation is on file.

The North West Planning Advisory Committee expressed concerns around compatibility with the surrounding area as well as the public's view being obstructed and would like to see HRM purchase the land as parkland.

Totten responded to questions of clarification from the North West Planning Advisory Committee.

MOVED by Donalda Maclsaac, seconded by Mark Baccardax

THAT the North West Planning Advisory Committee defer Case 23028: 110 Waterfront Drive, Bedford to a future meeting of the Committee pending the receipt of additional information from staff and to allow staff additional time for further investigation into HRM purchasing the land as parkland.

MOTION PUT AND PASSED.

MOVED by Councillor Outhit, seconded by Councillor Deagle Gammon

THAT the meeting be extended to 9:15 p.m.

MOTION PUT AND PASSED.

7.1.3 Case 22691: 8 Walker Avenue, Lower Sackville

The following was before the North West Planning Advisory Committee:

- Application
- Existing Development Agreement
- Traffic Study
- Revised Site Plan/Elevations

- Revised Landscape Plan
- Staff presentation dated February 2, 2022

Brittney MacLean, Planner II, Current Planning, presented Case 22691. The applicant is requesting changes to the exterior building materials and time extensions under the development agreement. It was noted that the change in location to the underground parking access was made at the request of HRM engineers. Public engagement was achieved through a mailout, webpage and signage on the site. A copy of the staff presentation is on file.

MacLean responded to questions of clarification from the North West Planning Advisory Committee.

MOVED by Councillor Outhit, seconded by Donalda MacIsaac

THAT the North West Planning Advisory Committee has reviewed the application for Case 22691 and recommends approval of the application with consideration given to the following:

- **Further investigation into traffic impact mitigation including traffic lights and the impacts of three buildings located nearby;**
- **A reduction in the completion time from 8 years to 3-5 years;**
- **A more esthetically pleasing exterior design; and**
- **A right turn in and out of the parking garage.**

MOTION PUT AND PASSED.

8. DATE OF NEXT MEETING – March 2, 2022

9. ADJOURNMENT

The meeting adjourned at 9:26 p.m.

Alicia Wall
Legislative Support