



P.O. Box 1749
Halifax, Nova Scotia
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Item No. 13.1.1
Halifax and West Community Council
February 20, 2018

TO: Chair and Members of Halifax and West Community Council

SUBMITTED BY: **Original Signed**

Kelly Denty, Acting Director, Planning and Development

DATE: February 6, 2018

SUBJECT: **Case 21454: Rezoning and Land Use By-law Amendment for a Municipal Fire Station at 2407, 2415 and 2421 Old Sambro Road, Williamswood**

ORIGIN

Request from the Halifax Regional Fire and Emergency to rezone lands at 2407, 2415 and 2421 Old Sambro Road, Williamswood to enable the development of a new municipal fire station.

LEGISLATIVE AUTHORITY

Halifax Regional Municipality Charter (HRM Charter), Part VIII, Planning & Development

RECOMMENDATION

It is recommended that Halifax and West Community Council:

1. Give First Reading to consider approval of the proposed amendments to the Land Use By-law for Planning District 5, as set out in Attachment A, to:
 - a. rezone 2407, 2415 and 2421 Old Sambro Road, Williamswood from the R-2 (Two Unit Dwelling) Zone to the P-2 (Community Facility) Zone; and
 - b. amend Part 4 to reduce the required number of parking spaces required for fire stationsand schedule a public hearing; and
2. Adopt the amendments to the Land Use By-law for Planning District 5, as set out in Attachment A.

BACKGROUND

Halifax Regional Fire and Emergency (HRFE) have requested to rezone properties at 2407, 2415 and 2421 Old Sambro Road, Williamswood from the R-2 (Two Unit Dwelling) Zone to the P-2 (Community Facility) Zone to accommodate a new municipal fire station¹. An amendment to the land use by-law (LUB) amendment is also necessary to reduce the minimum required number of parking spaces for fire stations. The lands are in the process of being purchased by the municipality for this purpose subject to the rezoning request.

Subject Site	2407, 2415 and 2421 Old Sambro Road, Williamswood
Location	On the west side of the Old Sambro Road opposite Hazel Drive in Williamswood
Regional Plan Designation	Rural Commuter
Community Plan Designation (Map 1)	Residential under the Municipal Planning Strategy (MPS) for Planning District 5 (Chebucto Peninsula)
Zoning (Map 2)	R-2 (Two Unit Dwelling) Zone under the Land Use By-law (LUB) for Planning District 5 (Chebucto Peninsula)
Size of Site	1.33 hectares (3.29 acres) - 2407 Old Sambro Road 0.71 hectares (1.75 acres) - 2415 Old Sambro Road 0.73 hectares (1.8 acres) - 2421 Old Sambro Road 2.77 hectares (6.84 acres) - Total
Street Frontage	61 meters (200 feet) - 2407 Old Sambro Road 8 meters (27 feet) - 2415 Old Sambro Road 35 meters (114 feet) - 2421 Old Sambro Road 104 meters (341 feet) - Total
Current Land Use(s)	Vacant / Undeveloped
Surrounding Use(s)	Low density residential development: <ul style="list-style-type: none"> • Developed R-2 lots to the south, south-east, east and north-east; • Developed R-1 (Single Unit Dwelling) lots to the north and north-west; and Undeveloped/wilderness crown land zoned PA (Protected Area) to the west and south-west. (Map 2).

Proposal Details

HRFE is proposing a new municipal fire station on the subject site (Map 3). The building will:

- be similar in appearance and size to Station 65 located at 17 Scholars Road in Upper Tantallon and Station 60 located at 40 Latter Pond Lane in Herring Cove;
- have a footprint of approximately 577 square metres (6,215 square feet) and a gross floor area of approximately 929 square metres (10,000 square feet);
- be two levels: approximately 8-9 metres (25-30 feet) in height;
- have a 4-bay apparatus garage; and
- include 30 parking spaces located behind the station.

Enabling Policy and LUB Context

The proposed rezoning and LUB amendment may be considered by Community Council in accordance with Policies RES-7 and IM-10 of the Municipal Planning Strategy (MPS) (Attachment B).

¹ See Reports at: <http://legacycontent.halifax.ca/council/agendasc/documents/151110ca1117.pdf>
<http://legacycontent.halifax.ca/council/agendasc/documents/160906ca1419.pdf>

Policy RES-7 establishes conditions to allow institutional uses (community facilities) through rezoning to the P-2 zone and Policy IM-10 establishes additional general implementation criteria.

Fire Stations are an institutional use permitted within the P-2 Zone and require a minimum of 1 parking space per 10 square meters (100 square feet) of gross floor area. (Attachment C).

COMMUNITY ENGAGEMENT

The community engagement process for this application is consistent with the intent of the HRM Community Engagement Strategy. The level of community engagement was consultation, achieved through providing information and seeking comments through the HRM website, signage posted on the subject site, notification mailed to property owners within the notification area and a public information meeting held on November 29, 2017. Attachment D contains a copy of the minutes from the meeting. Concerns were raised regarding: lighting; fencing; noise; property values; and timing of construction.

A public hearing must be held by Halifax and West Community Council before they can consider approval of the proposed rezoning and LUB amendment. Should Community Council decide to proceed with a public hearing on this application, in addition to the published newspaper advertisements, property owners within the notification area shown on Map 2 will be notified of the hearing by regular mail. The HRM website will also be updated to indicate notice of the public hearing.

The proposal will potentially impact local residents and property owners.

DISCUSSION

Staff reviewed the proposal relative to all relevant policies and advise that it is reasonably consistent with the intent of the MPS. Attachment A contains the proposed rezoning and LUB amendment that would allow the fire station with reduced parking.

Rezoning and LUB Amendment Review

Attachment B provides an evaluation of the proposed rezoning and LUB amendment in relation to relevant MPS policies. The following items have been identified for detailed discussion:

Compatibility with Surrounding Uses and Community

The subject site is in a low density residential area and a fire station will be larger and have a different design than the surrounding homes. However, the P-2 Zone includes provisions such as minimum lot area, setbacks and lot coverage to help mitigate these impacts. (Attachment C).

To minimize the effect the proposed fire station may have on the surrounding properties and satisfy the requirements of the Nova Scotia Department of Transportation and Infrastructure Renewal (NSTIR) (discussed below) the site is planned to be developed as generally shown on Map 3. Items to note include:

- availability of land to provide for vegetative buffering;
- orientation of the apparatus garage to minimize effect on homes facing the site opposite the Old Sambro Road;
- parking area located in the rear; and
- a reduced parking area size (via the number of required spaces – discussed below).

Noise and Lighting

Sirens are required to sound when trucks leave the site to respond to emergencies and this impact cannot be mitigated. However, HRFE statistics anticipate that the proposed fire station will respond to approximately 150 calls per year which is a relatively low frequency.

Specific concern was raised at the Public Information Meeting regarding lighting. Leadership in Energy and Environmental Design (LEED) is an industry-recognized standard and forms part of the design intent for this project. Exterior lighting for building security, driveway entrances and in the parking area will be provided in compliance with LUB requirements which state that illumination is to be directed away from adjoining properties and adjacent streets.

Rezoning

Once a property is rezoned, any uses permitted under the new zone can be approved on the site. However, should Community Council decide to approve this application and the lands come under HRM ownership, the likelihood of an alternative use is very low.

Traffic

MPS polices require consideration of driveway access, adequacy of the road network and possible traffic conflicts when contemplating rezoning. The proposal is not anticipated to have a significant impact on local traffic patterns, nor is it anticipated to generate pedestrian traffic.

The Old Sambro Road (Route 306) is owned and maintained by NSTIR. They have been consulted in the possible designs for access to the site and have confirmed that a single driveway access directly across from Hazel Drive will meet their requirements.

Parking

A fire station of this size would require up to 100 parking spaces to meet the standard requirements of the LUB based on 1 space per 100 square feet of gross floor area (Attachment C). HRFE indicates only 30 spaces are needed to support operations at this location.

The LUB was originally prepared in 1983 when new fire stations typically contained space for community functions such as dances, wedding receptions and other events. Those accessory uses generated an increased demand for parking. The existing parking standard was based on that demand and was considered reasonable under those circumstances. The subject property could accommodate the required number of spaces but current HRFE programming does not include community function uses at this location. Therefore, the additional parking area would be in excess and result in additional and unnecessary site disturbance.

Staff recommend the parking requirement be reduced to 3 parking spaces per 1,000 square feet of gross floor area which would accommodate demand generated by the fire station. This is a minimum requirement so if additional spaces were required in the future, they could be installed subject to the conditions of the P-2 Zone and general provisions of the LUB pertaining to parking lots.

Conclusion

Staff have reviewed the proposal in terms of all relevant policy criteria and advise that it is reasonably consistent with the intent of the MPS. Therefore, staff recommend that the Halifax and West Community Council approve the proposed LUB amendment as set out in Attachment A.

FINANCIAL IMPLICATIONS

The HRM cost associated with processing this planning application can be accommodated with the approved 2017/2018 operating budget for C310 Urban and Rural Planning Applications.

RISK CONSIDERATION

There has been a cost associated with the site selection and design process which has been absorbed across many departments within their operating budgets (Real Property, Legal, Corporate Facility Design

and Construction, HRFE and Planning). Should the rezoning not be approved an alternative site will need to be selected and additional design work completed at the cost of additional resources.

ENVIRONMENTAL IMPLICATIONS

No environmental implications are identified.

ALTERNATIVES

1. Halifax and West Community Council may choose to approve the proposed rezoning and LUB amendment subject to modifications. Such modifications may require further evaluation and may require a supplementary report or another public hearing. A decision of Council to approve the proposed rezoning and LUB amendment is appealable to the N.S. Utility & Review Board as per Section 262 of the *HRM Charter*.
2. Halifax and West Community Council may choose to approve the proposed rezoning and refuse the proposed LUB amendment regarding parking. A decision of Council to approve the proposed rezoning is appealable to the N.S. Utility & Review Board as per Section 262 of the *HRM Charter*. A refusal of the LUB amendment would result in a greater number of parking spaces being developed on the subject site that what is needed.
3. Halifax and West Community Council may choose to refuse the proposed rezoning and LUB amendment. As HRM is making the request for the LUB amendments no reasons would be required for the refusal, however they would assist in the selection of an alternative site.

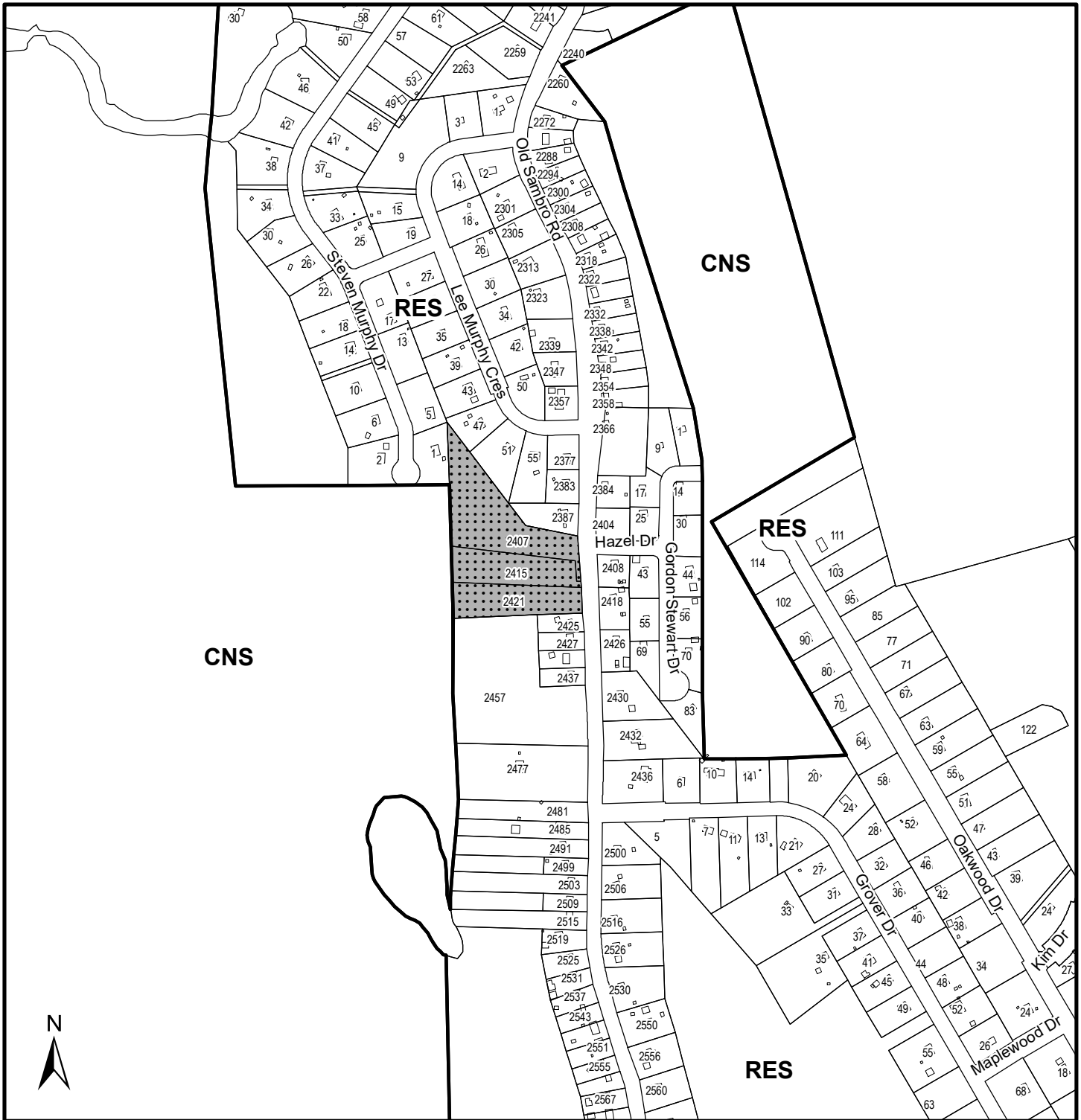
ATTACHMENTS

Map 1:	Generalized Future Land Use
Map 2:	Zoning and Notification Area
Map 3:	Preliminary Site Plan
Attachment A:	Proposed LUB Amendment
Attachment B:	Review of Relevant MPS Policies
Attachment C:	Excerpt from the Land Use By-law
Attachment D:	Minutes from Public Information Meeting

A copy of this report can be obtained online at halifax.ca or by contacting the Office of the Municipal Clerk at 902.490.4210.

Report Prepared by: Jacqueline Belisle, Planner II, 902.490.3970

Report Approved by: Original Signed
Steve Higgins, Acting Manager, Current Planning, 902.490.4382

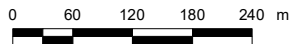


Map 1 - Generalized Future Land Use
 2407, 2415 & 2421 Old Sambro Road
 Williamstown



 Subject Properties

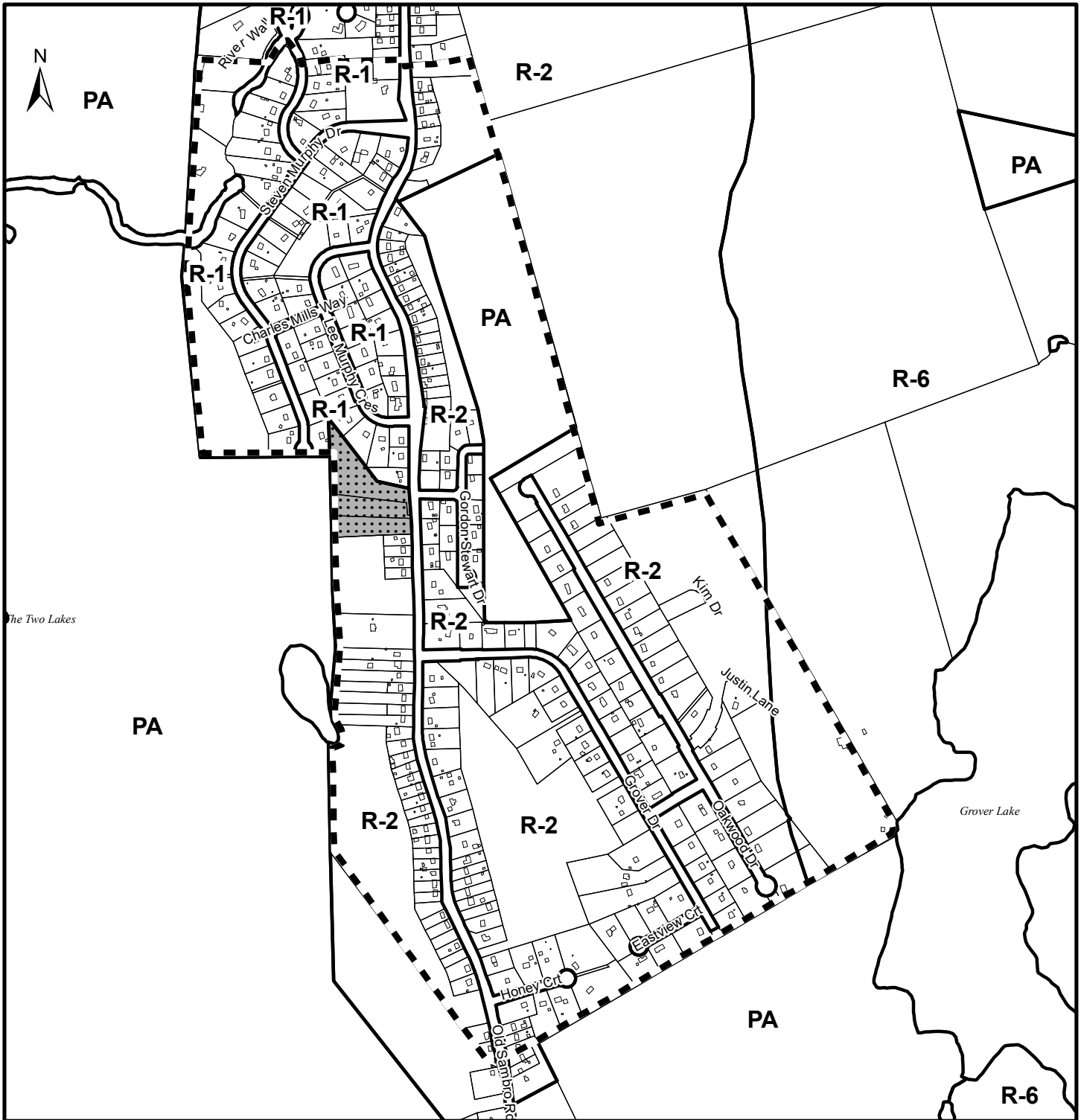
Designations
 RES Residential
 CNS Conservation



This map is an unofficial reproduction of a portion of the Generalized Future Land Use Map for the plan area indicated.

The accuracy of any representation on this plan is not guaranteed.


Planning District 5 (Chebucto Peninsula) Plan Area




Map 2 - Zoning and Notification

2407, 2415 & 2421 Old Sambro Road,
Williamwood

HALIFAX

 Subject Properties

 Area of Notification

Zones

- R-1 Single Unit Dwelling
- R-2 Two Unit Dwelling
- R-6 Rural Residential
- PA Protected Area

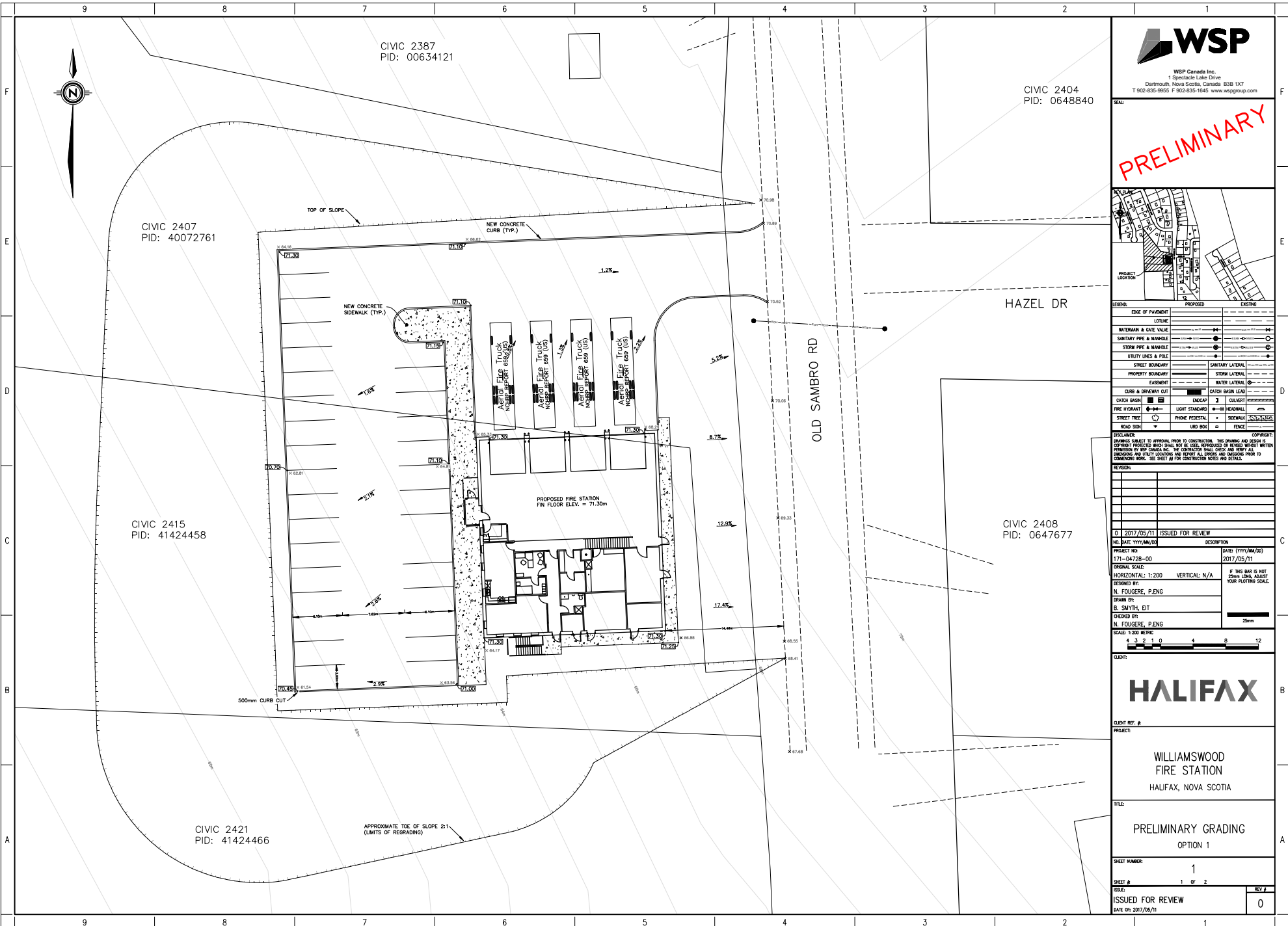
0 100 200 300 400 m



This map is an unofficial reproduction of a portion of the Zoning Map for the plan area indicated.

The accuracy of any representation on this plan is not guaranteed.

Planning District 5 (Chebucto Peninsula)
Landuse By-Law Area



WSP Canada Inc.
 1 Spectacle Lake Drive
 Dartmouth, Nova Scotia, Canada B3B 1K7
 T 902-835-9655 F 902-835-1645 www.wspgroup.com

PRELIMINARY



LEGEND		PROPOSED	EXISTING
EDGE OF PAVEMENT			
CURB			
WATERMAN & GATE VALVE			
SANITARY PIPE & MANHOLE			
STORM PIPE & MANHOLE			
UTILITY LINES & POLE			
STREET BOUNDARY			
PROPERTY BOUNDARY			
EASEMENT			
CURB & DRIVEWAY CUT			
CATCH BASIN			
FIRE HYDRANT			
STREET TREE			
ROAD SIGN			
SANITARY LATERAL			
STORM LATERAL			
WATER LATERAL			
CATCH BASIN LEAK			
ENCAP			
CULVERT			
HEADWALL			
PHONE PEDESTAL			
SIDEWALK			
URD BOX			
FENCE			

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 DIMENSIONS AND UTILITY LOCATIONS AND REPORT ALL DISCREPANCIES PRIOR TO
 COMMENCING WORK. SEE SHEET #4 FOR CONSTRUCTION NOTES AND DETAILS.

NO.	DATE	DESCRIPTION
0	2017/05/11	ISSUED FOR REVIEW

PROJECT NO: 171-24728-00	DATE: (YYYY/MM/DD) 2017/05/11
DESIGNED BY: N. FOUGERE, P.ENG	DRAWN BY: B. SMYTH, EIT
CHECKED BY: N. FOUGERE, P.ENG	
SCALE: 1:200	
HORIZONTAL SCALE: 1:200 VERTICAL: N/A	
NOTE: THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE WRITTEN PERMISSION OF WSP CANADA INC.	

HALIFAX

CLIENT: **WILLIAMSWOOD
FIRE STATION**
 HALIFAX, NOVA SCOTIA

TITLE: **PRELIMINARY GRADING
OPTION 1**

SHEET NUMBER: 1	REV. #: 0
ISSUED FOR REVIEW	
DATE OF: 2017/05/11	

ATTACHMENT A:
Proposed Amendment to the Land Use By-law for Planning District 5

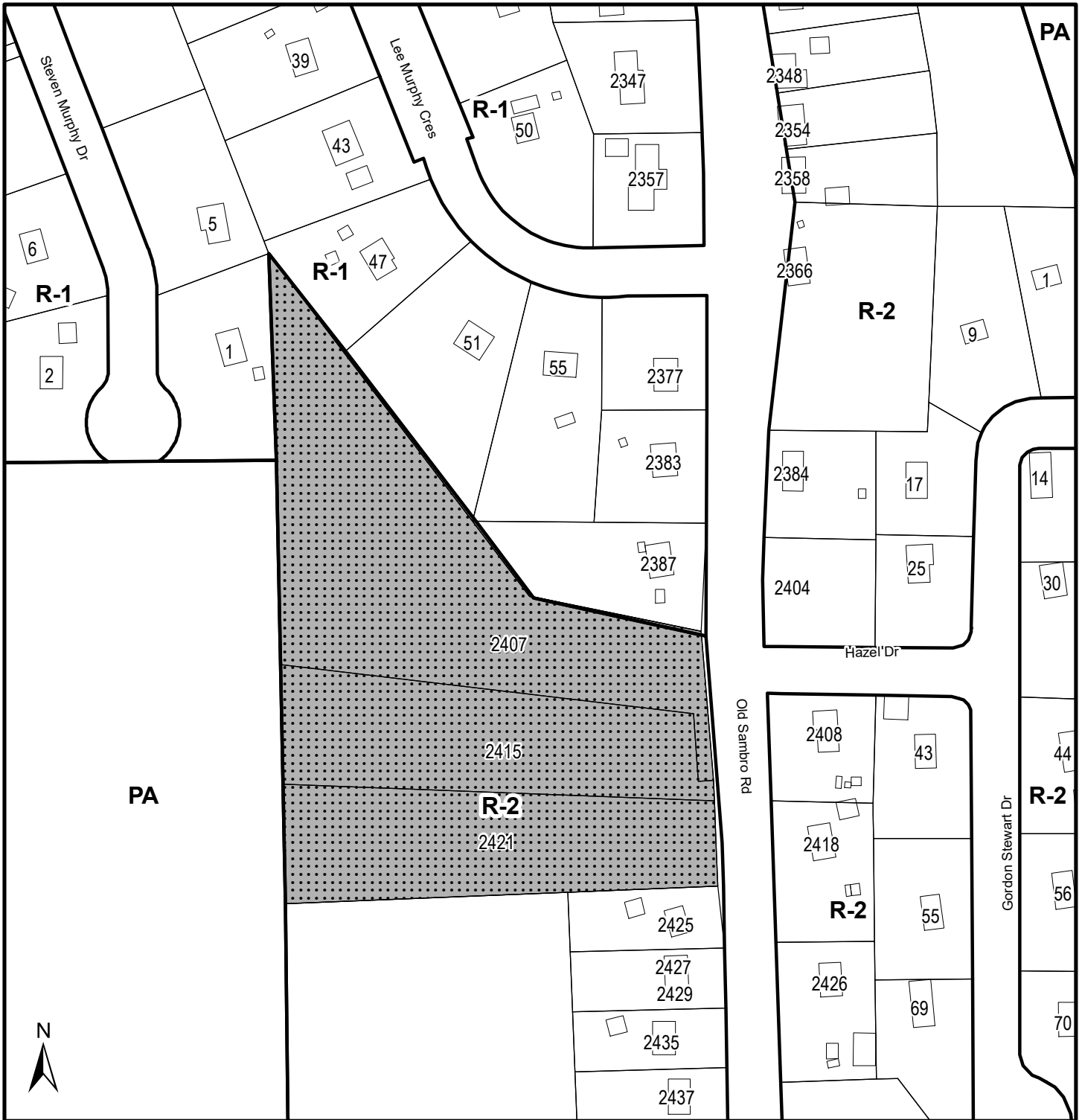
BE IT ENACTED by the Halifax and West Community Council of the Halifax Regional Municipality that the Land Use By-law for Planning District 5 is hereby further amended as follows:

1. Amend the zoning map, Schedule A of the Land Use By-law for Planning District 5 by removing the R-2 (Two Unit Dwelling) zone, and applying the P-2 (Community Facility) zone to the properties identified as 2407, 2415 and 2421 Old Sambro Road, Williamswood (PID numbers 41424458, 40072761 and 41424466 respectively), as illustrated in Schedule A attached hereto.
2. Insert the text **“Fire stations 3 spaces per 1,000 square feet (93 m²) of gross floor area”** in Part 4 Section 4.27 immediately following the text “Government offices 4.5 spaces per 1,000 square feet (93 m²) of gross floor area” and before the text “Schools 3 spaces per classroom plus 1 space per 20 high school students”.

THIS IS TO CERTIFY that the by-law of which this is a true copy was duly passed at a duly called meeting of the Halifax and West Community Council of Halifax Regional Municipality held on the _____ day of _____, 20__.

GIVEN under the hand of the municipal clerk and under the Corporate Seal of the said Municipality this _____ day of _____, 201__.


Municipal Clerk



Schedule A

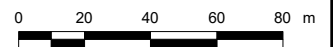
2407, 2415 & 2421 Old Sambro Road,
Williamswood

HALIFAX

 Area to be Rezoned from
R-2 (Two Unit Dwelling) to
P-2 (Community Facility)

Zones

- R-1 Single Unit Dwelling
- R-2 Two Unit Dwelling
- R-6 Rural Residential
- PA Protected Area



This map is an unofficial reproduction of a portion of the Zoning Map for the plan area indicated.

The accuracy of any representation on this plan is not guaranteed.

Planning District 5 (Chebucto Peninsula)
Landuse By-LawArea

ATTACHMENT B:
Excerpt from the Planning District 5 (Chebucto Peninsula)
Municipal Planning Strategy and
Review of Relevant Policies

Community Facility Development

As residential areas and communities develop over time, the need for community facilities including schools, day care centres, fire halls and senior citizen housing increases. While being supportive of such uses, the plan recognizes that a review mechanism is required for the future location of community uses in order to ensure compatibility with adjacent land uses. Thus, community and institutional land uses are supported within the Residential Designation by amendment to the land use by-law.

Policy	
<i>RES-7 Notwithstanding Policy RES-1, Council shall establish a community facility zone in the land use by-law which permits a range of community facility uses such as public and private institutional uses, service oriented commercial uses and open space uses, provided that controls are established on parking areas. This zone shall be applied to existing community facility uses. In considering amendments to the schedules of the land use by-law to a community facility zone within the Residential Designation, Council shall have regard to the following:</i>	
Policy Criteria	Staff Comment
<i>(a) the compatibility of the community facility with adjacent and surrounding residential areas</i>	Please see body of report.
<i>(b) the adequacy of the parking area, its separation, landscaping or buffering as related to the protection of adjacent residential properties</i>	HRFE has advised that approximately 30 parking spaces are required for their anticipated needs. The LUB requires approximately 100 and therefore Staff recommend an amendment to the parking requirements. See the body of the report for full discussion. The current site plan proposes the parking area be located in the rear yard behind the proposed station. The P-2 zone requires parking areas be set back a distance of half the height of the main building from side and rear property lines. As the proposed station is approximately 8-9m the parking area must be approximately 4-4.5m from the side and rear lot lines. As the site is currently vegetated there exists an opportunity to retain a buffer from abutting properties.
<i>(c) the effect on local traffic patterns, including ingress and egress, and impact of traffic on a residential area</i>	The proposal is not anticipated to have a significant impact on local traffic patterns. NSTIR reviewed the proposal and confirmed that a single directly across from Hazel Drive will meet their requirements.
<i>(d) the adequacy of water and sewerage services; and</i>	The site will be serviced with on-site well and septic. The system must be designed in accordance with the requirements of the Nova Scotia Department of Environment.
<i>(e) the provisions of Policy IM-10.</i>	See Table Below

Policy
IM-10 In considering development agreements and amendments to the Land Use By-law, in addition

to all other criteria as set out in various policies of this Plan, Council shall have appropriate regard to the following matters:

Policy Criteria	Staff Comment
<i>(a) that the proposal is in conformity with the intent of this Plan and with the requirements of all other municipal by-laws and regulations</i>	The proposal is consistent with Policy RES-7. See table above.
<i>(b) that the proposal is not premature or inappropriate by reason of:</i>	...
<i>(i) the financial capability of the Municipality to absorb any costs relating to the development</i>	The cost associated with the construction of the new station has been approved previously by Regional Council.
<i>(ii) the adequacy of on-site sewerage and water services</i>	See comment regarding policy criteria RES-7(d) in the table above.
<i>(iii) the adequacy or proximity of school, recreation or other Community facilities</i>	This site has been selected by HRFE to promote the highest level of safety and efficiency given the location of other existing stations within the greater community.
<i>(iv) the adequacy of road networks leading or adjacent to or within the development</i>	Please see body of report.
<i>(v) pedestrian safety; and</i>	The proposed rezoning is not anticipated to generate significant pedestrian traffic.
<i>(vi) the potential for damage to or for destruction of designated historic buildings and sites.</i>	No historic buildings or sites have been identified.
<i>(c) that controls are placed on the proposed development so as to reduce conflict with any adjacent or nearby land uses by reason of:</i>	...
<i>(i) type of use</i>	Please see body of report.
<i>(ii) height, bulk and lot coverage of any proposed building</i>	The proposed P-2 zone (Attachment C) contains provisions regarding setbacks and lot coverage. The height the proposed building is roughly 8-9m (2 storeys) which is in keeping with the 10.7m height restriction prescribed within the adjacent R-1 and R-2 zones.
<i>(iii) traffic generation, access to and egress from the site, and parking</i>	Please see body of report.
<i>(iv) open storage</i>	Generally, there is no open storage associated with municipal fire stations. To protect HRFE assets and equipment from loss, damage or theft, items are stored within fire stations. However, from time to time, for vehicle extraction training purposes, open storage of end-of-life motor vehicles is required. Once training is complete these vehicles are promptly removed to approved salvage yards. While on site every effort can be made that these vehicles are adequately screened from abutting properties.
<i>(v) signs; and</i>	The proposed fire station will include typical HRM fire station signage which would include the station number and civic address. Additionally, as discussed in the report, road signage can be requested from NSTIR to be placed on the approaches to the proposed station.

<i>(vi) any other relevant matter of planning concern.</i>	No other concerns have been identified.
<i>(d) that the proposed site is suitable in terms of the steepness of grades, soil and geological conditions, locations of watercourses, marshes or bogs and susceptibility of flooding.</i>	HRM Corporate Facility Design & Construction has performed due diligence on the site and are satisfied that it is suitable for the construction of the proposed fire station. No watercourses, marshes or bogs are present, and therefore no environmental mitigation measures are anticipated to be required during the construction of the station.
<i>(e) Within any designation, where a holding zone has been established pursuant to "Infrastructure Charges - Policy p-79F", Subdivision Approval shall be subject to the provisions of the Subdivision By-law respecting the maximum number of lots created per year, except in accordance with the development agreement provisions of the MGA and the "Infrastructure Charges" Policies of this MPS. (RC-Jul 2/02; E-Aug 17/02)</i>	No holding zone has been established and no additional lots are proposed in conjunction with this application.

**ATTACHMENT C:
Excerpt from the Land Use By-law
for Planning District 5 (Chebucto Peninsula)**

PART 2: DEFINITIONS

In this By-law the word "shall" is mandatory and not permissive. Words used in the present tense shall include the future; words used in the singular number shall include the plural and words used in the plural number shall include the singular. The word "used" shall include "intended to be used", "arranged" and "designed". All other words shall carry their customary meaning except for those defined hereinafter:

- 2.28 GROSS FLOOR AREA means the aggregate of the floor areas of a building above and below grade, measured between the exterior faces of the exterior walls of the building at each floor level but excluding car parking areas within the building; and for the purpose of this clause, the walls of an inner court shall be deemed to be exterior walls.
- 2.31A INSTITUTIONAL USE means any use permitted in the P-2 (Community Facility) Zone. (RC-Sep 10/02;E-Nov 9/02).

PART 4: GENERAL PROVISIONS FOR ALL ZONES

- 4.25 ILLUMINATION
No person shall erect any illuminated sign or illuminate an area outside any building unless such illumination is directed away from adjoining properties and any adjacent streets.

- 4.27 PARKING REQUIREMENTS
- (a) For every building or structure to be erected or enlarged, or any change of use, off-street parking located within the same zone as the use and having unobstructed access to a public street shall be provided and maintained in conformity with the following schedule, except where any parking requirement is specifically included elsewhere in this By-law. Where the total required spaces for any use is not a whole number, the total spaces required by this section or by other specific sections shall be the next largest whole number.

USE

Institutional uses except as
as specified below

PARKING REQUIREMENT

where there are fixed seats, the
greater of 1 space per 4 seats and 1 space
per 100 square feet (10 m²) of gross floor
area where there are no fixed seats, the
greater of 1 space per 100 square feet (10
m²) of gross floor area of 1 space per 4
persons which can be accommodated at
any one time

PART 20: P-2 (COMMUNITY FACILITY) ZONE

20.1 P-2 USES PERMITTED

No development permit shall be issued in any P-2 (Community Facility) Zone except for the following:

Institutional Uses

Educational institutions and uses;
Denominational institutions and uses;
Day care facilities;
A single unit dwelling in conjunction with a day care facility;
Fire and police stations;
Government offices and public works;
Hospitals, medical and veterinary clinics;
Senior citizen housing;
Public libraries, museums and galleries;
Fraternal centres and halls;
Community centres and halls;
Recreation uses;
Residential care facilities.

Open Space Uses

Public and private parks and playgrounds;
Cemeteries;
Historic sites and monuments;
Marine related navigational aids.

20.2 P-2 ZONE REQUIREMENTS: COMMUNITY FACILITIES

In any P-2 Zone, where uses are permitted as Institutional Uses, no development permit shall be issued except in conformity with the following:

Minimum Lot Area	20,000 square feet (1858 m ²)
Minimum Frontage	100 feet (30.5 m)
Minimum Front or Flankage Yard	30 feet (9.1 m)
Minimum Rear or Side Yard	½ the height of the main building
Maximum Lot Coverage	50 per cent

20.3 OTHER REQUIREMENTS: PARKING AREAS

- (a) No parking areas shall be permitted within any required side or rear yard.
- (b) All parking areas shall be demarcated and paved or otherwise treated with a stable surface which is treated in a manner to prevent the raising of dust and loose particles.

ATTACHMENT D:
Minutes from Public Information Meeting

HALIFAX REGIONAL MUNICIPALITY
Public Information Meeting
Case 21454

The following does not represent a verbatim record of the proceedings of this meeting.

Wednesday, November 29, 2017
7:00 p.m.
Harrietsfield Elementary School (Gym)

STAFF IN

ATTENDANCE: Jacqueline Belisle, Planner, HRM Planning and Development
Stephanie Salloum, Planner, HRM Planning and Development
Alden Thurston, Planning Technician, HRM Planning and Development
Cara McFarlane, Planning Controller, HRM Planning and Development
Roy Hollett, Deputy Fire Chief
Michael MacDonald, Project Manager, CFDC
Tom Crouse, Acquisition & Disposal Manager, Real Property

ALSO IN

ATTENDANCE: Councillor Steve Adams, District 11

PUBLIC IN

ATTENDANCE: Approximately 17

The meeting commenced at approximately 7:00 p.m.

1. Call to order, purpose of meeting – Jacqueline Belisle, HRM Rural Policy & Applications Division

Ms. Belisle is the Planner and Facilitator for the application and introduced staff members and Councillor Steve Adams, District 11.

Case 21454 - Application by Halifax Regional Municipality to rezone 2407, 2415 and 2421 Old Sambro Road, Williamswood from the R-2 (Two Unit Dwelling) Zone to the P-2 (Community Facility) Zone under the Land Use By-law for Planning District 5 (Chebucto Peninsula) to permit a Fire Station.

The purpose of the Public Information Meeting (PIM) is to: a) identify the proposal site and highlight the proposal; b) give the applicant an opportunity to present the proposal; and c) receive public feedback and input regarding the proposal that will be used to prepare the staff report and go forward with this application. No decisions are made at this PIM.

2. Presentation of Proposal – Jacqueline Belisle

Ms. Belisle presented the proposal for 2407, 2415 and 2421 Old Sambro Road, Williamswood outlining: a) the site context with photos defining the three properties; b) the current policy and

by-law overview [R-2 (Two Unit Dwelling) Zone, Designation - Residential, Existing Use – Vacant/Undeveloped, Enabling Policy - RES-7] under the Planning District 5 (Chebucto Peninsula) Municipal Planning Strategy (MPS) and Land Use By-law (LUB); c) the proposed P-2 (Community Facility) Zone – permitted uses, including police and fire stations, and the requirements (presented to the audience); and d) the planning process.

Presentation of Proposal – Roy Hollett, Deputy Fire Chief

Mr. Hollett presented outlining: a) the site selection process [determined through a GIS (mapping system) to promote the highest level of safety and efficiency - based on demand, risk, volunteer availability and the option to purchase the land]; b) operation needs; c) the design (newer standard, safer, more energy efficient); and d) proposed site plan showing the proposed ramp across from Hazel Drive (will allow for trucks to turn around onsite as opposed to the roadway).

Presentation of Proposal – Michael MacDonald, Project Manager

Mr. MacDonald outlined the proposed building design (front/rear - footprint similar to Herring Cove and Tantallon stations to accommodate both career and volunteer staff) and floor plans (levels 1 and 2). The ramp has been approved by Transportation and Infrastructure Renewal (TIR).

3. Questions and Comments

Don Patterson, Williamswood wondered why this piece of land was picked over the property at the bottom of the hill by Grover Drive. **Mr. Hollett** - Many areas met some of the requirements but did not meet the requirements of the building footprint, zoning issues, safe property access, response time and volunteer availability. **Jared Doucette, Williamswood** (Volunteer Station Chief for the area) – the property at 2457 Old Sambro Road was considered but there were logistical issues and the land was not for sale.

One resident, lives across the street from proposed site, wondered what affect the proposal will have on the property values. Will lighting on the property have an impact on the neighbours? Will the area be fenced? **Mr. Hollett** referred to the Herring Cove and Tantallon fire stations as an example for lighting. Training at the station takes place on Tuesday evenings and is finished by 9:30/10:00 pm. The most noise generated from the station will be the trucks leaving/returning. Fire insurance costs will drop in the immediate area but couldn't speak to property values. There is no proposal to fence the property. **Ms. Belisle** will inquire with Property Valuation Services but mentioned that typically the property assessment will not change.

One resident asked how long the process will take to construct the building. **Ms. Belisle** – When/if approved by Halifax and West Community Council (HWCC) (in possibly three months), the property transaction will need to be finalized and then construction would occur. **Mr. MacDonald** – Approximately 1.5 years.

Ms. Belisle will place some FAQs and timelines on the Halifax website under the Active Planning Applications page.

4. Closing Comments

Ms. Belisle thanked everyone for coming and expressing their comments.

5. Adjournment

The meeting adjourned at approximately 7:29 p.m.