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MEMORANDUM

TO: Chair and Members of North West Community Council
CC: Mr. Quentin Hill, Legislative Assistant
Mr. Tyson Simms, Planner
Gail Harnish
FROM: Ms. Ann Merritt, Chair, North West Planning Advisory Committee
DATE: November 6, 2014

SUBJECT: Case 19260: Application by W.M. Fares Group Limited to enter into a development agreement for a 51 unit multiple-unit dwelling at the southeast corner of Stokil Drive and Beaver Bank Road, Lower Sackville.

The North West Planning Advisory Committee received a staff memorandum dated October 24, 2014 and heard a staff presentation on Case 19260 at their November 5, 2014 meeting. The following recommendation was passed:

The North West Planning Advisory Committee has reviewed the application by W.M. Fares Group Limited to enter into a development agreement for a 51 unit multiple-unit dwelling at the southeast corner of Stokil Drive and Beaver Bank Road and recommends to the North West Community Council that the application as outlined in the memorandum dated October 24, 2014 be approved in consideration to the following:

- *That the number of units be firmly set out.*
- *That the number of parking spots be within the bylaw.*
- *That the current road structure in the immediate area, with special consideration to traffic making left hand turns near the Stokil Drive and Beaver Bank Road be investigated.*
- *Whether the proposal warrants traffic infrastructure upgrades be investigated.*
- *Storm water issues be addressed because of the wetlands.*

This recommendation has been provided to HRM planning staff for review and consideration, and will be addressed in their staff report to the North West Community Council.