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## MEMORANDUM

TO: Chair and Members of the North West Community Council  
CC: Ms. Gail Harnish, PAC Coordinator  
Mr. Tyson Simms, Planner

FROM: Ms. Ann Merritt, Chair, North West Planning Advisory Committee  
DATE: August 7, 2014

### SUBJECT:

Case 19056: Application by W.M. Fares Group Limited, on behalf of Cascades Property Group, to amend the Sackville Municipal Planning Strategy (MPS) and Land Use By-law (LUB) to consider development of townhouse and multiple unit dwelling uses at 26 and 34 Walker Service Road, Lower Sackville.

### Attention:

The North West Planning Advisory Committee received a staff memorandum dated June 20, 2014 and heard staff presentation on Case 19056 at their August 6, 2014 meeting. The following recommendation to the North West Community Council was agreed to by the Committee.

The North West Planning Advisory Committee recommends to the North West Community Council that the amendment to the Sackville MPS and LUB to consider development of townhouse and multiple unit dwelling uses at 26 and 34 Walker Service Road be approved provided the following provisions:

- Townhouses be considered instead of the multiple unit dwelling.
- Attention be given to the transition of the development and how it blends in with the existing neighbourhood.
- Further consideration be given to the massing and visibility of the development.
- Staff consult with Halifax Water to determine what effect extending the services will have on the existing residents and what the boundary may be.
- Consideration be given to extending the property of the southern townhouses to the back of the property line.

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.

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