

PO Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

MEMORANDUM

TO: Chair and Members of North West Community Council

CC: Stephanie Salloum, Planner II, Planning and Development | Regional Planning

FROM: Ann Merritt, Chair, North West Planning Advisory Committee

DATE: April 6, 2018

SUBJECT: Case 18276: Application by KWR Approvals Incorporated to consider residential development, by development agreement, at 74 Union Street, Bedford.

The North West Planning Advisory Committee received the application details and heard a staff presentation on Case 18276 at their April 4, 2018 meeting.

The following recommendations were both defeated due to a tie in voting:

THAT the North West Planning Advisory Committee has reviewed the application for Case 18276 and recommends rejection of the application as outlined in the Applicant Submission dated September 25, 2012, Public Information Meeting minutes dated February 2, 2017 and the Union Street Public Participation Committee Recommendation Report dated March 21, 2018 due to the following reasons:

- *incompatibility*
- *inadequate landscaping*
- *stormwater flow*
- *size of lot*

THAT the North West Planning Advisory Committee has reviewed the application for Case 18276 and recommends approval of the application as outlined in the Applicant Submission dated September 25, 2012, Public Information Meeting minutes dated February 2, 2017 and the Union Street Public Participation Committee Recommendation Report dated March 21, 2018 with the following conditions:

- *consideration given to fire hydrant installation*
- *consideration be given to the design preferences of the Public Participation Committee*

The Committee was unable to reach an agreed upon recommendation for the Community Council's consideration.

This 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.

Office of the Municipal Clerk

Tel: 902.490.4210 Fax: 902.490.4208
Email: clerks@halifax.ca halifax.ca