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## MEMORANDUM

TO: Chair and Members of North West Community Council  
CC: Mr. Andrew Bone, Planner III

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

DATE: August 11, 2016

**SUBJECT: Case 17272: Application by North West Community Council (NWCC) to review the Cushing Hill Commercial Comprehensive Development District (CCDD) policies to consider new policy related to commercial and/or residential development on the lands within the CCDD.**

The North West Planning Advisory Committee received a staff memorandum and attachment package dated June 22, 2016 and heard a staff presentation on Case 17272 at their meeting held on August 3, 2016. The following recommendation was passed:

*THAT the North West Planning Advisory Committee has reviewed the application for Case 17272: Application by North West Community Council (NWCC) to review the Cushing Hill Commercial Comprehensive Development District (CCDD) policies to consider new policy related to commercial and/or residential development on the lands within the CCDD and recommends rejection of the application as outlined in the memorandum and attachments package dated June 22, 2016.*

*It is further recommended by the North West Planning Advisory Committee that approval of the application for Case 17272 only be considered if the following conditions are met:*

- That the subject property be separated in to sections A & B as proposed in the memorandum and attachments package dated June 22, 2016.*
- That the entirety of Area A be zoned RSU.*
- That the zoning for Area B remain CCDD which also includes the expansion of the two lots.*
- That further policy changes only be considered upon receipt of a traffic engineering study for Area B*

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.