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MEMORANDUM

TO: Chair and Members of North West Community Council

CC: Paul Sampson, Planner II, Urban Enabled Applications

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

DATE: December 7, 2020

SUBJECT: Case 22820: Application by WM Fares Architects, on behalf of Sunset Plaza Inc., requesting substantive amendments to an existing development agreement for lands at the corner of Swindon Drive and Hanwell Drive (PID 41292822), Middle Sackville to convert the land use from commercial to a 4-storey residential building with ground-floor commercial component.

The North West Planning Advisory Committee received information from staff regarding Case 22820 at their December 2, 2020 meeting. The following recommendation to North West Community Council was approved:

THAT the North West Planning Advisory Committee has reviewed the application for Case 22820 and recommends rejection of the application due to traffic concerns, incompatibility with the existing neighborhood, the development goes against the original intent of the neighborhood and it is not a complete community. The Committee further suggests that should the applicant choose to make modifications to the application, that it considers proposing the entirety of the first floor of the apartment building as commercial space.

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.