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## MEMORANDUM

TO: Chair and Members of North West Community Council

CC: Stephanie Salloum, Planner III, Rural Policies & Applications

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

DATE: July 16, 2020

**SUBJECT: Case 20110: Application by WSP, on behalf of Marque Investments, to enable the development of an open space subdivision design on four properties, identified as PID No. 41043597, 40010514, 41398694 and 41401159, located along Windgate Drive, between Rivendale Drive and Terry Road, in Beaver Bank, NS.**

The North West Planning Advisory Committee received information from staff regarding Case 20110 at their July 15, 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 20110 and recommends approval of the application with consideration given to the following:*

- *receiving an updated traffic study for the intersection of Beaver Bank Road and Windgate Drive;*
- *that traffic calming measures be put in place in areas of connectivity to surrounding subdivisions;*
- *not connecting to Elise Victoria Drive;*
- *adding public transit;*
- *ensuring adequate school capacity;*
- *parkland to be developed or funds set aside to develop the parkland to ensure HRM does not bear the cost; and*
- *obtaining an environmental impact study.*

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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