



**NORTH WEST PLANNING ADVISORY COMMITTEE
SPECIAL MEETING
MAY 5, 2021**

PRESENT: Ann Merritt, Chair
Nick Horne, Vice Chair
Deputy Mayor Tim Outhit
Councillor Cathy Deagle Gammon
Stacey Rudderham
Jacqueline LeVert
Gina Jones-Wilson

REGRETS: Jordan Foster
Donalda Maclsaac
Ryan Donato

OTHERS PRESENT: Councillor Paul Russell
Councillor Lisa Blackburn

STAFF: Andrea Lovasi-Wood, Legislative Assistant
Alicia Wall, Legislative Support

The following does not represent a verbatim record of the proceedings of this meeting.

The agenda, reports, supporting documents, and information items circulated are online at halifax.ca.

The meeting was called to order at 7:03 p.m., and the Committee adjourned at 8:40 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 7:03 p.m.

2. APPROVAL OF MINUTES – April 7, 2021

MOVED by Councillor Deagle Gammon, seconded by Deputy Mayor Outhit

THAT the minutes be approved as circulated.

MOTION PUT AND PASSED.

3. APPROVAL OF THE ORDER OF BUSINESS

MOVED by Councillor Deagle Gammon, seconded by Deputy Mayor Outhit

THAT the agenda be approved as presented.

MOTION PUT AND PASSED.

4. CALL FOR DECLARATION OF CONFLICT OF INTERESTS - NONE

5. CONSIDERATION OF DEFERRED BUSINESS – NONE

6. CORRESPONDENCE, PETITIONS & DELEGATIONS - NONE

6.1 Correspondence - none

6.2 Petitions – none

6.3 Delegations - none

7. REPORTS

7.1 STAFF

7.1.1 Case 23058 – Application by KVM Consultants Ltd. to develop two multi-unit residential buildings containing a combined 100 units at the foot of Millwood Drive on the south side of Sackville Dr, Middle Sackville (PID 40109308).

The following was before the Committee:

- Application Letter
- Building Drawings
- Site Cross Sections
- Design Rationale
- Sewer Calculations
- Stormwater & Servicing Plan
- Traffic Impact Statement (TIS)
- Traffic Impact Addendum
- Applicant Policy Matrix
- Staff presentation dated May 5, 2021

Dean MacDougall, Planner II, Urban Enabled Applications, presented case 23058. The proposal is for two 4-storey residential buildings containing 100 units in total. The property is currently vacant and is located close to Millwood Drive. The surrounding neighborhood contains a variety of uses.

Public engagement was achieved through a mailout notification, webpage and virtual Public Information Meeting held on April 7, 2021. Six pieces of correspondence were received and concerns from the public included traffic, impacts on schools in the area and impacts on the residents of Baker Drive. An addendum to the Traffic Impact Statement was completed on April 13, 2021 in response to comments

received at the Public Information Meeting. The addendum has not yet been reviewed by HRM's engineers. The addendum may not be an accurate reflection of traffic due to the pandemic. A copy of the staff presentation is on file.

In response to the presentation, the Committee noted some concerns around traffic, provision of a noise and privacy buffer for neighbouring properties on Baker Drive, impacts on schools and a desire to see some sort of a review regarding school capacity in the area.

MOVED by Jacqueline LeVert, seconded by Deputy Mayor Outhit

THAT the North West Planning Advisory Committee has reviewed the application for case 23058 and recommends approval of the application with consideration given to:

- **Mitigating light pollution on Baker Drive;**
- **Reducing impacts on schools;**
- **Traffic mitigation; and**
- **Providing an adequate buffer to reduce noise and provide privacy for residents on Baker Drive.**

MOTION PUT AND PASSED.

7.1.2 Planning 101 Overview Regarding Case 21639 - Middle Sackville Master Plan Project

The following was before the Committee:

- Staff presentation dated May 5, 2021

Stephanie Salloum, Planner III, Rural Policy & Applications, presented to the Committee and spoke to the planning process, the planning hierarchy and associated policies and legislation.

Salloum further spoke to the master planning process indicating Middle Sackville has been identified as an urban local growth centre under the Regional Plan. Halifax Fire and Halifax Transit have expressed development interest in the master plan area. Community visioning for Middle Sackville was completed in 2011. A copy of the staff presentation is on file.

Shayne Vipond, Planner III, Rural Policy & Applications, indicated that the master plan area will be developed on a parcel by parcel basis and the Planning Advisory Committee will provide input in creating policy for the area. The Regional Plan is currently the only policy in place.

In response to the presentation, Committee members noted the following:

- The community vision completed in 2011 is outdated and should be updated;
- The maps of the area need to be updated to reflect the existing development; and
- Capital cost charges should be in place to deal with costs.

8. DATE OF NEXT MEETING – Regular North West Planning Advisory Committee meeting on June 2, 2021 and North West Planning Advisory Committee hosted Public Information Meeting for Case 22267 on May 26, May 27 and May 31.

9. ADJOURNMENT

The meeting adjourned at 8:40 p.m.

Alicia Wall
Legislative Support