

JOINT PUBLIC HEARING  
NORTH WEST COMMUNITY COUNCIL  
AND  
CHEBUCTO COMMUNITY COUNCIL

MINUTES

January 9, 2012

PRESENT: Councillor Linda Mosher, Chair  
Councillor Russell Walker, Vice Chair  
Councillor Steve Adams  
Councillor Debbie Hum  
Councillor Mary Wile  
Councillor Robert Harvey  
Councillor Tim Outhit  
Councillor Peter Lund

REGRETS: Councillor Brad Johns  
Councillor Barry Dalrymple

STAFF: Ms. Shawnee Gregory, Legislative Assistant  
Ms. Kirby Grant, Solicitor

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## 1. CALL TO ORDER

The Chair called the meeting to order at 7:04 p.m. in the Keshen Goodman Library, Halifax.

Chebucto Community Council hosted the Joint Public Hearing with North West Community Council. Prior to dealing with Case 16666, Chebucto Community Council approved their December 5, 2011 minutes and Order of Business.

## 8. HEARINGS

### 8.1 Public Hearings

#### 8.1.1 Case 16666: Development Agreement for Bedford West Sub Area 9 – Joint Public Hearing with North West Community Council

A report dated November 10, 2011 was before Community Council.

Mr. Andrew Bone provided the presentation on Case 16666: Development Agreement for Bedford West Sub Area 9.

The Chair welcomed Councillors Harvey, Lund, and Outhit as well as residents from the North West Community Council area to the Chebucto Community Council meeting. She then reviewed the rules of procedure for Public Hearings and called for those wishing to speak for or against Case 16666: Development Agreement for Bedford West Sub Area 9.

**Ms. Wendy McDonald**, Warwick Lane, indicated she was a member of the Halifax North West Trails Association and thanked staff for displaying the schedule that included trails. She expressed concern regarding walkway connectivity between the boulevard, pathway and secondary trail; noting she presumed there would be a crosswalk safety sign posted at the crosswalk similar to the Larry Uteck roundabout. Ms. McDonald stated it was unfortunate that connectivity with the water line from Kearney Lake Road to Larry Uteck was unable to be shown and now there was a commercial establishment in the way of an Active Transportation (AT) route. She requested clarification on whether there was any transit access at the new site as it would be an ideal location for a mini terminal. She stated that it was her understanding that the School Board was currently conducting a review of capacity issues in Bedford; noting there were issues on the Halifax side as well. She anticipated young families would be moving into this new development and was concerned about the further capacity issues this may cause as well as for transit as there would be greater need.

Mr. Bone responded to Ms. McDonald's questions as follows:

- It was his understanding that roundabouts are designed to enable pedestrian crossings

- Staff forward plans to Metro Transit so they are aware of new developments. While staff have not provided direct information on this development, Transit does tend to plan as communities come on stream
- Staff are working closely with the School Board to make them aware of Bedford growth areas and, while there are challenges with capacities, they are working on a plan for this area

**Ms. Mary Ann McGrath**, Chair of the Kearney Lake Residents Association, stated that regarding the specific route where Larry Uteck and Kearney Lake Road will juncture, it was discussed that a method of connecting roads to mitigate traffic on inner Kearney Lake Road would occur. She requested that staff and the developer be mindful that the more popular commercial development becomes, the more damage would take place on the road. Ms. McGrath requested a community meeting on the design of the juncture. Regarding stormwater pond retention and outflows into Kearney Lake, she advised there were two disastrous old outfalls along the road that would be in the way of any extension; noting there was an opportunity to mitigate damage from unmonitored outfalls.

**Ms. Tracy White**, Kearney Lake, reiterated the concerns regarding school capacity in the area; noting that her son should go to Grosvenor Wentworth Park School; however, she was paying to send him to private school due to overcrowding.

The Chair called three times for additional speakers. Hearing none, the following motion was passed:

**MOVED by Councillor Wile, seconded by Councillor Adams, that the Public Hearing be closed. MOTION PUT AND PASSED.**

**Mr. Kevin Neat**, Clayton Developments, indicated that he was present on behalf of the applicant, Cresco Development. He advised that the group had extensive discussions with Parkland Planning staff with respect to the routing of trails; noting that they did not plan on impacting the current water line trail in any way. He stated there was a current easement running along there so there would be no development in that area. Mr. Neat indicated that they had done their best to connect the trail head and piece of park land to the south so the linear trails could congregate. Regarding stormwater management, he stated that Sub Area 9 had been reviewed by the Bedford Waters Advisory Board. He indicated they would make sure there was a level of quality that was acceptable and consistent. In closing, Mr. Neat advised he would be available after the meeting if residents had any concerns to discuss.

**Mr. Mike Hanusak**, Project Manager for West Bedford Holdings, stated that the Bedford West Master Plan area covers approximately 2000 acres out to Hammond's Plains Road; noting there are two pre approved school sites in sub areas 2 and ¾ and both sites were known to the School Board and Province.

A discussion ensued with staff responding to questions of clarification.

Mr. Bone clarified that the developer and staff had discussions with Parkland Planning regarding the waterline trail and were advised that there was no desire to connect to the waterline and power line trail as it did not meet their needs for design. He stated that the design of parkland on the development site does provide for potential connections and it does not block off or preclude use; however, it was not a municipal trail and the existing trails would be left as they were.

Regarding stormwater retention, Ms. Kenda MacKenzie, Senior Development Engineer at Halifax Water, advised that the design proposal for servicing the construction of the Kearney Lake Trunk Sewer had been advertised in the paper that weekend for consultants to review the proposal and submit design ideas. She stated that if existing culverts were in the way, staff would have to investigate how they would be managed and asked that residents contact her with any existing problems. Ms. MacKenzie also indicated that Halifax Water does have requirements for the quality of water going through their storm systems, including a pollution prevention group.

Ms. MacKenzie clarified that, through the process, the trunk sewer would be sized large enough to include those 350 acres of lands in Bedford West if those property owners should ever choose to join via the local improvement charge process.

Councillor Mosher handed the Chair to Councillor Outhit, Chair of North West Community Council at 7:51p.m.

Councillor Outhit called for a motion from the members of North West Community Council.

**MOVED by Councillor Harvey, seconded by Councillor Lund that North West Community Council:**

- 1. Approve the proposed development agreement as set out in Attachment A of the report dated November 10, 2011 to permit a mixed use subdivision for Bedford West Sub Area 9, Larry Uteck Boulevard, Bedford and Halifax; and**
- 2. Require the agreement be signed by the property owner within 120 days, or any extension thereof granted by Council on request of the property owner, from the date of final approval by Council and any other bodies as necessary, including applicable appeal periods, whichever is later; otherwise this approval shall be void and obligations arising hereunder shall be at an end.**

**MOTION PUT AND PASSED.**

Councillor Mosher assumed the Chair at 7:53 p.m.

**MOVED by Councillor Hum, seconded by Councillor Walker that Chebucto Community Council:**

- 1. Approve the proposed development agreement as set out in Attachment A of the report dated November 10, 2011 to permit a mixed use subdivision for Bedford West Sub Area 9, Larry Uteck Boulevard, Bedford and Halifax; and**
- 2. Require the agreement be signed by the property owner within 120 days, or any extension thereof granted by Council on request of the property owner, from the date of final approval by Council and any other bodies as necessary, including applicable appeal periods, whichever is later; otherwise this approval shall be void and obligations arising hereunder shall be at an end.**

Councillor Hum advised that she would follow up on the school board review issue as well as with the Deputy Chief Administrative Officer regarding the budget for the connector road.

**MOTION PUT AND PASSED.**

The meeting recessed at 7:55 p.m.

Chebucto Community Council proceeded with the remainder of their agenda.

Shawnee Gregory  
Legislative Assistant