



**NORTH WEST PLANNING ADVISORY COMMITTEE
MINUTES
January 7, 2015**

PRESENT: Councillor Whitman
Councillor Outhit
Ms. Ann Merritt, Chair
Mr. Paul Russell, Vice Chair
Mr. Evan MacDonald
Mr. Kevin Copley
Mr. Ross Evans
Mr. Brian Murray

REGRETS: None

STAFF: Mr. Andrew Bone, Planner
Mr. Andrew Reid, Legislative Assistant

OTHERS: Mr. Kevin Neate, West Bedford Holdings Limited

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

The agenda, supporting documents, and information items circulated to the North West Planning Advisory Committee are available online:

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

1. CALL TO ORDER

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

2. APPROVAL OF MINUTES – December 3, 2014

MOVED by Mr. Murray, seconded by Mr. Russell that the minutes of December 3, 2014 be approved.

3. APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS

Mr. Reid added the following item to the agenda.

Additions:

8.1 Presentation next month

MOVED by Mr. Evans, seconded by Mr. Copley that the agenda be approved as amended.

4. BUSINESS ARISING OUT OF THE MINUTES – NONE

5. CONSIDERATION OF DEFERRED BUSINESS – NONE

6. CORRESPONDENCE, PETITIONS & DELEGATIONS – NONE

7. REPORTS

7.1 STAFF

7.1.1 Case 19625: Application by West Bedford Holdings Limited to amend the development agreement for Sub Area 5 of Bedford West to a) increase the height of the multiple unit dwelling at Block E from four storeys to five storeys; b) increase the height of the multiple unit dwelling at Block A12 from six storeys to nine storeys; c) transfer 80 dwelling units from Sub Area 8 of Bedford West to Sub Area 5, Block A12; and d) enable flexibility in the housing mix (percentage of low density homes to higher density uses).

The following was before the North West Planning Advisory Committee:

- *A staff recommendation/information report dated December 31, 2014*

Mr. Andrew Bone, Planner, presented Case 19625 as per the December 31 report, 2014. Mr. Bone described the site context and existing development agreement. Mr. Bone highlighted the planning process, indicating that some amendments were substantive and others non-substantive. Mr. Bone stated that a public information meeting had been held, yet no one had attended. Mr. Bone summarized the proposal's changes to Sub Area 5 including the transfer of 80 units from Sub Area 8 into a multiple unit area. Mr. Bone explained the rationale for the application that Sub Area 8 was challenged to include these units because of wetlands and watercourses in the area. Mr. Bone also described changes in height from 4 to 5 stories in the western block and flexibility on the number of low density dwelling units. Mr. Bone stated that the rationale was to increase flexibility to respond to the market.

Councillor Whitman noted that Kearney Lake Road shown on the map had changed to Larry Uteck Boulevard.

Councillor Outhit questioned if the amendment would change the density of the Sub areas. Mr. Bone responded that given greater flexibility, the densities would remain the same but be mixed differently on site and that there would be no additional demand on sewer.

Councillor Whitman voiced his support for the development and questioned if the builders were in accord with this change in plans? Mr. Kevin Neate, West Bedford Holdings, responded that they were.

Mr. Bone illustrated the proposed change from a 4 storey with a pitched roof and 5 storey with a flat roof. Mr. Bone stated that the planning policy for Bedford West did not indicate planning heights and that staff and council had latitude to consider what would be acceptable. Mr. Bone pointed to where 5, 6, and 7 stories have already been approved in the area. He described the separation distance and vegetation between the proposed 9 storey units. Regarding the 4 to 5 storey change, Mr. Bone stated that generally a better building would result in using concrete over wood.

Councillor Whitman inquired regarding the transfer of 80 units from Sub Area 8 to Sub Area 5. Mr. Kevin Neate responded by describing the rationale for the area, pointing to a 9 unit development to the south in Area 2. Mr. Neate described the challenge of the site in question and how it was suitable for a multiunit building. Mr. Neate stated that the proposed 9 storey multiple unit buildings could be tucked into the grade. Mr. Neate described how the development agreement was written and the desired change concerning the location of the 80 dwelling units.

Mr. Copley inquired regarding the change in the 4 to 5 storeys and whether it would amount to an increase in units? Mr. Bone explained there would be flexibility in the agreement and that it could be a possibility. Mr. Bone stated that the development agreement had a density chart applied to it. Mr. Neate added that they would not increase the unit count, but the size of the units. Mr. Copley questioned if adding the units would have an effect on the traffic impact. Mr. Bone explained that the change would not be a cause for concern.

Councillor Whitman commented regarding the public information meeting that although there was no attendance, for record keeping, the proposal could have been read aloud before the meeting closed.

Councillor Outhit stated his support for the development and commented that it would be beneficial to move the 80 units. Councillor Outhit also approved the change from wooden to concrete buildings in the 4 to 5 storey increase. Councillor Outhit stated concern for flexibility on the number of low density units. He questioned how much flexibility would be given and stated that unexpected density could create problems with homeowners. The Chair reiterated the Committee's concern for the definition of the housing flexibility. Mr. Bone responded that the intention of the request would not allow for more multiple unit dwellings but to allow flexibility in choosing between semi units, single units and in the size of the lots. Mr. Bone also responded that the density rules would still prevail. Mr. Neate added that there was no intent to create more multiunit buildings.

Mr. Russell stated concern with flexibility for changing the composition of units, i.e. turning single units into townhouses. Mr. Russell inquired if the larger street frontage had not been anticipated in 2012. Mr. Bone replied that housing market has changed dramatically over the past year and agreements are subject to change in accordance. Mr. Bone emphasized that change is quite common with the secondary plans.

Mr. Murray stated concern for adding additional units in the area if it was not accounted for in terms of road infrastructure. Mr. Bone replied that the 1,600 acres of Bedford West had a traffic impact study performed and sized the roads for the entire area. Mr. Bone stated that regardless of where the additional units occurred, the roads were designed to accommodate it using the collector roads. Mr. Murray questioned if the additional traffic on local roads could be handled. Mr. Bone replied that the traffic engineer is currently reviewing the application and will make those determinations. Mr. Neate added that a traffic impact statement was not performed as the impact would be a non-issue.

The Chair indicated that the greatest concern would be to do with the outcome of granting additional flexibility. Mr. Copley asked if the flexibility would be quantified. Mr. Bone responded that staff did not wish the applicant return for another amendment. He stated that flexibility would be provided to adapt to market change without altering the look of the neighbourhood. Mr. Copley asked if the flexibility part would be solidified by the time it reached Community Council. Mr. Bone stated that in the affirmative. He also commented that the Committee should include anything they feel worthy in their recommendation to Community Council.

MOVED by Mr. Russell, seconded by Councillor Whitman that the North West Planning Advisory Committee has reviewed the application by West Bedford Holdings Limited to amend the development agreement for Sub Area 5 and Sub Area 8 of Bedford West and recommends approval of the application as outlined in the memorandum and attachments package dated December 31, 2014, with consideration to the following matters:

- **The traffic impact be considered**
- **Housing mix with regard to flexibility be clearly defined and the land use plan be maintained**

MOTION PUT AND PASSED.

8. ADDED ITEMS

8.1 Presentation next month

Mr. Reid surveyed the Committee on whether they would find useful a presentation on changes resulting from the approved Regional Plan 5 year review. The Committee agreed that a presentation could be held at the next meeting of the North West Planning Advisory Committee provided the agenda allows it.

9. DATE OF NEXT MEETING – February 4, 2014

10. ADJOURNMENT

The Chair adjourned the meeting at 8:03 p.m.

Andrew Reid
Legislative Assistant