

NORTH WEST COMMUNITY COUNCIL

SPECIAL COUNCIL SESSION

MINUTES

APRIL 4, 2002

THOSE PRESENT: Deputy Mayor Robert P. Harvey, Chair
Councillor Len Goucher
Councillor Brad Johns

ALSO PRESENT: Paul Morgan, Planner
Sandra Shute, Assistant Municipal Clerk

TABLE OF CONTENTS

1.	Call to Order	3
2.	Approval of the Order of Business and Approval of Additions and Deletions ..	3
3.	Project 00086 - Secondary Planning Strategy for Bedford South under the Bedford Municipal Planning Strategy and Land Use By-law (Community of Wentworth/Bedford South)	3
4.	Beaver Bank Community Centre	7
5.	Adjournment	8

1. **CALL TO ORDER**

The meeting was called to order at 7:00 p.m. in the Cafeteria at Basinview Drive Community School, 273 Basinview Drive, Bedford.

2. **APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS**

Added Item: Beaver Bank Community Centre - Councillor Johns

MOVED by Councillor Johns, seconded by Councillor Goucher to approve the Order of Business as amended. MOTION PUT AND PASSED.

3. **PROJECT 00086 - SECONDARY PLANNING STRATEGY FOR BEDFORD SOUTH UNDER THE BEDFORD MUNICIPAL PLANNING STRATEGY AND LAND USE BY-LAW (COMMUNITY OF WENTWORTH/BEDFORD SOUTH)**

At the meeting of North West Community Council held on March 27, 2002, Community Council had been in receipt of a report dated March 20, 2002 regarding this matter and had agreed that the matter be tabled and that a Special Council Session be held to further consider the matter.

An Addendum Report dated April 3, 2002 was also before Community Council in response to three recommendations made by North West Planning Advisory Committee and the Bedford Waters Advisory Committee, as well as an oversight recognized by staff.

In attendance on behalf of Clayton Developments were: Mike Hanusiak, Vice-President, Strategic Planning, Mike Willett, Vice-President, Development, Andrew Connors, Architect and Earl Richardson, Operations.

Paul Morgan, Planner provided an overview of report with the aid of overheads.

In response to questions raised by Councillors, Mr. Morgan and Mr. Hanusiak, Clayton Developments added the following information:

- With regard to development of neighbourhoods in order A to F, the policy stipulates that prior to the interchange being constructed, development would be in neighbourhoods, A B or C.
- 40' frontage lots would be on the western side (at the top of the map) with minimum 12' separation between the structures. The road would be 50' wide. 40' lots will allow for greater separation distances. Plans were provided on what was envisioned on a 40' lot - the house would include a garage.

- The Municipal Planning Strategy calls for sidewalks on collectors on both sides but on local streets one side only is required. Before the Development Agreement application comes back, clarification will be obtained as to the designation of certain streets and, therefore, the requirement for sidewalks on both sides.

With regard to the Addendum Report dated April 3, 2002, Mr. Morgan provided an overview of the Recommendations and the Discussion portion of the report.

With regard to the first recommendation, Councillor Goucher stated that the matter was brought up directly with relation to the Bedford Highway yet the Bedford Highway is not mentioned, unless you consider the Bedford Highway within the planning area. He questioned whether or not the reference was to deterioration of traffic within the subdivision itself as opposed to the Bedford Highway. He wanted to have the main arterial, the Bedford Highway, included.

With regard to Nine Mile Drive, Councillor Goucher stated he could see the reverse happening from what staff is indicating. Moirs Mill Road is beyond capacity now with two connections to Crestview. There would be no question that if the interchange opens, there would be traffic coming up Crestview through Nine Mile Drive which will be devastating to the area. Until the road is completed around the lake to Hammonds Plains Road, there would be pressure on Crestview if the connection is made too early given the layout and design of Crestview subdivision. Prior to allowing for a connection if the road around Paper Mill Lake is not in place, he would like to see a Traffic Impact Study carried out which will assess the impact on the Oceanview Drive area.

Ms. Gloria Lowther, a member of North West Planning Advisory Committee and Mr. Don Lowther, Chairman of Bedford Waters Advisory Committee were in attendance with regard to this matter. Upon request of Councillor Goucher, Community Council agreed to hear from these two people.

Mr. Don Lowther, Chair, Bedford Waters Advisory Committee, with regard to the recommendation for inclusion of a start and completion date for the new interchange, advised that there could be 999 units built with no interchange. The request was for a sunset clause that the interchange would have to be completed on a certain date after the completion of a certain number of homes.

Mr. Morgan indicated that part of the financial plan was that HRM would be collecting infrastructure charges to help pay for the interchange. If the developer or property owners walked away, they would be leaving a considerable amount of money on the table and a considerable amount of land undeveloped.

Mr. Hanusiak advised the way the project has to proceed is dictated by the availability of water and sewer services and they have to start along the Bedford Highway. Regional

Council, as well as giving approval to the Master Plan, must also give approval for a capital cost program which will be key to the project. Royale Hemlocks has capability for 1000 units. The 2000 unit threshold was identified as capable along the Bedford Highway before it reaches threshold. Clayton has about 1000 units to develop in the area in advance of the interchange. The Royale Hemlocks developer is required by 2003 to bring Larry Uteck through Emscote lands. If market conditions hold, a certain area can develop within six years.

Mr. Hanusiak then explained the situation regarding development by the availability of water and sewer services. Clayton expects to make a fiscal contribution to the interchange. The use of the interchange is expected by year Eight.

Mr. Morgan stated he had misinterpreted the question; he understood it was by a certain calendar date. He suggested that because there is going to be a report regarding the financial plan, the issue can be addressed at that time and, if need be, policies can be introduced in the planning strategy at that time.

Community Council requested that staff work on wording to provide better assurances to the community that the interchange will be constructed within the time frame indicated.

Mr. Lowther asked if Nine Mile Drive would be increased in width. In response, Councillor Goucher advised he understood the actual physical right of way is there but it was never built to that standard.

Mr. Lowther asked if HRM was looking at correcting this in the near future, not when the street is opened up. In response, Councillor Goucher said it was critical that property lines be clearly delineated early on because a lot of people think their property is as it exists at present.

Mr. Mike Willett suggested tying this situation into the traffic study.

Deputy Mayor Harvey raised the issue of transit and transportation. Mr. Hanusiak advised, in response, that there would be transit capability in advance of the interchange.

Councillor Johns raised the issue of pathways. In response, Mr. Hanusiak advised they would be paved and fenced.

Councillor Goucher referred to an HRM Bikeway Task Force and asked if bike lanes were being considered. In response, Mr. Hanusiak advised that the need for a dedicated route for bicycles was not seen as the majority of the streets would be local streets and Larry Uteck Boulevard would not be appropriate because of the grades.

Councillor Goucher referred to the HRM Sable Gas Committee and asked if any consideration would be given to installation of natural gas at the time of development with the area being an anchor development. In response, Mr. Earl Richardson advised that if the required approvals were in place, there would be no problem.

Ms. Gloria Lowther, a member of North West Planning Advisory Committee submitted a list of questions/concerns; however, a number of these were answered during the course of the presentation and discussion to date.

Referring to page 6 and attachment 3 of the Staff Report, Ms. Lowther expressed concern about the proposal to remove Policies R2A and R3 from the Municipal Planning Strategy. She felt that this particular development was far away from the Jack Lake land assembly and the area that the two policies mention. She felt they could be removed at a later date but should remain for now.

Councillor Goucher advised that Austin French, Planning had called him regarding this matter at which time the Councillor expressed concern with the removal of any policies from the Planning document without the advisory committee having the opportunity for comment. He requested that for now, he would like the policy removed and it could be reviewed by Planning Advisory Committee at some time in the future. These policies have to do with the expansion of the municipal development boundary.

With regard to Page 15, Policy RN-4, Ms. Lowther felt that residential should be deleted (as it should apply to both residential, commercial, etc) and should apply to both the Land Use By-law and Municipal Planning Strategy. In response, Mr. Morgan advised that the policy was under the Residential section and he could move it up if it applied to all development at the beginning by adding a second policy under the Community Plan.

With regard to budget implications on Page 7, Ms. Lowther questioned reimbursement. In response, Mr. Hanusiak provided explanation.

With regard to Page 20, Environmental Protection, Ms. Lowther stated there was nothing under Objectives and suggested that an additional objective could be added referring to minimum site disturbance and maximum tree retention. In response, Mr. Morgan agreed to include wording to that effect.

MOVED by Councillor Goucher, seconded by Councillor Johns to recommend that Regional Council:

- 1. Give First Reading and schedule a Public Hearing to consider amendments to the Bedford Land Use By-law and Municipal Planning Strategy;**

2. **Approve the amendments to the Bedford Municipal Planning Strategy and Land Use By-law, presented as Attachments III and IV of the Staff Report dated March 20, 2002 with the amendments recommended in the Addendum Staff Report dated April 3, 2002 with the following additional amendments:**
 1. **Clause (a) of Policy MS-7 be revised to not allow a connection to Nine Mile Drive in Crestview Subdivision until such time as a traffic study has been undertaken to determine the traffic impact within the road networks serving Crestview and Paper Mill Lake Subdivisions with particular consideration given to Oceanview Drive in Crestview Subdivision and the need for upgrading Nine Mile Drive;**
 2. **Specific reference be made to the Bedford Highway in the revised Policy MS-8, presented in the Addendum Staff Report;**
 3. **Policies R-2A and R-3 not be deleted from the Bedford Municipal Planning Strategy and that this recommendation be referred to the North West Planning Advisory Committee for further consideration;**
 4. **Policy RN-4 be amended to read that, unless otherwise specified by this planning strategy, the development standards under both the Municipal Planning Strategy and Land Use By-law are to be applied to all development within the Secondary Planning Strategy;**
 5. **Include minimizing site disturbance and maximizing tree retention as an objective under the environmental section.**

MOTION PUT AND PASSED UNANIMOUSLY.

At this time, Councillor Goucher expressed appreciation to staff members involved, representatives from the advisory groups, the other members of Community Council and the developer for all the work required on this project.

Mr. Hanusiak, on behalf of Clayton Developments, expressed thanks and appreciation to Mr. Morgan for all his work and long hours spent on this proposal.

4. **ESTABLISHMENT OF AN AREA RATE FOR BEAVER BANK COMMUNITY CENTRE**

**MOVED by Councillor Johns, seconded by Councillor Goucher to request a Staff Report from both Finance and Recreation regarding the establishment of an area rate for a Community Centre for Beaver Bank in conjunction with the Fire Hall.
MOTION PUT AND PASSED.**

5. **ADJOURNMENT**

On a motion from Councillor Goucher, the meeting adjourned at 8:40 p.m.

Sandra M. Shute
Assistant Municipal Clerk