

**NORTH WEST PLANNING ADVISORY COMMITTEE**

**MINUTES**

**APRIL 2, 2003**

THOSE PRESENT: Delphis Roy, Chair

Ann Merritt  
Gloria Lowther  
Karen Stadnyk  
George Murphy  
Robert Morgan  
Roddy Macdonald  
Tony Edwards  
Jan Gerrow  
Councillor Len Goucher

ALSO PRESENT:

Paul Morgan, Planner  
Thea Langille-Hanna, Planner  
Gail Harnish, Admin/PAC Coordinator  
Sandra Shute, Legislative Assistant

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1. **CALL TO ORDER**

The meeting was called to order at 7:00 p.m. in the Charles Fenerty Room, Sackville Library, 636 Sackville Drive, Lower Sackville. The Chair welcomed two new members, Roddy Macdonald and Robert Morgan, both representing District 20. For the benefit of the new members, everyone around the table introduced themselves.

2. **APPROVAL OF AGENDA**

Added Item: Bedford Waterfront Development Focus Group - Gloria Lowther

**MOVED by Jan Gerrow, seconded by Tony Edwards to approve the Agenda as amended. MOTION PUT AND PASSED.**

3. **APPROVAL OF MINUTES - FEBRUARY 5, 2003**

**MOVED by Ann Merritt, seconded by Gloria Lowther to approve the Minutes of meeting held on February 5, 2003 as circulated. MOTION PUT AND PASSED.**

4. **BUSINESS ARISING OUT OF THE MINUTES**

Karen Stadnyk remarked that it was very timely to amend the floodplain of the Sackville River given the rain event on March 31, 2003.

Councillor Goucher referred to the rain event of March 31, 2003 as well and expressed concern, not only with this but with the Brison development which was recently approved and which would use the same drainage area. He understood this rain event was considered a 1:5 event and expressed concern given the change in the flashpoint of the Sackville River. He suggested that Planning groups will have to look at this more closely and be more cognizant of their surroundings because things are changing.

5. **CASE 00543 - AMENDMENTS TO THE BEDFORD MUNICIPAL PLANNING STRATEGY AND LAND USE BY-LAW**

A Staff Report dated March 13, 2003 was before the Committee. This application had been before Regional Council on March 18, 2003 but, at that time, it was referred back to North West Community Council as requested by Councillor Goucher and was, therefore, before the Committee at this time.

Ms. Thea Langille-Hanna, Planner advised that the request from staff to Regional Council was to approve the initiation of the process to amend the Bedford Municipal Planning Strategy and

Land Use By-law and request that staff follow the public participation program as approved by Council in February, 1997. Regional Council agreed on March 18, 2003 that prior to making that determination, they wanted to have comments from the Planning Advisory Committee.

Ms. Langille-Hanna then provided an overview of the request and information on the situation regarding the subject property. The current request is for one four-storey multiple containing 24 units, one four-storey multiple containing 16 units and four townhouses with a considerable amount of natural open space and private recreation space throughout the site. She advised that staff indicated in 1996 that because of the constraints on the property, commercial uses might not be the most appropriate use for the site, despite what policy indicated. Staff felt that if a developer were to come forward with a change for something other than commercial, staff would consider it through a plan amendment process. When the request came forward, with the close proximity to residential development in the area, the recent approval of Neighbourhood A and C in Bedford South and the existing site constraints of Wyatt Road and Wyatt Brook, staff felt there was merit in entertaining the public participation process and exploring the site in more detail.

Jan Gerrow asked for clarification on the two parcels not shaded in and whether or not they were exempt. In response, Ms. Langille-Hanna advised the two separate parcels of land along the Bedford Highway are privately owned. Ms. Langille-Hanna went on to describe the whole of the area in question.

Gloria Lowther referred to the properties between the area in question and Bedford South and asked for clarification. In response, Ms. Langille-Hanna advised the properties access off Wyatt Road. Wyatt Road is a private road now and continued access would have to be considered in the future.

Jan Gerrow asked what has been approved for Bedford South insofar as residential versus commercial is concerned. In response, Ms. Langille-Hanna provided the information by way of a map and indicated that what would be in close proximity of the shaded area on the map would be two commercial properties and two multiples.

Jan Gerrow stated that she understood there was supposed to be small commercial properties along the Bedford Highway as part of the Crestview CCDD but acknowledged there were problems with putting commercial on the property when there were private landowners but, however, she had concerns with a change to residential. In response, Ms. Langille-Hanna advised that the position of Wyatt Road and Wyatt Brook has created development difficulties from a commercial perspective with regard to building size and adequate parking to support the visibility. Where there is visibility to the site, there is either a road or the brook.

Councillor Goucher said he wanted to see this matter before the Committee because during the budget debate, it was made clear that residential development, from the standpoint of the tax base, does not carry its weight and commercial development is required to ensure that the services provided by the Municipality are maintained. More and more commercial land is being eaten up and apartment buildings being built instead. A healthy ratio was considered to be 60:40 but HRM is now 75:25 and the spread is becoming greater. With no disrespect to the developer, he was concerned when he saw the propensity towards multiple unit development on the Bedford Highway. He acknowledged that the property in question was a difficult piece of land to develop and also acknowledged that commercial uses are best suited for arterial highways, which includes the Bedford Highway.

Delphis Roy questioned whether or not commercial development would follow residential development.

In response, Councillor Goucher acknowledged there was a 24-hour Sobeys nearby and higher density development was good along collector and arterial highways. Councillor Goucher continued that in 1996 when the Municipal Planning Strategy was reviewed, people in the community were getting tired of multiple residential development.

Karen Stadnyk stated she could see the point about the brook and the road but asked why there was no commercial proposed where the four-unit townhouses were proposed. In response, Mr. Amir Arab, on behalf of O.L.L. Leasing and Holdings Limited, advised that visibility and access were issues for commercial off the Bedford Highway.

Gloria Lowther asked for confirmation that the three-acre parcel of land is not entitled to any residential if the CCDD is followed as it stands. Responding, Ms. Langille-Hanna confirmed this to be the case; the site would have to be developed solely commercial.

**MOVED by George Murphy, seconded by Roddy Macdonald to advise North West Community Council that the Committee supports the staff recommendation that Regional Council approve the request to initiate the process to amend the Bedford Municipal Planning Strategy and Land Use By-law to consider residential development on the remaining undeveloped portion of the Crestview CCDD (Commercial Comprehensive Development District) rather than the required commercial development and that Regional Council request staff to follow the public participation program as approved by Council in February, 1997.**

Tony Edwards advised he was involved with the review of the Municipal Planning Strategy in 1996 and did not like the idea of tearing the MPS apart again.

Ann Merritt questioned the capacity of the sewage treatment plant insofar as changes in land use are concerned and whether or not these types of changes were factored in. In response, Councillor Goucher provided information on the capacity of the Sewage Treatment Plant in Bedford at this time and in the future.

Councillor Goucher referred to the review of the MPS in 1996 at which time the CCDD was targeted. Because of staff at present being seconded to Regional Planning, there was no opportunity to review individual MPSs and this means that many amendments are coming forward.

Karen Stadnyk suggested the area proposed for the four-unit townhouse could be a small commercial building because visibility might not be an issue and the right type of business could be viable. Given the flooding problems with the Sackville River, she questioned how close to the brook setbacks should be and what would be the implications of flooding in the future.

In response to Ms. Stadnyk, Ms. Langille-Hanna advised that whether it was commercial or residential, staff would be faced with problems with parking and potential flooding but did not think these issues would have to be resolved to initiate the process. These issues would have to be looked at if the proposal goes further.

#### **MOTION DEFEATED.**

Discussion then took place on whether or not the Committee could support a modification to the proposal so that at least commercial is considered in the area where the four townhouses are located, i.e. with a mix of commercial and residential for the whole property. Subsequently, the following motion was passed:

**MOVED by Roddy Macdonald, seconded by Jan Gerrow that the Committee recommend to North West Community Council that Regional Council initiate an amendment process if there is a mixed use commercial/residential proposal brought forward. MOTION PUT AND PASSED.**

#### **6. OVERVIEW - BEDFORD WEST MASTER PLAN**

The Staff Report dated January 17, 2003 to Regional Council had been circulated to Committee members prior to the meeting.

Mr. Paul Morgan, Planner provided background information which included the following:

- Background information on Regional Council's decision to have Planning Staff initiate a Master Planning exercise for lands owned by Annapolis Group Inc. and surrounding lands.
- Formation of a Public Participation Committee with representation from citizens from the three affected polling districts: two representatives from Prince's Lodge/Clayton Park; four representatives from Bedford and two representatives from Hammonds Plains.
- In the end, if there are changes to the Bedford Municipal Planning Strategy, Planning Advisory Committee would have involvement.
- Information on the boundaries of the areas to be included in the study.
- Options available to Annapolis for development as far as sewage treatment and capacity are concerned.
- Watershed drainage areas.
- The whole idea of master planning is to plan a community ahead of time and allows agencies the opportunity to budget. A planned community would provide better opportunity for design to provide public transit, road design, schools.

Mr. David Nantes, Vice-President, Annapolis Group Inc. then provided information on the concept plans, concentrating primarily on Area 1, Area 2-A and a portion of Area 3. His presentation included information on:

- Bedford West Regional Context
- Bedford West Lands
- Bedford West Land Use
- Highway systems and street network
- Residential component - high density, low density
- Commercial, Institutional, Parkland and Open Space components
- Sanitary Sewer Service and Water Service
- Bedford West Watershed Plan
- Stormwater Drainage Area

A short question and answer period took place during the presentation. Mr. Nantes circulated copies of a report entitled "Bedford West Master Planned Community Report - March 2003".

## **7. STATUS UPDATES**

### **7.1 Monthly Status Sheet**

Provided for information purposes.

### **7.2 Decisions of Community Council and Regional Council**

Provided for information purposes.

8. **NEW BUSINESS**

8.1 **Bedford Waterfront Development Focus Group**

Gloria Lowther advised that she had been asked to attend the meetings of the Bedford Waterfront Development Focus Group as the Bedford representative from PAC. There will be an Open House where proposed plans will be provided to the public re Phase II of the waterfront in the near future.

9. **NEXT REGULAR MEETING DATE** - Wednesday, May 7, 2003

10. **ADJOURNMENT**

The meeting adjourned at 9:00 p.m.

Sandra M. Shute  
Legislative Assistant