

**NORTH WEST PLANNING ADVISORY COMMITTEE
PUBLIC INFORMATION MEETING
MINUTES**

January 19, 2005

PRESENT: Ms. Ann Merritt, Chair
Ms. Karen Stadnyk
Mr. George Murphy
Ms. Gloria Lowther
Deputy Mayor Len Goucher
Ms. Jan Gerrow

REGRETS: Councillor Brad Johns

STAFF: Ms. Thea Langille-Hanna, Planner II
Ms. Sheilagh Edmonds, Legislative Assistant

1. CALL TO ORDER/OPENING COMMENTS

The Chair called the meeting to order at 7:00 p.m. in the cafeteria of the Basinview Drive Community School

2. PUBLIC PARTICIPATION:

Case 00690: Application by O.L.L. Leasing and Holdings Limited to amend the Bedford Municipal Planning Strategy to permit an increased residential component within the Crestview CCDD and permit a mixed use development by development agreement.

C A staff report originally prepared for Halifax Regional Council for a November 9, 2004 Council meeting was submitted.

Ms. Langille-Hanna, Planner II, reviewed the request by O.L.L. Leasing and Holdings Limited to amend the Bedford Municipal Planning Strategy and Land Use Bylaw to consider a mixed use residential/commercial development in Phase II for the Crestview CCDD.

Ms. Langille-Hanna began her remarks by explaining a Plan Amendment and she then gave background information on the project under consideration. She explained the CCDD zoning of this site and advised that the developer is requesting consideration of providing residential development instead of a commercial component to the site.

She concluded by advising that staff would like to get the community's feedback on the proposal to turn the commercial component into residential.

Various speakers addressed the Committee with concerns noted as follows:

- C height of condominium development and if it will impact the view of the Summer Cove condominium development; preference stated of no more than two or three stories high
- C any blasting would be a concern
- C additional traffic on the Bedford Highway

C would want to see retention of mature trees.

C would condo development sit on top of the cliff or would the cliff be blasted

Mr. Cesar Salah, addressed the Committee members and members of the public and advised that he was a consultant for the developer. He presented a proposal for the site and noted that at this stage in the process, it was very preliminary and he would like to get the community's feedback.

Using a schematic of the site, he explained that instead of a commercial component, they are proposing a mixed use residential/commercial component, consisting of four townhouses, and a 36-unit four story building, and a small neighborhood commercial component.

Highlights of the merits of the proposal, were outlined as follows by Mr. Salah:

- C they will be using only 20 percent coverage of the site. The area is three acres but because of the challenges of the site, only using 20 percent coverage of the site. An advantage in this is that a lot of mature trees can be retained
- C residential is more compatible to the area
- C the brook which runs through the site makes it undesirable for commercial development
- C meets the MPS that deals with architectural landscaping and streetscape
- C the subject parcel is serviceable
- C Wyatt Road will be upgraded providing easier access for snow and garbage removal

Mr. Salah advised that the information they have yet to provide is as follows:

- elevation and floor plans
- environmental assessment of the site
- environmental study of the brook setback
- tree preservation and landscape plan
- traffic impact study
- storm/sanitary and water schematic design.

Mr. Salah and Ms. Langille- Hanna responded to questions regarding the following concerns:

- C removal of trees along the highway

- C the cliff and if blasting were going to be part of construction
- C four stories to the condominium is too high
- C Chandler's Cove development was cited as an example of good residential development to follow that would deviate from the usual condominium development.
- C suggestion that surrounding community would be supportive of residential development if the view plane was lowered.

In closing, Mr. Salah thanked everyone for attending and providing their input, and pointed out that the questions raised here this evening and suggestions will be taken under advisement as the developer refines his proposal. He indicated that as they go through the refinement process there will be further public meetings. As well, Mr. Salah advised that he would provide his business card to anyone and suggested that they call if they have further questions.

Ms. Langille-Hanna concluded the meeting by advising of the next stage in the process and she thanked everyone for attending. She advised anyone to contact her should they have further questions.

The meeting adjourned at approximately 8:30 p.m.

Sheilagh Edmonds
Legislative Assistant