

**NORTH WEST PLANNING ADVISORY COMMITTEE
PUBLIC MEETING**

September 12, 2005

MINUTES

PRESENT:

Ms. Ann Merritt, Chair
Mr. George Murphy
Ms. Barb Grant
Mr. Walter Regan
Ms. Gloria Lowther
Deputy Mayor Len Goucher
Mr. Joel Matheson

REGRETS:

Councillor Brad Johns
Mr. Warren Hutt

STAFF AND OTHERS:

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

TABLE OF CONTENTS

1.	Call to Order	3
2.	Public Participation: Case 00762 - Application by Caohmin Consulting to amend the Bedford Municipal Planning Strategy and Land Use By-law to enable a mixed use Residential (Multiple Unit Dwellings and Townhouse) and Commercial Development between Southgate Drive and Glenmont Avenue on the South Side of the Bedford Highway	3
	Staff Presentation - Thea Langille-Hanna	3
3.	Closing Comments	7
4.	Adjourn	7

1. Call to Order

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

2. Public Participation: Case 00762 - Application by Caohmin Consulting to amend the Bedford Municipal Planning Strategy and Land Use By-law to enable a mixed use Residential (Multiple Unit Dwellings and Townhouse) and Commercial Development between Southgate Drive and Glenmount Avenue on the South Side of the Bedford Highway

Staff Presentation - Thea Langille-Hanna

Ms. Thea Langille-Hanna, Planner II advised that the purpose of this evening's meeting is to gather public comment on the proposed application and that no decisions would be made this evening. In her remarks she reviewed the current uses of the property in question and reviewed the proposed application involving a mixed use development. She also explained that this application involved an amendment to the Bedford Municipal Planning Strategy and she briefly elaborated on the Plan Amendment process.

Ms. Langille-Hanna put forward questions and asked for feedback regarding issues or concerns surrounding the questions. The questions are as follows:

- C Is the site a reasonable location for a mixed use development?
- C Is the site a reasonable location for a building greater than 3 stories above the Bedford Highway?
- C What type of residential development is reasonable for the area, i.e. single family, townhouse, or multiple unit (apartment building)?

The following people addressed the Committee and provided comments:

Mr. Bob Spriggs, Glenmont Avenue:

- S has no objection to the proposal; asked that there not be any driveway exiting on Glenmont, and have any excess traffic going to the Bedford Highway instead.
- S questioned if there was a grandfather clause re viewplanes and certain heights. Ms. Langille-Hanna advised that there was no legislated viewplane in this area of Bedford.

Donna Bowdridge, Millview Avenue

- S noted a number of concerns with Map 3.

Devena Davis, Dowell Drive

- S expressed concern about traffic on the Bedford Highway with a multiple unit dwelling.
- S questioned how this proposal relates to the Regional Plan, and why this matter was being dealt with now, when waiting for the Regional Plan. Ms. Langille-Hanna responded and noted that the Regional Planning staff have reviewed this.

Cynthia Creaser, Glenmont Avenue

- S expressed concern about any proposal more than 3 stories high and the impact it will have on their property value if her view is blocked; concerned about traffic and whether this proposal would be precedent setting for more apartment buildings along the Bedford Highway.
- S indicated that the trees provide protection in regard to noise levels.
- S suggested the demographics are changing because staff is allowing them to change.

Robert Houle, Southgate Drive

- S advised that when he bought on Southgate he had an understanding of the development but was not aware of the amount of apartments and condominiums coming up along the Bedford Highway and is not in support of this whatsoever. In response, Ms. Langille Hanna suggested Mr. Houle speak with her after the meeting as she was involved in the Bedford South Planning Strategy and could provide him background information.
- S addressed the issue of density and questioned what the area would be like in 20 years.

A resident of 13 Glenmont Avenue spoke in opposition to the construction of an apartment building.

Terry Robbins, Locke Street

- S expressed concern about traffic and felt the proposal should not go beyond three stories .
- S questioned if there were height restrictions. In response, Ms. Langille-Hanna advised that in this area it is 3 stories.

Jennifer Houle, Southgate Drive

- S advised that traffic was a concern for her. She questioned if anything was being done to prevent further development along the Bedford Highway until the traffic situation is addressed. In response, Ms. Langille-Hanna advised of future initiatives HRM has in the area that will

address some traffic concerns. She also indicated that the Plan allows for a fair number of houses yet to be built.

Patricia Chalmers, Halifax

S expressed concern about additional traffic; highlighted the importance of the aesthetics and preserving the character of the neighbourhood.

Betty Ann Channell, Glenmont Street

S opposed to the proposal; noted that she put an addition on her house so she can enjoy the view; does not support 4 stories; concerned about traffic.

Joel Matheson, member of NWPAC

S noted that development demographics were changing and asked if there were other examples in the area where this has taken place. In response, Ms. Langille-Hanna advised that she is dealing with three applications of a similar nature. She suggested the question asked of staff is if the policy put in place 10 years ago is reasonable today, and noted that it was through meetings like this that staff gather information.

Ken Read, Glenmont Avenue

S suggested the developers are building 'slums of tomorrow'

Basil Miller, Glenmont

S noted that all the comments have been negative and advised that he wondered what people really think about the proposal.

In concluding her part of the presentation, Ms. Langille Hanna summarized the overall concerns noted as follows: natural vegetation and environmental protection is important; multiple unit dwelling is not favoured; no comment was made in regard to whether townhouses would be favourable; nothing more than 3 stories in height; protect existing views; driveway access; and traffic on the Bedford Highway.

Ms. Langille Hanna advised that the Developer would then present one of the options they are considering for the site.

Kevin Riles, President and CAO of Caohmin Consulting and representing Cresco, addressed the Committee and members of the public and provided a presentation on his development, entitled Southgate Village. Prior to his presentation, Mr. Riles introduced Mr. Dan Goodspeed, noting he was the architect on the project.

In his remarks, Mr. Riles advised that his proposal is consistent with the spirit and intent of the 1996 Municipal Planning Strategy. He added that the proposal has a village concept and vision. He noted that the intention for the multiple unit is for condominiums and that it would

have underground parking. As well, there would be a commercial component comprised of offices along the lines of what the Hydrostone. Mr. Riles advised that with regard to traffic, it is their intention to have the least possible impact on Glenmount. Other aspects of the development highlighted by Mr. Riles include a compact building design; significant use of stone and brick; create open space - pocket park; sidewalk along the Bedford Highway - from Southgate to Glenmont; trees and landscaped; and pedestrian friendly.

In his remarks Mr. Riles provided a guarantee to the residents that, with regard, to anything on the Glenmount side, and for the residents of The Tides, their views would not be blocked. He also pointed out that they have completed a traffic study and this will be circulated to Ms. Langille-Hanna

Mr. Riles responded to questions.

The following comments were noted:

Robert Houle

S presentation still has not changed his mind; area should be retained as is; noted that he lived on Southgate and when the trees were bulldozed for The Tides development, the area flooded out.

In response to concerns raised about Glenmont Avenue and traffic turning in this area, Mr. Riles advised that he would ask his transportation staff to look into this and see if there is alternative access of the Bedford Highway.

In response to a comment raised about tree cutting, Ms. Langille-Hanna advised that she would investigate whether or not trees were cut in the nondisturbance zone.

3. Closing Comments

In concluding, Ms. Langille-Hanna advised that there will be a second public meeting, and at that time, the developer will have detailed proposal. She invited anyone with concerns or questions to call her.

4. Adjourn

The Chair thanked everyone for coming out this evening and providing their comments and questions. She noted that North West Planning Advisory Committee meetings are open to the public, if they wish to observe, and invited anyone in attendance to attend the meeting when this matter is brought before the Committee.

The meeting adjourned at 8:55 p.m.

Sheilagh Edmonds
Legislative Assistant