

NORTH WEST PLANNING ADVISORY COMMITTEE
MINUTES

December 5, 2007

PRESENT: Ms. Ann Merritt, Chair
Mr. Walter Regan
Mr. Caylum Evong
Ms. Gloria Lowther
Mr. Jim Sullivan
Ms. Jessica Alexander
Councillor Gary Martin
Councillor Bob Harvey

REGRETS: Mr. Warren Hutt

ABSENT: Mr. Lorne Piercey
Councillor Brad Johns

STAFF: Mr. Joseph Driscoll, Planner
Ms. Leticia Smillie, Planner
Ms. Gail Harnish, PAC Coordinator
Ms. Melody Campbell, Legislative Assistant

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1. CALL TO ORDER

The meeting was called to order at 7:00 p.m. at 636 Sackville Drive, Sackville Library.

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

Additions:

- 7.1 Correspondence from Bedford Volunteer Recognition Committee
- 7.2 2008 Meeting Schedule

MOVED by Mr. Regan, seconded by Councillor Martin, that the Order of Business, as amended, be approved. MOTION PUT AND PASSED.

3. APPROVAL OF THE MINUTES

MOVED by Councillor Martin, seconded by Mr. Regan, that the minutes of November 7, 2007 as presented, be approved. MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES - NONE

5. REPORTS

5.1 Case 01044: Development Agreement - Church and Residential Development

Ms. Smillie, Planner, presented Case 01044: Development Agreement - Church and Residential Development.

The following issues were brought forward after the presentation:

Mr. Evong questioned how far will Municipal Services extend on Sackville Drive. Mr. Driscoll advised that services will go out to include the Lively Subdivision, as far as Rosemary Drive.

Mr. Regan was very pleased to see that 2/3 of the property was to remain green. He also had a few questions to be addressed:

- In regard to oil grit separators, are they required. Ms. Smillie advised that this is to be negotiated.
- Are they paying lot service charges. Ms. Smillie added that they will be paying for extension of services but no lot services charges.
- Will there be grey water recycling. Ms. Smillie advised she did not believe so.
- Will there be sidewalks. Ms. Smillie replied that there will be sidewalks on one side.

MOVED BY Ms. Alexander, seconded by Mr. Evong that the North West Planning Advisory Committee recommend that the North West Community Council:

- 1. Move Notice of Motion to Consider a development agreement to permit a church and residential development at the corner of Melham and Sackville Drives, Sackville, as shown in Attachment "A", and schedule a public hearing.**
- 2. Approve the proposed development agreement to permit a church and residential development as shown in Attachment "A"; and**
- 3. Require that the agreement be signed within 120 days, or any extension thereof granted by Council on the request of the applicant, from the date of final approval by Council and any other bodies as necessary, whichever approval is later, including applicable appeal periods; otherwise, this approval will be void and obligations arising hereunder shall be at an end.**

MOTION PUT AND PASSED.

5.2 Case 01082: Non-Substantial Amendment and Review of Detailed Plans - Phase 1 of the Bedford Waterfront Development Project

Mr. Joseph Driscoll, Planner, presented Case 01082: Non-Substantial Amendment and Review of Detailed Plans - Phase 1 of the Bedford Waterfront Development Project. Mr. Driscoll introduced Mr. Dave Hitchie, Representative of Provident Development Inc., who is observing the meeting this evening.

The following issues were brought forward after the presentation:

Ms. Lowther inquired as to the width of proposed passageways. Mr. Driscoll advised the passageways are approximately 30-40 feet wide. Ms. Merritt requested clarification if this width is building to building. Mr. Driscoll added that this is building to building including landscaping, so walkways would be approximately 18 feet wide.

Mr. Evong asked if the underground parking will be located in the westerly corner and how many access ways are available. Mr. Driscoll replied that there will be one access way to the underground parking and it is located in the westerly corner.

Councillor Martin added he was very pleased that the visioning people were brought into the process.

Mr. Regan had a few questions to be addressed:

- Is the development built to lead standards. Mr. Driscoll advised no.

- Is the discharge pipe from the sewage plant near the buildings. No it is not near the building.
- Is there ample sewage capacity. Mr. Driscoll replied yes, ample capacity.
- Does the developer plan a tunnel or road to cross railway tracks. Mr. Regan added due to the increase in residents, the tracks are dangerous, more people, more opportunity for an accident. At this point, no crossing is planned.
- Mr. Regan likes the underground parking, is there any way to have more underground and less above-ground parking. Mr. Driscoll replied no, that the above ground parking is the lowest amount that they can provide.
- Are oil water separators required. Yes, they are provided on the drains in the parking lot and parking garage.
- He is pleased to see the amount of trees on site, they will be needed due to the wind effect.
- Are the washrooms open to the public. There will be public washrooms built by HRM, with contribution by the developer, located by the sewage treatment plant.
- Will the view planes be obstructed. Mr. Driscoll advised no they would not.
- Is there a requirement to have 5%-10% green area. Mr. Driscoll replied no, although there is significant landscaping on the plan.
- Who is developing the walkway. The developer is building the walkway, the WDCL will be maintaining it.
- Will there be grey water recycling. Mr. Driscoll advised there is no grey water recycling.

Ms. Alexander asked if these are condo units. Mr. Driscoll clarified that they are condo units. She asked if the development fulfills the recreational requirements. Yes, some recreational areas are open to the public, some facilities will be available for residents only.

Councillor Harvey advised that Regional Council is focusing on Green Development. He noted that staff and developers must become aware and begin to take this into consideration. As communities become greener, this issue is coming forward as a priority.

Councillor Harvey also noted the lack of connectivity between the Waterfront and Mill Cove, adding that this is an area that needs to be addressed. Visioning would be an effective process to assist in this matter.

Ms. Merritt requested clarification on how the amount of glazing on each building differed, adding that building 400 has much more glazing, Mr. Driscoll advised each building is different with distinct areas of glazing. He added that most of the glazing is facing the waterfront.

Ms. Lowther added that it is nice to see interesting features on this development. As noted by the developer, they wanted to have complimentary features using symmetry to create an attractive design.

MOVED BY Councillor Martin, seconded by Ms. Lowther that the North West

Planning Advisory Committee recommend that the North West Community Council:

1. Approve the proposed amending development agreement, set out in Attachment A of the attached report, to permit a mix of residential and commercial uses and an increase to the maximum amount of wall openings devoted to windows and window glazing for the two undeveloped buildings on site 3.2 of the Bedford Waterfront lands;
2. Require the proposed amending development agreement be signed and delivered within 120 days, or any extension thereof granted by North West Community Council on request of the applicant, from the date of final approval of said agreement by North West Community Council and any other bodies as necessary, whichever is later, including any appeal periods. Otherwise this approval shall be void and any obligations arising hereunder shall be at an end; and
3. Upon expiration of the appeal period for the proposed amendments, approve the detailed plans submitted by Provident as being consistent with the intent of the development agreement, as set out in Attachment A of the attached report.

MOTION PUT AND PASSED.

6. STATUS UPDATES

6.1 Status Sheet Updates

Ms. Harnish, Mr. Driscoll and Ms. Smillie provided an update to the status sheet.

6.2 Decisions of Community Council

Ms. Harnish provided an update of the approvals as noted in the North West Community Council Action Summary.

7. ADDED ITEMS

7.1 Correspondence from Bedford Volunteer Recognition Committee

The Bedford Volunteer Recognition Committee sent in a letter requesting North West Planning Advisory Committee nominate a volunteer. Councillor Martin agreed to appoint a volunteer to receive this recognition.

7.2 2008 Meeting Schedule

2008 Meeting Dates were distributed to the Committee.

8. NEXT REGULAR MEETING DATE

The next meeting is scheduled for Wednesday, January 2, 2008 at 7:00 pm. Election of Chair and Vice Chair will take place at the January meeting.

9. ADJOURNMENT

The meeting was adjourned at 8:00 p.m.

Melody Campbell
Legislative Assistant