

NORTH WEST PLANNING ADVISORY COMMITTEE  
MINUTES

September 2, 2009

PRESENT: Mr. Walter Regan, Chair  
Ms. Gloria Lowther  
Mr. David MacLean  
Mr. John Zobaric  
Mr. Marcel Parsons  
Mr. Robert Wooden  
Councillor Tim Outhit  
Councillor Robert Harvey

REGRETS: Ms. Ann Merritt

ABSENT: Mr. Marc Keats  
Ms. Jessica Alexander

STAFF: Mr. Paul Morgan,, Planner, Planning Services  
Mr. Miles Agar, Planner, Planning Services  
Ms. Gail Harnish, Admin/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 the Morrison Room, Lebrun Centre in Bedford.

**2. APPROVAL OF THE MINUTES - August 5, 2009**

**MOVED by Councillor Outhit, seconded by Mr. MacLean that the minutes of August 5, 2009, as presented, be approved. MOTION PUT AND PASSED.**

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

**MOVED by Ms. Lowther, seconded by Councillor Outhit that the Order of Business, as presented, be approved. MOTION PUT AND PASSED.**

**4. BUSINESS ARISING OUT OF THE MINUTES - NONE**

**5. PRESENTATION**

**5.1 Bedford Waterfront Planning Study**

Mr. Paul Morgan, Planner, presented the Bedford Waterfront Planning Study to the Committee. He presented the three options currently being proposed.

Following the presentation, the following issues were discussed:

- there has been misinformation regarding Shore Drive, Shore Drive will not be connected to this area
- a traffic study is being done on the Bedford Highway
- the final report will be out soon
- entrance access roads will be addressed in the report
- there was a large turnout and valuable feedback at the information meeting
- a workshop was held giving direction to the consultants
- the steering committee may not agree with all the consultant's recommendations
- concern was raised that some policies from the Bedford MPS will not be adhered to
- a certain amount of density is required to make the plan fiscally viable
- the plans include an extensive boardwalk
- the infilling of the basin is not complete
- each option provides a ferry terminal location, if the terminal is not required the land will have an alternative use
- the plan protects view planes from public lands but not private lands
- concern was raised regarding a waterfront parking lot noting that this is not suitable

- infrastructure costs are to be negotiated
- it was noted that the Waterfront Development Corporation makes money accepting slate and this money is to come back to the Bedford area for parks, public washrooms, etc.
- the pond area needs work such as upgrade of surrounding trails and clean up, the pond is owned by Sobeys.
- it was noted that Option 2 and Option 3 are the most popular with Option 3 being the option preferred by the public
- building heights are proposed heights, they are not determined
- it was advised that if stores are built and/or renovated, that they be done in a village concept
- some locations will be combined public and private space
- if the ferry terminal is built, it was suggested to have a separate entrance road
- consultants are working on a parking plan for the area's boat owners, one option may be curbside parking
- it was noted that greenspace is very important, and balance needs to be maintained
- amenities will be provided in the plan (ie. restaurants, shops and professional services)
- it is anticipated that public meeting will take place in October and an update will be provided to the Committee following the meeting
- it was stated that the HRM Regional Planning website lists the meetings of the steering committee
- it was noted that the all reports are online at the HRM Regional Planning website on [www.halifax.ca](http://www.halifax.ca)
- it was noted that many of the large decisions have been made, such as the mix of residential and commercial and the addition of a boardwalk
- it is anticipated that the consultants will issue the report in the next couple of weeks, and it will be reviewed by the Waterfront Development Corporation and HRM staff, then on to the steering committee before the public meeting
- it was advised the Bedford Planning Documents will have to be amended to implement the plan

## **6. STATUS UPDATES**

### **6.1 Monthly Status Sheet**

Ms. Harnish, Admin/PAC Coordinator, provided an update of the status sheet to the Committee.

### **6.2 Decisions of Community Council**

A report was provided advising the Committee of the approvals by North West Community Council.

**7. ADDED ITEMS - NONE**

**8. NEXT REGULAR MEETING DATE**

The next meeting is scheduled for Wednesday, October 7, 2009 at 7:00 p.m.

**9. ADJOURNMENT**

The meeting was adjourned at 8:18 p.m.

Melody Campbell  
Legislative Assistant