

**BEDFORD WATERSHED ADVISORY BOARD
MINUTES**

August 8, 2007

PRESENT: Mr. Lem Murphy, Vice Chair
Mr. Quentin Hill
Ms. Kate Hadden
Mr. Robert Apold
Ms. Elaine Loney

REGRETS: Mr. Richard Hattin, Chair
Dr. Sankar Ray
Councillor Gary Martin (absent)

**STAFF AND
OTHERS:** Mr. Andrew Bone, Senior Planner
Ms. Sheilagh Edmonds, Legislative Assistant

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1. CALL TO ORDER

The Chair called the meeting to order at 7:05 p.m. in the Bedford Library Program Room, Bedford, without a quorum present.

Noting that without a quorum the Board could not provide a recommendation, Mr. Bone suggested that if the Committee wished, the applicants could present their proposal and get feedback from the Board members present. He would then come back to the September meeting of BWAB, at which time if there were a quorum, the Board could provide any further comments and a recommendation.

The Chair pointed out that given the distance the applicants travelled for this evening's meeting, and that the Board was only one member short of a quorum, he advised and **it was agreed** that the Board would proceed this evening as suggested by Mr. Bone, and that rather than an official meeting of the Board, this meeting would be regarded as an information meeting only.

CASE 01035: Application by Sobeys Leased Properties Ltd. to amend the Mill Cove Plaza development agreement to enable development of a two storey building for office and retail use on the former site of the Empire 6 Cinemas at 961 Bedford Highway, Bedford.

A memorandum dated July 26, 2007 from Mr. Joseph Driscoll, Planner, was submitted.

Mr. Bone introduced Mr. Dave Wallace and Mr. Rob Bezanson to the Board and advised that they were representing the applicant—Sobeys Leased Properties. Ltd—and have submitted an application to amend the Mill Cove Plaza agreement.

Mr. Bone advised that the site in question is an 18 acre parcel of land and houses an existing commercial complex including a grocery store; a liquor store, a carpet outlet, and a movie theatre site. Mr. Bone added that the movie theatre has become inactive due to new theatre openings in other parts of the Municipality. He explained that the proposal is to tear down the theatre and build several new commercial components, comprising of a new Lawton's Drug Store, a retail unit, and professional offices. In addition, he noted the following: the proposal has a footprint of 27,000 square feet, and could encompass either one or two floors; the proposed building and disturbed areas are roughly similar to what is currently in place; and as far as asphalt and hard surface, there are some small increases to parking areas.

Mr. Wallace and Mr. Bezanson elaborated further on the proposal. Highlights of their remarks are as follows:

- the existing slip lane will be removed and will be replaced with a right slip lane at the main entrance
- additional landscape treatment will include buffering along the Bedford Highway
- there will be new pedestrian connections across the slip lane, as well as from the bus stop
- the bus stop will have to be relocated due to the new proposed slip lane

- (moved northerly up the Bedford Highway).
- if approved, the whole site will have a net gain of 42 parking spaces, and this includes the new fast fuel site
 - the existing ditch will be filled in and replaced with underground storm pipe and will be landscaped
 - there will be new pylon signs
 - water and sanitary services that currently exist on the site will be reused
 - a new truck turnaround is proposed at the Lawtons eliminating large trucks passing between the theatre and the plaza, which happens now.
 - the existing roof which is 27,000 sq. ft. and currently has no storm water control will house the Lawtons and will be 20,000 sq. ft. and will have flow controls on it.
 - the proposed Lawtons will be approximately 21 feet in height to the top of the parapet; and if it goes to two stories, it would be approximately the same size as the theatre, i.e. 28 ft. in height; overall the height is similar and the footprint is smaller than the existing theatre.

A discussion ensued and Mr. Wallace, Mr. Bezanson, and Mr. Bone responded to questions.

With regard to feedback on the proposal from the Board Members, the following points were provided:

- in reference to the proposed parking lot alongside the Blockbuster Store, a suggestion was put forward that the applicants keep as much of the natural vegetation as possible.
- in regard to treatment of the run-off from the parking lot, if it is not feasible to implement measures in one area, the applicant give consideration to providing an improvement elsewhere on the site where it is more feasible.
- provide enhanced landscaping with a preference to plants/flowers, etc that change with the seasons.
- have a pedestrian-friendly site
- if, in the future, there are plans for a redesign which would involve changes to the existing parking lot and another amendment to the Development Agreement, that the applicant ensure the existing parking lot has adequate drains.

In conclusion, Mr. Bone advised that staff will take the feedback provided this evening and bring the matter back to the Board in September, at which time any further comments can be provided and the Board can put forward a recommendation.

Mr. Wallace and Mr. Bezanson thanked the Board for providing their comments and they retired from the meeting.

Planning Updates:

Prior to adjourning, the Chair asked Mr. Bone if he had any planning updates to provide.

Mr. Bone noted the following:

- The United Gulf proposal at 910 Bedford Highway was appealed and the Utility and Review Board hearing will be held in September.
- North West Community Council will be making a decision tomorrow night on Case 00950, which pertains to adding office uses to the highway commercial zone (from Union Street to the town line at Cushing Hill).
- Case 00690 - O.L.L. Leasing property--south of Nelson's Landing on the Bedford Highway - a supplementary report will be going before Community Council tomorrow evening for decision. The Development Agreement requires that the applicant get permission from the Waterfront Development Corporation to discharge or have any stormwater cross their lands - - this an upfront requirement in order to get a permit.
- The Southgate Village proposal, located between Southgate Drive and Glenmount, will be coming forward to Community Council in the next couple of months.

In response to a question concerning a proposal for infill on Shore Drive, Mr. Bone clarified that this was not a planning project, and that it is a subdivision issue being dealt with by the Development Officer. He noted that the aspect of the infill is a federal matter.

In response to a further question, Mr. Bone confirmed that the Utility and Review Board hearing regarding Olympic International Realty Ltd. will take place August 27, 2007

Mr. Hill advised that Mr. Len Goucher, MLA, Bedford gave him a copy of a study for the Board's information pertaining to *Microinvertebrates Studies Conducted from 2004 - 2007 from Kearney Lake to Paper Mill Run*.

A brief discussion ensued and the Chair asked Ms. Hadden if she would be willing to review and summarize the document for the Board, **to which she agreed**.

The meeting adjourned at 8:15 p.m.

Sheilagh Edmonds
Legislative Assistant