

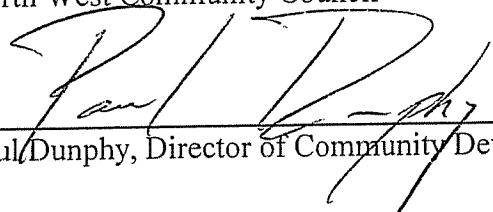
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North West Community Council  
January 24, 2008

**TO:** North West Community Council

**SUBMITTED BY:**   
Paul Dunphy, Director of Community Development

**DATE:** January 7, 2008

**SUBJECT:** Case 01081 - Bedford Land Use By-law Amendment - Bedford West Business Campus Zone

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**SUPPLEMENTARY REPORT**

**ORIGIN**

Application by West Bedford Holdings Ltd. to amend the driveway access requirements for Area "B" of the Bedford West Business Campus as established under the Bedford West Business Campus (BWBC) Zone of the Bedford Land Use By-law (LUB).

A staff report was presented to North West Planning Advisory Committee (NWPAC) on January 2<sup>nd</sup>, 2008. NWPAC reviewed the report and requested that additional information be provided to North West Community Council (NWCC).

**RECOMMENDATION**

It is recommended that North West Community Council:

1. Give First Reading to the proposed amendments to the Bedford Land Use By-law to amend the driveway access requirements of the BWBC Zone and permit the re-alignment of the Community Collector as shown in Attachment "A" of the November 29, 2007 staff report, and schedule a public hearing; and
2. Approve the proposed amendments to the Bedford Land Use By-law to amend the driveway access requirements of the BWBC Zone and permit the re-alignment of the Community Collector as shown in Attachment "A" of the November 29, 2007 staff report.

## BACKGROUND

Staff submitted a report to NWCC recommending amendments to the Bedford West Business Campus Zone to permit the realignment of the Community Collector Road in Area "B" and permit direct driveway access to the re-aligned Community Collector.

At the January 2, 2008 meeting of NWPAC, staff presented the report and recommendation. NWPAC had a number of questions regarding the re-aligned Community Collector and its impact on traffic. NWPAC supported the recommendation with the addition of a supplementary report to address their questions (detailed below).

## DISCUSSION

The following is a summary of the questions posed by NWPAC, followed by staff response:

- Can there be four lanes on the Community Collector?*

The Bedford West Secondary Planning Strategy (BWSPS) designated the Community Collector Road as an Urban Minor Collector Road (Policy BW-17). An Urban Minor Collector Road is a two lane roadway with turning lanes at intersections. The roadway has sidewalks on both sides and parking is usually limited to promote the flow of traffic. Changing the Community Collector Road to a four lane roadway would require a Plan Amendment to change the policy of the BWSPS.
- Are there traffic lights planned for the new intersection at the Community Collector Road and Hammonds Plains Road? If so, how many lights are planned and where will they be located?*

There are lights anticipated at the Community Collector Road/ Hammonds Plains Road intersection and the Innovation/ Hammonds Plains Road intersection. The timing of both sets of lights will depend on the development of the area and when they are deemed warranted. Based on traffic projections they should be warranted between 2010 and 2013. There are other locations for lights throughout the Bedford West area, but these two lights are the closest to Area "B".
- Will the Hammonds Plains Road improvements be completed prior to this project?*

It is likely that the first phase of the Hammonds Plains Road widening up to the Innovation/Hammonds Plains Intersection is scheduled to be finished in the upcoming construction season, and thus should be completed prior to the proposed Community Collector Road being constructed. Staff anticipate the balance of the widening to Bluewater/Hammonds Plains Intersection to be completed in the 2009/10 budget year. This is subject to the completion of the Capital Cost Charge Area Analysis.

4. *How will the hill on Hammonds Plains Road, where the Community Collector Road intersects, affect accessibility to the site?*

It is planned that the hill will be removed at the time of construction of the new intersection. The design will be required to meet stopping sight distances and will be in keeping with Municipal Service Guideline standards and good engineering practice. Staff have not yet begun detailed design at this location and cannot provide more detail at this time.

5. *Can the driveways onto the Community Collector be limited to right hand only turns?*  
Any access points shall comply with Streets Bylaw S-300 and Municipal Services Guidelines. It is not anticipated that turning restrictions will be warranted, however, they will be reviewed on a case by case basis as development applications are received by Engineering staff.

Development Engineering staff have reviewed the proposed re-alignment and support the proposal as the driveways should have minimal impact on traffic flow on the Community Collector Road and the additional intersection should be beneficial to the business campus. The additional information requested by NWPAC illustrates that the proposal is compatible with improvement plans for Hammonds Plains Road and will follow Municipal Service Guidelines and good engineering practice. In addition, the proposal is consistent with plan policy, as outlined in the November 29, 2007 Staff Report. Staff are recommending that NWCC approve the proposed amendments and schedule a public hearing.

### **BUDGET IMPLICATIONS**

None.

### **FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN**

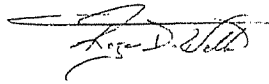
This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating reserves, as well as any relevant legislation.

### **ALTERNATIVES**

1. Council may choose to approve the proposed amendments to the Bedford Land Use By-law. This is Staff's recommended course of action for the reasons described in the reports.
2. Council may choose to refuse the proposed amendment to the Land Use By-law, and in doing so, must provide reasons based on a conflict with MPS policies. This alternative is not recommended as staff are satisfied that the proposed amendment is consistent with the policies and intent of the MPS.

A copy of this report can be obtained online at <http://www.halifax.ca/commcoun/cc.html> then choose the appropriate Community Council and meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

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