

North West Community Council
January 24, 2008

TO: North West Community Council
SUBMITTED BY: Gail Harnish/for
Ann Merritt, Chair
North West Planning Advisory Committee
RE: Case 01081: Amend Bedford Land Use By-law - Bedford West Business
Campus Zone
DATE: January 7, 2008

ORIGIN

North West Planning Advisory Committee meeting - January 2, 2008

RECOMMENDATION

The North West Planning Advisory Committee recommend that North West Community Council:

1. Give consideration to first reading and scheduling a public hearing to consider 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 staff report dated November 29, 2007, once a supplementary report is prepared for NWCC providing information on:
 - a) the number of lanes on the Community Collector;
 - b) whether there will be traffic lights at the intersection of the Community Collector and Hammonds Plains Road - the number and where they will be located;
 - c) the timing of this project in relation to the Hammonds Plains Road improvements project;
 - d) the location of the Community Collector as it relates to the Hammonds Plains Road, and how the hill will affect accessibility; and
 - e) consider only permitting right hand turns off the driveways onto the Community Collector.

ATTACHMENTS

Staff report dated November 29, 2007

Additional copies of this report, and information on its status, can be obtained by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

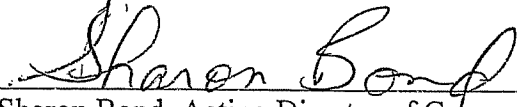
Report prepared by: Gail Harnish, Admin/PAC Coordinator, 490-4937
Report reviewed by: Ann Merritt, Chair, North West PAC



PO Box 1749
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North West Planning Advisory Committee
January 2, 2008

TO: Chair and Members of North West Planning Advisory Committee

SUBMITTED BY: 
Sharon Bond, Acting Director of Community Development

DATE: November 29, 2007

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

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).

RECOMMENDATION

It is recommended that North West Planning Advisory Committee recommend 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", 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".

BACKGROUND

The lands in Bedford West underwent a master planning study which created the Bedford West Secondary Planning Strategy (BWSPS). The BWBC Zone was established under the BWSPS and was placed on that portion of Bedford West which was to be developed into a business campus (Map 1). The BWBC Zone prohibits Area "B" driveways from accessing Hammonds Plains Road and the Community Collector in response to concerns about their impact on traffic flow (Attachment B) .

Bedford West Holdings Ltd. are proposing to re-align the Community Collector Road within Area "B" of the Bedford West Business Campus (Map 1). The Community Collector would be straightened to connect to the Hammonds Plains Road, creating an additional entrance to the lands; the original alignment would have curved the Community Collector to connect to Symonds Road (Map 2). As the LUB prohibits driveways in Area "B" to connect to the Community Collector; the proposed re-alignment would render certain sites inaccessible without a driveway connection. Therefore, Bedford West Holdings Ltd. is requesting that lands within Area "B" be permitted to access onto the re-aligned Community Collector.

DISCUSSION

The proposed changes to the street network should not negatively affect the business campus. HRM Development Engineering have endorsed the proposed re-alignment and indicated that the proposed driveways should have minimal impact on traffic flow on the Community Collector . Further, the proposed re-alignment would result in an additional entrance for the lands which benefit traffic flow within the business campus.

The proposed re-alignment is compatible with planning policy; Policy BW-17 allows Council to consider re-aligning the street system to preserve significant environmental features (Attachment B). The original alignment of the Community Collector would have required the infill of a wet area which would be avoided with the re-alignment (Map 2). In addition, Policy BW-17 b) allows commercial, institutional and large scale residential uses to have direct driveway access to the Community Collector; the uses permitted in Area "B" would be either commercial or institutional uses.

For the reasons stated above, staff recommend that the proposed re-alignment of the Community Collector be approved and the text of the LUB be amended to allow direct driveway access to the Community Collector in Area "B" .

Public Information Meeting

The district councillor opted to waive the Public Information Meeting as the proposed amendments focussed only on the Bedford West Business Campus and were thought to have minimal impact on adjacent properties.

BUDGET IMPLICATIONS

There are no budget implications.

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 this report.
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.

ATTACHMENTS

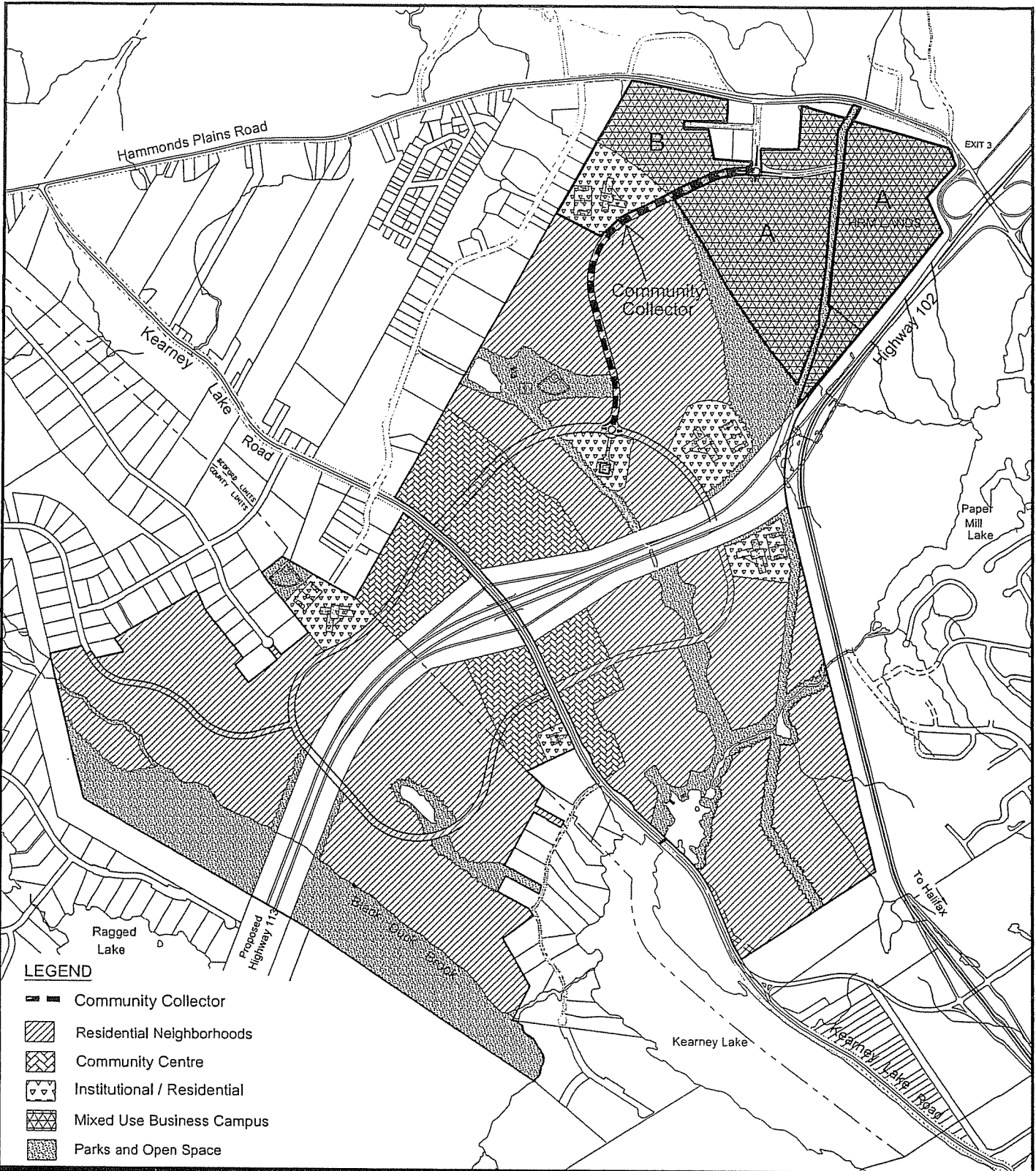
Map 1: Community Concept Plan
Map 2: Revised Community Concept Plan
Attachment A: Amendments to the Bedford Land Use By-law
Attachment B: Relevant LUB and MPS Policies

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

Report Prepared by: Leticia Smillie, Planner 1- Planning Applications: Community Development 869-4747

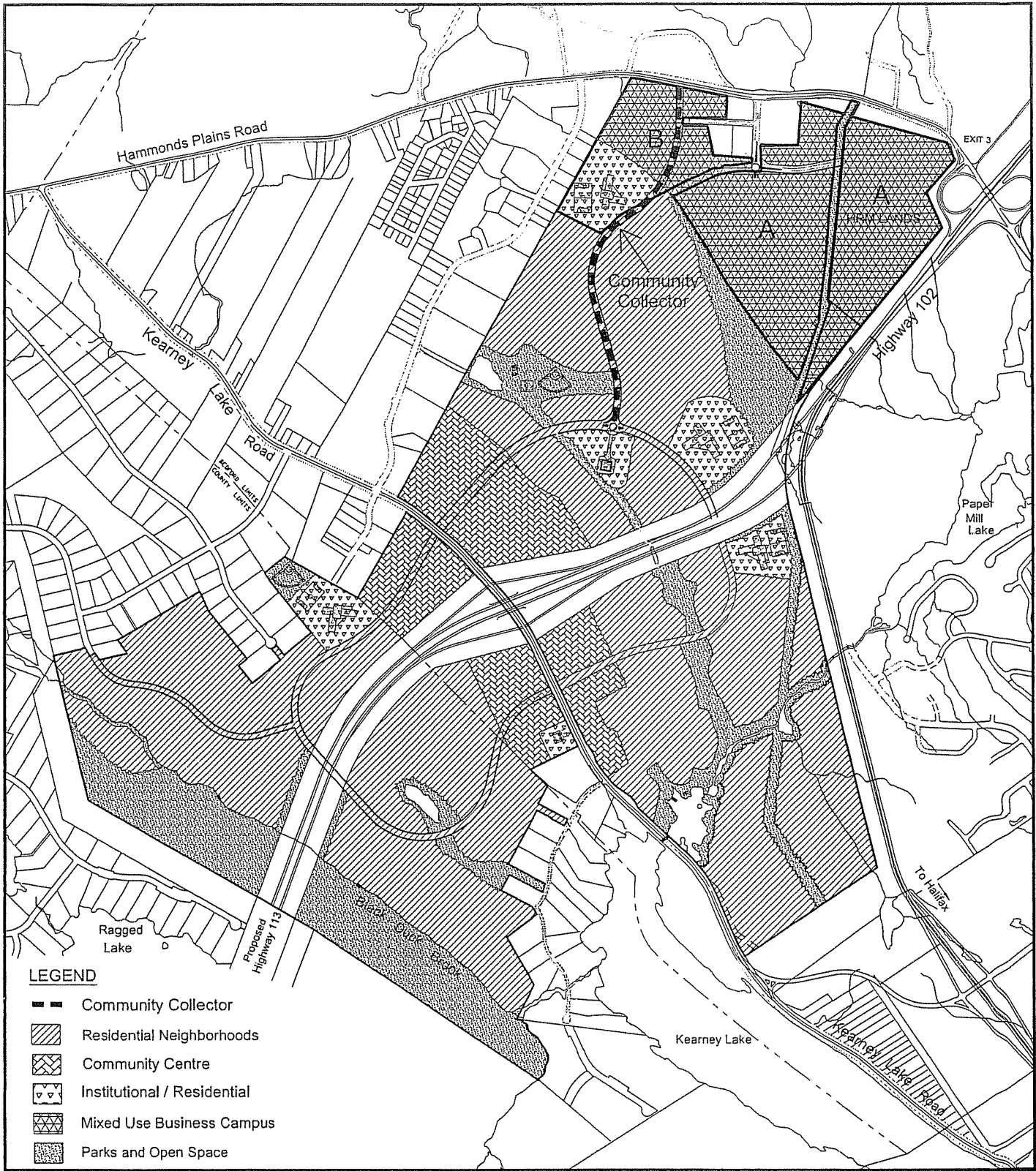


Report Approved by: _____
Austin French, Manager of Planning Services, 490-6717









Map 1

**COMMUNITY CONCEPT PLAN
BEDFORD WEST**



LEGEND

-  Community Collector
-  Residential Neighborhoods
-  Community Centre
-  Institutional / Residential
-  Mixed Use Business Campus
-  Parks and Open Space

Map 2

**REVISED COMMUNITY CONCEPT PLAN
BEDFORD WEST**

Attachment A
Amendments to the Bedford Land Use By-law

BE IT ENACTED by the North West Community Council of the Halifax Regional Municipality that the Bedford Land Use By-law as enacted by the Halifax Regional Municipality on the 26th day of March, 1996, and approved by the Minister of Municipal Affairs on the 17th day of May, 1996 as amended, is hereby further amended as follows:

1. Amend Part 19A (BWBC Zone) by deleting "Section 6. Driveway Access" and replacing it with the following:

"Section 6. Driveway Access

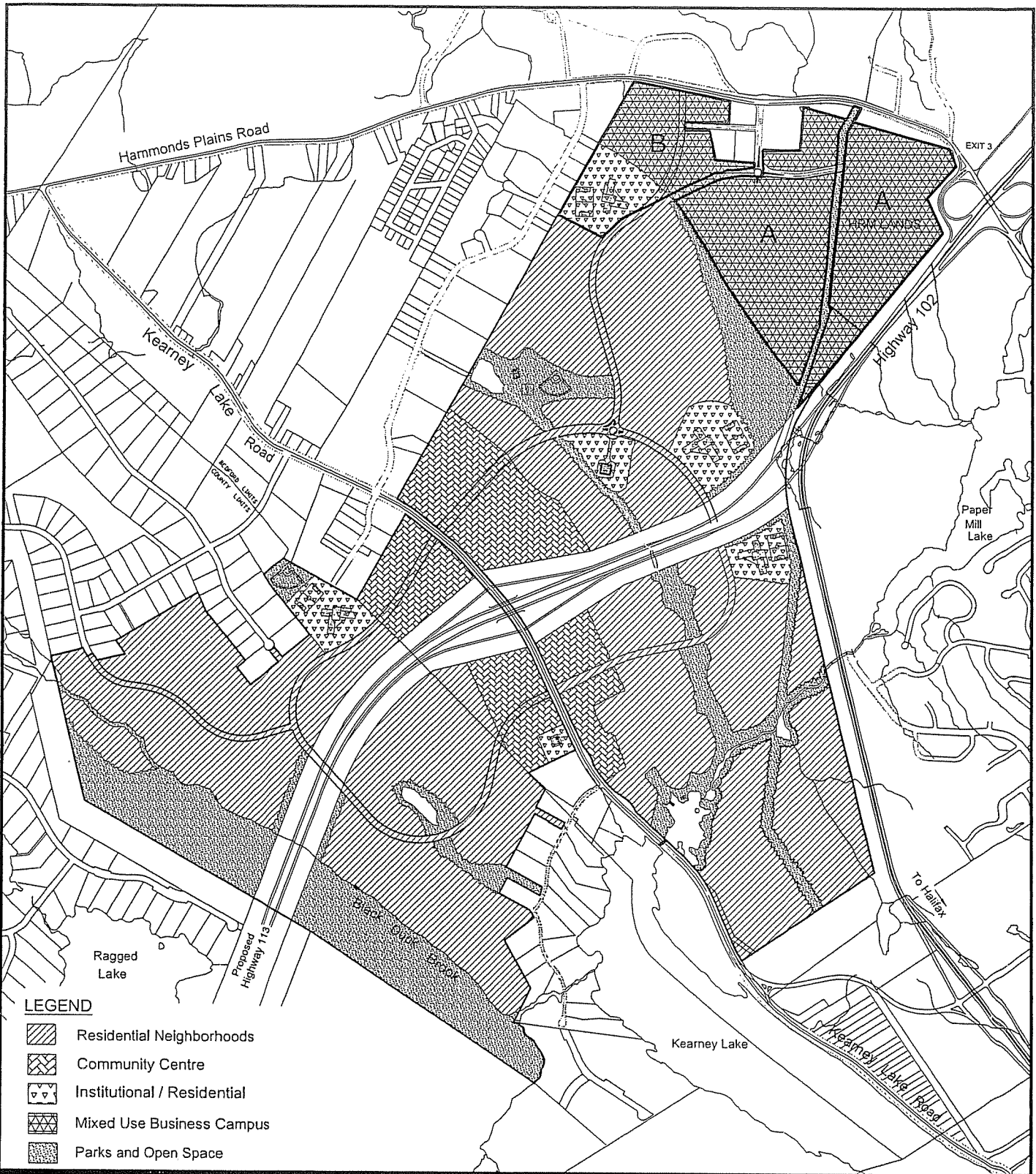
No use located within the "B" Area shall be permitted to have driveway access to the Hammonds Plains Road as illustrated on Schedule I."

2. Replace Schedule "I", with the revised Schedule "I", as attached to this report, showing the revised location of the Community Collector Road.

I HEREBY CERTIFY that the amendment to the Land Use By-law for Bedford, as set out above, was passed by a majority vote of the North West Community Council of the Halifax Regional Municipality at a meeting held on the ____ day of _____, 2008

GIVEN under the hands of the Municipal Clerk and Under the Corporate Seal of the Halifax Regional Municipality this ____ day of _____, 2008

Municipal Clerk



LEGEND

-  Residential Neighborhoods
-  Community Centre
-  Institutional / Residential
-  Mixed Use Business Campus
-  Parks and Open Space

Schedule I

**COMMUNITY CONCEPT PLAN
BEDFORD WEST**

Attachment B
Relevant Zoning and MPS Policies

BWBC Zone, Bedford Land Use By-law:

6. Driveway Access

No use located within the “B” Area shall be permitted to have driveway access to the Hammonds Plains Road or to the Community Collector Road illustrated on Schedule I.

BWSPS, Bedford Planning Strategy:

Transportation:
Policy BW-17:

A community street and trail system shall be developed in substantial conformity with the designations and alignments presented on Schedule BW-5 except that variations to the alignment may be considered to enhance safety, provide a better fit with the natural terrain, mitigate surface runoff or preserve significant environmental features. The following requirements shall be applied:

- a) the connector road from Kearney Lake Road to the Larry Uteck Drive interchange shall be designed with a right-of-way width sufficient to allow for two lanes of through traffic with turning lanes at intersections. Direct driveway access shall be restricted to commercial developments in the vicinity of the interchange and all other access shall be restricted to street intersections. The need for sidewalks will be determined at the time a street plan is submitted in association with a development agreement for Sub-Area 9 as illustrated on Schedule BW-6;*
- b) the Community Collector Road shall be designed as an urban minor collector with sufficient right-of-way width for two lanes of traffic, turning lanes, where required, and sidewalks on both sides. Direct driveway access shall be restricted to commercial developments, apartment buildings, institutions and clustered housing developments comprised of at least eight housing units with one driveway access to the Community Collector Road. One or more rotaries may be permitted;*