

North West Community Council
Chebucto Community Council
Western Region Community Council
April 12, 2006

TO: North West Community Council
Chebucto Community Council
Western Region Community Council

SUBMITTED BY: Gail Harnish / for
Joel Matheson, Chair
North West Planning Advisory Committee

RE: Bedford West Secondary Planning Strategy and Business Campus Zone

DATE: March 31, 2006

ORIGIN

North West Planning Advisory Committee meeting - March 1, 2006

RECOMMENDATION

The North West Planning Advisory Committee recommend that:

1. North West Community Council recommend that Regional Council approve the draft Bedford West Secondary Planning Strategy, presented as Attachment C of the report dated February 17, 2006, and the Bedford West Business Campus (BWBC) Zone, presented as Attachment D of the report dated February 17, 2006, and further that staff give consideration to the following concerns:
 - protection to buffer zones
 - availability of sewage treatment plant capacity
 - traffic flows and transit implementation
 - greater architectural and landscaping controls in the Bedford West Business Campus (BWBC) Zone
2. North West Community Council establish an Area Advisory Committee for Bedford West with terms of reference similar to the Paper Mill Lake Advisory Committee.
3. North West Community Council endorse a neighbourhood park dedication within the Bedford West Master Plan Area in honour of Grant Mosher, a former member of the Bedford West Public Participation Committee.

ATTACHMENTS

Draft Minute Extract of North West PAC minutes

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

NORTH WEST PLANNING ADVISORY COMMITTEE
DRAFT MINUTE EXTRACT

March 1, 2006

5.1 Bedford West Secondary Planning Strategy and Business Campus Zone

- A staff report dated February 17, 2006 was before the Committee for consideration.

Mr. Paul Morgan, Planner introduced the following persons in attendance:

- Tony Tucker, Chair, Bedford West Public Participation Committee
- Maureen Donovan, President of the Dakin Company Ltd.
- David Nantes, Vice President, Annapolis Group
- Mike Lacock, Annapolis Group
- Soori Yakamorian, Annapolis Group
- Robert MacPherson, Kimberley Lloyd

Mr. Morgan advised the Committee of the following:

- The Bedford West Public Participation Committee was established to oversee the public participation process and help staff to prepare the policy framework of the Bedford West Secondary Planning Strategy. The Committee consisted of four members of the Bedford Polling District and two representatives each of the Prince's Lodge/Clayton Park and Hammonds Plains Polling Districts.
- If the Bedford West Secondary Planning Strategy is approved, the policies will be adopted as secondary planning strategies within each of the three community planning strategies which govern the study area Bedford, Halifax and Hammonds Plains area.

He proceeded to provide an overview of the public participation process and the background of the Bedford West Secondary Planning Strategy as per the draft Bedford West Secondary Planning Strategy dated December 2005 and highlighted the Environmental Protection, Municipal Services and Land Use Policies.

A brief discussion ensued regarding controls to ensure that the funding for the building of collector roads and interchanges are in place. Councillor Goucher advised that infrastructure costs are shared between HRM, the developer and the Province. Mr. Morgan noted that approval of the sub areas are contingent on the availability of municipal services.

Mr. Regan noted for the minutes that the process does work and that staff did a great job on the report.

Committee members asked a variety of questions the following concerns were noted:

5. **Buffers** - The 20-ft setback from the watercourses should be turned over to HRM as a buffer, to ensure public access to the watercourses. It was suggested that a 100-metre buffer should be the minimum.

6. **Sanitary Sewer Treatment Capacity** - There may not be enough capacity at the Mill Cove Plant with the addition of this development.
7. **Traffic Flows and Transit Implementation** - The traffic generated from the proposal requires an efficient transportation plan, public transit it needs to be in place as the area is developed.
8. **Architectural and Landscaping Controls** -There maybe a need for more architectural and landscaping controls on the business campus to ensure tree retention occurs, due to the fact that only a site plan approval is required. Further that the permitted uses are restrictive enough.

In response to various questions/concerns raised by the Committee, Mr. Morgan advised/clarified the following:

- The setbacks on the main watercourses exceed the 67-ft requirement as proposed in the draft Regional Plan.
- The Bedford Watershed Advisory Board has recommended against the installation of fish ladders as it may affect the park around Paper Mill Lake.
- The Business Campus area designation can be changed to a residential designation, which would be subject to a development agreement. There would be separate development agreements for each residential sub area.
- There are architectural controls borrowed from the Sackville Secondary Strategy as well as site plan approval.
- Environmental Management Services and Planning staff are reviewing the sanitary sewer treatment capacity at Mill Cove. It is to his understanding that there is enough capacity at this time. There is the potential to upgrade the infrastructure in the future when the Bedford West Strategy is completely built out,
- There is the potential for the integration of a variety of transportation systems, such as park and ride, fast ferries and a rapid transit system.

Mr. Regan suggested the following:

- That the developers be charged \$20,000 for each lot, for capital overhead.
- That floodplains be transferred to HRM.
- That the culverts be three sided or bottomless and that re-development flow rates are maintained along the watercourse wherever possible
- All non disturbance areas should be turned over to HRM.
- Slopes should be reduced from 25 percent to 15 percent.
- All streets should have sidewalks.
- The park should not be used for stormwater management.

Mr. Regan further asked if it was possible to run the sewer line from Bedford West up to Dufflin Park.