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1. **INVOCATION**

The meeting was called to order at 7:05 p.m. at Sunnyside Mall, Bedford.

2. **APPROVAL OF MINUTES - MAY 27, 1999**

**MOVED by Councillors Barnet and Harvey to approve the Minutes of meeting held on May 27, 1999 as circulated. MOTION PUT AND PASSED.**

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

**MOVED by Councillors Harvey and Barnet to approve the Order of Business as presented. MOTION PUT AND PASSED.**

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

5. **MOTIONS OF RECONSIDERATION** - None

6. **MOTION OF RESCISSION** - None

7. **CONSIDERATION OF DEFERRED BUSINESS** - None

8. **PUBLIC HEARINGS**

8.1 **Case 00068 - Development Agreement Application by the Armoyan Group to Permit the Development of a Multiple Unit Dwelling Use at 64 Cobequid Road**

The following items were before Community Council:

1. Staff Report dated April, 1999
2. Recommendation from North West Planning Advisory Committee dated May 17, 1999
3. Supplementary Report dated May 17, 1999

Austin French, Regional Coordinator, Planning Services provided an overview of the application with the aid of overheads.

During the course of his presentation, Mr. French advised that Planning Advisory Committee was not satisfied with the amenity space requirement and had asked staff to approach Armoyan Group to discuss this issue further. The result was that the Armoyan

Group has agreed to provide a play structure known as "Little Tykes" which would be placed on the abutting property, should that property be approved for mixed residential/commercial development. Otherwise, if this arrangement did not work out, an alternative site within 350' of the property on the west side of Cobequid Road would be the location. If, within two years of the signing of the Development Agreement, arrangements did not work out, Armoyan Group would pay \$20,000 to HRM. Having spoken to Parkland Planning, construction and installation with appropriate pad of a "Little Tykes" play structure could cost approximately \$22,000.

Mr. French subsequently advised that staff was recommending approval of the application. He circulated a copy of a pencil rendering of the proposal just received from Ms. Virginia Bonn of Armoyan Group.

Councillor Kelly asked where the recreational component would be located for both sites.

Ms. Bonn replied, on behalf of Armoyan Group, that the abutting property owner had been approached. Turner Drake was representing the Newman Estate and she understood a CDD application could be forthcoming regarding a portion of this property. There was also the opportunity for Armoyan to provide a play structure on their lands. Within two years, if the play structure is not in place, then the Development Officer will designate the spot for the play structure with the cash contribution. She did not feel that the play structure should be located anywhere else outside the area.

Councillor Kelly asked if staff had any problem if the play area could not be located in the area and would have to be located further away. In reply, Mr. French advised that if Community Council had a concern and Community Council wanted to be involved in the decision at the time, this wish could be relayed to Parkland Planning.

The Chair then called for speakers in favour or against the application.

Ms. Virginia Bonn pointed out that the applicant is not Kimberley Lloyd Developments Limited and the Development Agreement should indicate "APL Limited". At one time it had been "Armoyan Properties Limited" but was now "APL Limited". Additionally, there will be two separate entrances - the main entrance will be from the parking lot and there will be an entrance for the commercial component.

The Chair called three times for further speakers in favour. There were none.

The Chair called three times for speakers against the application. There were none.

**MOVED by Councillors Harvey and Barnet to close the Public Hearing. MOTION PUT AND PASSED.**

**MOVED by Councillors Harvey and Barnet to approve the application by the Armoyan Group (APL Limited) to permit the development of a multiple unit dwelling use at 64 Cobequid Road, as revised and attached as Attachment #3 of the Supplementary Report dated May 17, 1999. Further, that the Development Agreement be signed within 120 days, or any extension thereof granted by North West Community Council on request of the applicant, from the date of final approval of said Agreement by North West Community Council and any other bodies as necessary, whichever approval is later, including applicable appeal periods. Otherwise, this approval shall be void and obligations arising hereunder shall be at an end.**

Councillor Harvey advised he made the motion to approve the Development Agreement application on the proviso that the recreation matter continue to involve Community Council or, failing that, the Councillor of the day for the area, if and when the matter has to be dealt with. Further, he added that the site, as it stands now, has been an eyesore for a number of years and a safety concern. The Municipality has had to have the owner fence it to protect the public. Some action on the site would be welcome. The recreation matter is a concern; however, given all the circumstances, he felt it has been addressed as much as possible at this time.

**MOTION PUT AND PASSED.**

**9. CORRESPONDENCE, PETITIONS AND DELEGATIONS**

**9.1 Harry Little Property, Old Sackville Road**

Community Council was in receipt of the following pieces of correspondence:

- 1) Copy of letter dated May 24, 1999 from Sackville Heritage Society requesting preservation of lands on Old Sackville Road.
- 2) Copy of letter dated June 18, 1999 from Mayor Fitzgerald to the Sackville Heritage Society in response
- 3) Copy of letter dated June 6, 1999 from Sackville Rivers Association

Councillor Harvey stated that this matter involves a six or seven acre property owned by HRM which the Municipality has been considering putting on the surplus list. It was clear from the correspondence received that there was considerable interest in preserving this land in its current state for historical and environmental reasons.

**MOVED by Councillors Harvey and Barnet that Community Council recommend that this particular piece of land be pulled back from the list of surplus properties and that copies of the correspondence be provided to Tom Rath, General Manager, Real Estates Services and Craig Hatt, Property Analyst, Real Estate Services so that they**

**will be aware of the community's wishes in this regard. MOTION PUT AND PASSED.**

9.2 **Delegations - NSUPE Local 13**

Councillor Kelly advised that NSUPE Local 13 had a Brief they wished to present, either under Delegations or during Public Participation. He asked how Community Council wished to proceed.

Councillor Harvey pointed out it was not the practice of Council to receive delegations during the contract negotiation process, including a strike situation. He would, therefore, find it irregular if Community Council received such a Brief.

Councillor Barnet pointed out that when Metro Transit was on strike, they were not permitted to speak at Community Council.

Councillor Harvey said he was prepared to speak privately to anyone. Community Council was not the forum.

The Chair stated it was necessary to respect the view of Council. If those present wished to remain until after adjournment, the Councillors were prepared to talk on an individual or group basis.

10. **REPORTS**

10.1 **Membership - District 19 - North West Transit Advisory Committee**

A report dated June 25, 1999 from North West Transit Advisory Committee was before Community Council.

Councillor Barnet referred to the recommendation regarding Mr. Keeping and explained that Mr. Keeping had actually indicated he would be resigning due to inability to attend meetings because he is a bus driver and subject to shift changes.

Councillor Harvey, who was the Liaison Councillor for this Committee, further explained that there was a need to replace Mr. Keeping to ensure a quorum for the Committee. Mr. Keeping had suggested his letter of resignation was on the way but it has not been received.

**MOVED by Councillors Barnet and Harvey that Bob Keeping be removed from the Committee and that Janice Bellefeuille be appointed in his stead. MOTION PUT AND PASSED.**

**10.2 Renaming of Range Park Field, Bedford to Joan Lenihan Memorial Park**

Councillor Kelly explained that Joan Lenihan passed away recently and had been a great contributor to Range Park and an integral part of the Baseball Association. He had received requests from the community to rename the park in her honour and memory. He stepped down from the Chair - and Councillor Harvey assumed the Chair - to make the following motion:

**MOVED by Councillors Kelly and Barnet to bring forward to staff for a report and recommendation on the renaming of Range Park Field to Joan Lenihan Memorial Park. MOTION PUT AND PASSED.**

Councillor Kelly then resumed the Chair.

**10.3 Bedford Waters Advisory Committee re Islamic Community Centre, 900 Hammonds Plains Road**

A report dated June 29, 1999 from Bedford Waters Advisory Committee was before Community Council recommending that the area in question be rezoned from Residential Reserve to Institutional in view of the fact that the points raised by the Committee have been addressed.

Councillor Harvey advised that this application is being recommended for approval by North West Planning Advisory Committee at a Public Hearing proposed to be held on August 26, 1999.

Mr. Marvin Silver, Chairman, Bedford Waters Advisory Committee had requested to be able to speak on this matter.

Having ascertained that there was no new information available and that Mr. Silver could speak at the Public Hearing, Mr. Silver was not heard at this time.

**MOVED by Councillors Harvey and Barnet to receive the information and forward. MOTION PUT AND PASSED.**

**10.4 Project No. 00092 - Plan Review for Beaver Bank, Hammonds Plains and Upper Sackville**

The following reports were before Community Council:

- 1) Staff Report dated June 18, 1999
- 2) Planning Advisory Committee Report dated June 28, 1999

- 3) Staff Report dated May 5, 1999
- 4) Staff Report dated June 16, 1999

Councillor Kelly made reference to two pieces of correspondence he had received from Betty Stacey and Joyce Evans regarding pits and quarries under the Plan Review and submitted same. He requested that staff review this correspondence prior to the Public Hearing process.

Austin French, Regional Coordinator, Planning Services advised that if Community Council agrees to move this forward to Regional Council, it was hoped to have it before the first meeting of Regional Council in August for First Reading and setting of a date, with the intention of holding a Public Hearing on September 14, 1999. Given the long history of this process, by holding the Public Hearing in September, it would allow as many people as possible to provide input, rather than holding the Public Hearing in August when people could be away on vacation.

Councillor Harvey referred to some revisions suggested by Planning Advisory Committee in its Memorandum dated June 28, 1999 and asked if those points would be incorporated in what goes forward to Regional Council. Councillor Kelly added there was also the correspondence from the residents.

Mr. French offered to provide a review of the document by way of a slide presentation which highlights the responses. Councillor Kelly acknowledged there were some concerns still outstanding about pits and quarries and setbacks from watercourses which could be taken into consideration during the Public Hearing process. Mr. French, therefore, did not provide the review.

**MOVED by Councillors Barnet and Harvey to recommend that Regional Council give First Reading and set a Public Hearing date to consider the revised Municipal Planning Strategy (Appendix A) and Land Use By-law (Appendix B) for Beaver Bank, Hammonds Plains and Upper Sackville.**

**Further, that Regional Council, subsequent to the Public Hearing, repeal the existing Municipal Planning Strategy and Land Use By-law for Beaver Bank, Hammonds Plains and Upper Sackville. MOTION PUT AND PASSED.**

11. **MOTIONS** - None
12. **ADDED ITEMS** - None
13. **NOTICES OF MOTION** - None

14. **PUBLIC PARTICIPATION**

Mr. Marvin Silver, a resident of Bedford and Vice-President of Local 3912 CUPE urged Councillors to see what they can do to get the very valuable members of the community and staff of the Municipality back to work. Councillor Kelly, in response, advised that Regional Council, on July 6, instructed the negotiator to contact the appropriate parties and get back to the bargaining table as quickly as possible and to prepare a document stating the outstanding issues as they understand them, where each party stands and circulate this information to staff.

Mr. Walter Regan, Sackville Rivers Association raised the following points:

- S He asked the status of the Second Lake Park. In response, Councillor Harvey advised the Premier visited Second Lake for the first time recently and spent time with residents walking in the area. He appeared to be inclined to move it forward to designation.
- S He advised there was a hole developing in the road beside the Old Beaverbank bridge. In response, Councillor Barnet advised that staff was looking into the whole bridge structure.
- S He asked what was the status of the Lot Grading By-law during the time that staff was on strike. If the By-law was being suspended or put on hold during that time, then was there any liability involved. In response, Councillor Kelly advised that all By-laws were still in force.

15. **NEXT MEETING DATE** - August 26, 1999 - Acadia School, Lower Sackville

September Meeting Date - September 23, 1999

16. **ADJOURNMENT**

On a motion from Councillor Harvey, the meeting adjourned at 7:45 p.m.

Sandra M. Shute  
Assistant Municipal Clerk

