

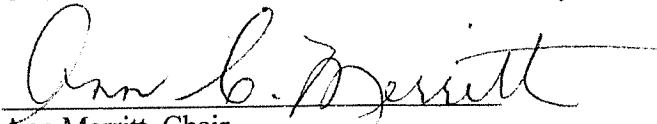


B3J3A5 Canada

PO Box 1749  
Halifax, Nova Scotia

North West Community Council  
September 23, 2010

**TO:** Chair and Members of North West Community Council

**SUBMITTED BY:**   
Ann Merritt, Chair  
North West Planning Advisory Committee

**DATE:** September 16, 2010

**SUBJECT:** Case 01250 – 827 Bedford Highway

**INFORMATION REPORT**

**ORIGIN**

- August 20, 2010 motion of North West Community Council:

Moved by Councillor Outhit, seconded by Councillor Dalrymple, that North West Community Council:

1. Give Notice of Motion to the proposed development agreement as provided in Attachment A of the July 26, 2010 staff report;
2. Forward a copy of staff's explanation regarding a sidewalk request, as contained in the Supplementary Report dated July 26, 2010, to the North West Planning Advisory Committee for review at their September 1, 2010, meeting; and
3. Schedule a public hearing.

- North West Planning Advisory Committee meeting - September 1, 2010

## **DISCUSSION**

At its meeting on September 1, 2010, the Committee reviewed the supplementary report dated July 26, 2010, which responded to the North West PAC's recommendations for changes to the proposed development agreement. The Committee had recommended the inclusion of additional provisions to: require there to be a sidewalk in front of the property along the Bedford Highway; and require there to be landscaping and green plantings for the at grade patio/walkway area.

The North West Community Council had requested that the supplementary report be referred back to the Committee for its review.

Attached is a draft excerpt from the Committee's meeting.

## **BUDGET IMPLICATIONS**

None associated with this report.

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

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

## **COMMUNITY ENGAGEMENT**

As per the staff report dated June 18, 2010.

## **ALTERNATIVES**

None provided by the Committee. Alternatives are provided in the staff report dated June 18, 2010.

## **ATTACHMENT**

Extract of Draft Minutes – North West Planning Advisory Committee, September 1, 2010

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

Extract of Draft Minutes – North West Planning Advisory Committee, September 1, 2010

## 5. REPORTS

### 5.1 Supplementary Report - Case 01250: Development Agreement - 827 Bedford Highway, Bedford

- A supplementary report dated July 26, 2010 was before the Committee.

Mr. Andrew Bone, Senior Planner, Planning Services, presented the supplementary report to the Committee.

Following the report summary, the following comments were brought forward by the Committee:

Councillor Outhit advised the Committee that he requested that the supplementary report be forwarded to the North West Planning Advisory Committee for information and any additional comment.

Mr. Bone advised the Committee that the sidewalk is not recommended because the cost of installing the sidewalk and the required storm drainage and curb would be very expensive for the property owner.

In response to a question by Ms. Merritt, Mr. Bone advised that the Developer has agreed to North West Planning Advisory's landscaping request.

In response to a question by Ms. Lowther, Mr. Bone stated that the area is zoned CCDD (Commercial Comprehensive Development District). Ms. Lowther expressed concern that 53% lot coverage is too much for the size of the property.

A number of members of the Committee expressed their disappointment that a sidewalk is not recommended. Committee members noted that the area is a high traffic area and this area will be the entrance into the Bedford Waterfront.

**MOVED by Mr. Regan, seconded by Mr. Parsons that the North West Planning Committee recommend that North West Community Council reiterate the request for a sidewalk for Case 01250. MOTION DEFEATED.**

Staff advised that an Information Report will be prepared for North West Community Council as a followup to the September 1, 2010 North West Planning Meeting's discussion regarding Case 01250.