

NORTH WEST PLANNING ADVISORY COMMITTEE
PUBLIC MEETING
MINUTES

September 26, 2007

PRESENT: Ms. Ann Merritt, Chair
Mr. Walter Regan
Mr. Jim Sullivan

REGRETS: Mr. Warren Hutt
Ms. Jessica Alexander
Councillor Robert Harvey

STAFF: Mr. Paul Morgan, Planner
Ms. Sheilagh Edmonds, Legislative Assistant

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1. Call to Order/Opening Remarks/Purpose of Meeting

The Chair called the meeting to order at 7:06 p.m. in the cafeteria of Basinview Community School, Bedford.

2. Case 01048 - Application by West Bedford Holdings Limited to consider amending the Bedford West Secondary Planning Strategy Minimum lot frontage requirements for single unit dwellings requirements from 40 feet to 34 feet and minimum lot size requirements from 4,000 to 3,400 square feet; and to enter into a development agreement for sub-areas 3 and 4 of Bedford West

A staff report dated September 4, 2007, originally presented at the September 11, 2007 Regional Council meeting, was submitted.

Mr. Paul Morgan, Planner, outlined the application by West Bedford Holdings Ltd. to amend the Bedford West Secondary Planning Strategy minimum lot frontage requirements for single unit dwellings from 40 feet to 34 feet and minimum lot size requirements from 4,000 to 3,400 square feet; and to enter into a development agreement for sub-areas 3 and 4 of Bedford West.

Mr. Mike Hanusiak, Senior Vice President and General Manager, Clayton Developments and Mr. Kevin Neatt, West Bedford Holdings Ltd. addressed the meeting and provided further details on the application.

Mr. Hanusiak indicated that if the amendment is approved, it will enable them to build affordable single family homes for those people whose only option would be a less expensive townhouse or condominium. He advised that the proposal will meet a gap in the marketplace between the townhouse homes and single family home. Mr. Hanusiak pointed out that this style of single-family home requires a smaller lot, and he emphasized that they are not looking for additional density, and that the proposed amendment will actually save more space.

The Chair then opened the meeting for anyone with questions or comments.

The following persons spoke:

Mr. Joel Brennon, Hammonds Plains.

Mr. Hanusiak and Mr. Neatt responded to questions from Mr. Brennon about the proposed development and transportation issues.

Mr. Bill Grace, Bedford.

Mr. Grace made reference to various sized lots within the Municipality, in particular, developments on Fuller Terrace and Armcrest in Sackville that had 32-foot wide lots, and

noted that they were very nice developments.

Mr. Nino Fabrizi questioned how many dwellings will be in the overall development.

Mr. Hanusiak advised that the plan is for 600 single-family dwellings including the townhouse proposal.

Mr. Ray Butler, Hammonds Plains.

Mr. Butler advised that he was a new resident to the area and was curious about the traffic situation. He added that he found the road system atrocious and questioned the impact of another large development. Mr. Butler advised that he liked the proposal the developer has put forward but it did not seem that the road systems were keeping up with the amount of people expected to move into the area.

In response, Mr. Hanusiak explained that before this plan receives endorsement from Community Council, a comprehensive traffic management plan is required to be submitted. He added that some of the other subdivisions in Hammonds Plains were developed as-of-right, and they did not require a traffic management plan. Mr. Hanusiak further explained that in 2009 a new interchange will be built halfway between the Hammonds Plains Road and the Kearney Lake Road, and Kearney Lake Road will interface with the new interchange.

Mr. Morgan also pointed out that one of the reasons staff recommended a Master Plan be developed was due to the problems that resulted from the way some subdivisions, such as Kingswood were developed in the past.

Ms. Elaine Loney, Bedford.

Ms. Loney questioned the timeline for the project and the number of units that would be completed in that timeframe.

In response, Mr. Neatt advised that the entire project is 246 acres with 1744 units planned.

Mr. Hanusiak added that, generally, 200 units, mixed density use per year would be developed, which would take approximately 10 years.

Mr. Morgan noted that the broader area of Bedford West is projected to take 25 - 40 years.

Ms. Loney asked if there were any plans for having open fields as part of park land.

Mr. Neatt advised that they have identified a need for a cleared open space that is not a regulated sportsfield and that is in the heart of the community. He added that a parking lot is not planned for the area and, instead, they would like to see a bike lot and people could either walk or bike to the area. He added that approximately 10 acres is proposed for usage of trails, with the idea of developing something similar to Hemlock Ravine Park.

Mr. Ray Butler questioned the location of the sewer outfall.

In response, Mr. Hanusiak noted that part of the area will flow into the gravity system to Mill Cove; and the other area will have a new trunk sewer that connects close to the Petro Canada on the Kearney Lake Road and will run through to the Halifax sewage treatment plant.

Mr. Pat Cosgrove, Bedford.

Mr. Cosgrove asked if Churches were planned for the development.

Mr. Hanusiak advised that they do not pre-designate churches in their developments, but they make land available for churches.

Mr. Mike Giles questioned if the proposal works out to a density of six families per acre.

Mr. Hanusiak concurred advising that, under the regulations, the calculations average out to six units per acre.

An individual questioned if the proposed change would allow someone with a 40 ft. lot, to suddenly change it to a 34 ft. lot.

Mr. Hanusiak advised that this would not happen, adding that the development is patterned and pre-done, and that anyone buying a property from them receives a copy of the Master Plan.

In conclusion, Mr. Morgan explained the next steps in the process, advising that no decision is made this evening, and that it will go to Community Council for a public hearing. He pointed out that if there were anyone in attendance this evening who wanted to receive a copy of the report which will be submitted to Community Council, or if they wanted to be placed on a future mailing list, to sign the sheet provided and he would keep them informed.

3. Closing Comments

The Chair thanked everyone for coming out to this evening's meeting. In summary, she advised that it appears that no one objects to the proposal for smaller lots as long as the density does not change. She advised that if anyone wanted to stay for a few minutes after the meeting, the developer would be available for questions.

4. Adjournment

The meeting adjourned at 8:55 p.m.

Sheilagh Edmonds
Legislative Assistant