

NORTH WEST PLANNING ADVISORY COMMITTEE
MINUTES

September 7, 2011

PRESENT: Ms. Ann Merritt
Ms. Jessica Alexander
Mr. Walter Regan
Councillor Tim Outhit

REGRETS: Mr. Robert Wooden
Councillor Robert Harvey

STAFF: Ms. Thea Langille, Supervisor, Planning Applications,
Central Region
Ms. Jacqueline Belisle, Planner, Planning Services
Ms. Donna Honeywell, PAC/Admin Coordinator
Ms. Jennifer Weagle, Legislative Assistant

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1. CALL TO ORDER

The Chair called the meeting to order at 7:00 p.m. in the Fenerty Room, Sackville Library, 636 Sackville Drive, Lower Sackville.

2. APPROVAL OF THE MINUTES – August 3, 2011

MOVED by Mr. Walter Regan, seconded by Ms. Jessica Alexander, that the minutes of August 3, 2011 be approved, as circulated. MOTION PUT AND PASSED.

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

Additions:

- 8.1 Special Meeting Date– Bedford Waterfront Design Study
- 8.2 Committee Membership

The order of business was agreed upon, as amended.

4. BUSINESS ARISING OUT OF THE MINUTES – None

5. CONSIDERATION OF DEFERED BUSINESS – None

6. REPORTS

6.1 Case 16792 – Rezoning for Day Care Facility – 1040 Bedford Highway, Bedford

A staff report dated August 22, 2011 was before the Committee.

Ms. Jacqueline Belisle, Planner, presented the report to the Committee.

Ms. Belisle clarified that Attachments I (Floor Plans) and J (Elevations) were incorrectly labeled in the lower left hand corner. She also clarified that the correct amount of outdoor play area is 2655 sq. ft. and that the privacy fence will be 6 feet high.

At the request of Committee members, Ms. Belisle and Ms. Sonja Cameron, the operator of the day care, clarified that the main floor will be day care space for approximately 40 children and 5 staff, and the second floor will be space for lectures and seminars, as well as a parentally supervised interactive play area for younger children.

Committee members discussed the application, with the following comments and concerns noted:

- There is currently a need for more pre-school and day care spaces in Bedford;
- Concern with traffic congestion on the Bedford Highway making drop off and pick up difficult at this location;
- Concern with graffiti on the privacy fence.

Staff clarified the following information at the request of Committee members:

- The number of parking spaces proposed are required in the Land Use By-law;
- There is a sidewalk in front of the property;
- Staff have no ability to require a source separator for wastewater;
- The trees indicated in the landscaping plan are trees to be retained on the property;
- Drop off and pick up will be spread over a two hour period in the morning, and a two hour period in the afternoon;
- Caregivers will not be permitted to park on the Bedford Highway to drop off or pick up children.

Ms. Cameron clarified at the request of Committee members that the outdoor play area will have a soft surface as per regulations, with a hard surface area for tricycles, etc.

Ms. Thea Langille, Supervisor, Planning Applications, Central Region, clarified that the traffic study submitted by the developer was reviewed by HRM Engineering staff and further information was requested from the developer for clarification, all of which is included with the staff report.

Ms. Langille also advised that through the rezoning process, staff cannot require the developer to change the vehicular access to the property. She clarified at the request of Councillor Outhit that staff had looked at traffic issues with two other Bedford school and day care locations, which both differ from this situation. With the Bedford Academy, all of the students arrive and leave at the same time, and with a day care location at First Street, it does not have current parking requirements.

Committee members continued discussion on this application, with the following comments and concerns:

- This location is on a bus route which may encourage care givers to bring the children to day care by bus;
- The main traffic concern is with care givers being able to get from the parking lot back onto the Bedford Highway.

Staff clarified that if vehicular access to the property were moved to High Street, it would encourage traffic shortcutting onto High Street from the Bedford Highway. It may also encourage parking along High Street, which has been a concern from neighbouring residents since High Street is very narrow. Staff also clarified that traffic lights at

Convoy and the Hammonds Plains Road may offer opportunities for breaks in traffic along the Bedford Highway for entrance and exit to the parking lot.

The Committee discussed forwarding the comments and concerns noted at this meeting to Community Council for their consideration.

MOVED by Jessica Alexander, seconded by Walter Regan, that North West Planning Advisory Committee:

1. **Recommend that North West Community Council give First Reading to consider the proposed rezoning of 1040 Bedford Highway from RSU (Single Dwelling Unit Zone) to SI (Institutional Zone) as set out in Attachment A of the August 22, 2011 report, and schedule a public hearing;**
2. **Recommend that North West Community Council approve the proposed rezoning of 1040 Bedford Highway from RSU (Single Dwelling Unit Zone) to SI (Institutional Zone) as set out in Attachment A of the August 22, 2011 report; and**
3. **Request that an extract of the minutes of this meeting accompany the report to Community Council to provide further background.**

MOTION PUT AND PASSED.

Mr. Cesar Salah, W.M. Fares Group, advised that they will meet with the traffic consultant, Development Engineer, and Planner in the next week to look at other solutions for the traffic issue.

Ms. Langille indicated that she would ask the Development Engineer to attend the public hearing to answer any questions.

7. STATUS UPDATES

7.1 Monthly Status Updates

Ms. Langille provided an update of the case list to the Committee.

7.2 Decisions of Council - None

8. ADDED ITEMS

- 8.1 **Special Meeting Date – Bedford Waterfront Design Study – and -**
- 8.2 **Committee Membership**

The Chair noted that the Committee was presented with the Bedford Waterfront Design Study this past July, and the Committee deferred making a recommendation to Community Council on the study. Staff are now seeking recommendation on the Study.

The Committee discussed current vacancies on the Committee, including representatives from Districts 20 (Lower Sackville), 21 (Bedford), 23 (Hammonds Plains/St. Margaret's) and 2 (Waverley/Fall River/Beaverbank).

The Chair noted that the Bedford Waterfront Design Study will require an entire meeting to discuss, and suggested that a special meeting be held in October to deal with this matter, and that the meeting start at an earlier time of 6:00 p.m.

The Committee discussed reviewing the report and submitting preliminary questions to the Planner, to ensure that he has answers for the meeting.

The Committee agreed to defer recommendation on the Bedford Waterfront Design Study until after some of the vacancies on the Committee are filled.

The Legislative Assistant clarified at the request of the Committee that a member could attend the meeting via telephone conference due to an injury. This could be an option for the Committee.

MOVED by Councillor Outhit, seconded by Walter Regan, that the North West Community Council request that the Municipal Clerk's Office initiate the recruitment process for all vacancies on the Committee. MOTION PUT AND PASSED.

9. NEXT MEETING DATE – October 5, 2011

The next regular meeting is scheduled for Wednesday, October 5, 2011 at 7:00 p.m. in the boardroom at the BMO Centre, 61 Gary Martin Drive, Bedford.

10. ADJOURNMENT

The meeting was adjourned at 8:40 p.m.

Jennifer Weagle
Legislative Assistant