

NORTH WEST PLANNING ADVISORY COMMITTEE
MINUTES

November 10, 2011

PRESENT:

Ms. Ann Merritt
Ms. Jessica Alexander
Mr. Walter Regan
Mr. Michael Cogan
Ms. Carrie Purcell
Mr. Robert Wooden
Ms. Pamela Lovelance
Councillor Tim Outhit
Councillor Robert Harvey

STAFF:

Mr. Andrew Bone, Senior Planner, Planning Services –
Central Region
Mr. Paul Morgan, Senior Planner, Regional & Community
Planning
Ms. Donna Honeywell, PAC/Admin Coordinator
Ms. Sarah Pellerine, Legislative Support

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1. CALL TO ORDER

The Chair called the meeting to order at 6:15 p.m. in the BMO Centre, 61 Gary Martin Drive, Bedford.

2. APPROVAL OF THE MINUTES – September 7, 2011

MOVED by Mr. Regan, seconded by Ms. Alexander, that the minutes of September 7, 2011 be approved. MOTION PUT AND PASSED.

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

MOVED by Councillor Harvey, seconded by Mr. Regan, that the Order of Business be approved, with addition. MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES – NONE

5. CONSIDERATION OF DEFERED BUSINESS – NONE

6. SPECIAL MEETING

The Chair noted the purpose of the special meeting was to consider the Bedford Waterfront Design Study, which has been included on this agenda.

7. REPORTS

7.1 Case 16666: Development Agreement for Bedford West Sub Area 9

A staff report dated October 18, 2011 was before the Committee.

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

In response to questions regarding the proposed 318 units to be added to the site, it was noted these units would be distributed between three buildings; two larger 12-story buildings and one smaller 6-story building. It was also noted that the two larger buildings could be converted from residential to commercial as long as it seems reasonable.

In response questions regarding buffer zones, it was noted that the commercial buildings would be facing the residential buildings acting as a barrier in noise and light reduction.

In response to questions regarding a gas bar, it was noted that based on the zoning of the site a gas bar is allowed and strong safety regulations would be followed.

In response to questions regarding the schools in the area, it was noted that the letter included in the meeting package was not correct and there is work currently being done to remove the maximum capacity and functional capacity cap. There will be a meeting on this on November 14, 2011.

In response to questions regarding public water and sewage supply, it was noted that these services will be brought to the residents but will not be hooked up for them. If the residents of the area would like to be hooked up they could pay to have the service provided. A Committee member noted that due to the inconvenience to the residents along the Kearney Lake Road during the development of sub area 9 this service should be provided free of charge. It was noted that HRM staff will contact Halifax Water and residents regarding a meeting prior to the January meeting.

In response to green space, it was noted that the along the wet lands where there is solid ground. This will be a buffer zone and the land adjacent to the wet lands will be green space. It was also noted that where the green space is not meeting the requirements that an in-kind development or cash will be given to make up the missing 1.2 acres.

In response to questions regarding trails and public access, it was noted that there were trails planned for the area and will all be built to HRM standards and will be reviewed during planning, proposal and construction. Also there will not be many new sidewalks constructed to encourage pedestrians to use the trail network.

In response to questions regarding storm water, it was noted that the storm water will go to built treatment ponds and be treated before entering the lakes. Also the discharged water will be tested prior to exiting the treatment ponds. It was noted as well that Halifax Water will operate the storm water retention ponds. Detailed engineering is not yet complete and it is unsure if they will be built as functional wetlands.

In response to building requirements of sub area 9, it was noted that while an oil grit separator is not required, the development agreement requires compliance to a storm water management plan. Also that there is no requirement in the agreement that buildings must be built to LEED standards. It was also noted that a flood plan will be mapped out as per the development agreement.

MOVED by Mr. Wooden, seconded by Councillor Outhit that North West Planning Advisory Committee recommend that North West Community Council:

- 1. Give Notice of Motion to consider the proposed development agreement as provided in Attachment A of the October 18, 2011 report, and schedule a joint public hearing with Chebucto Community Council;**
- 2. Approve the proposed development agreement as set out in Attachment A of the October 18, 2011 report to permit a mixed use subdivision for**

**Bedford West Sub Area 9, Larry Uteck Boulevard, Bedford and Halifax;
and**

3. **Require the Agreement be signed by the property owner within 120 days, or any extension thereof granted by Council on request of the property owner, from the date of final approval by Council and any other bodies as necessary, including applicable appeal periods, whichever is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.**

MOTION PUT AND PASSED.

7.2 Bedford Waterfront Design Study

A staff report dated June 21, 2011 was before the Committee.

Mr. Paul Morgan presented the report to the Committee.

It was noted that the plan is based on principal and not on anything else and allows for changes and movement to the design as well as the possibility for additional studies.

Shore Drive Parcel

It was noted that the Steering Committee recommended to move the apartment buildings to where the town houses are located and vice versa. The Committee is in in favor of this recommendation.

In response to questions regarding the size of the buildings and town houses, it was noted that there would be eleven town house units and a six storey building with four units per floor.

In response to questions regarding oil and sewer pumps along the jetty, it was noted that this is just a design concept not the actual building plans. This is also the response when the question was posed about oil grit separators.

In response to questions regarding the boardwalk, it was noted that the boardwalk will be built in conjunction with HRM and built to their standards.

Moirs Village Land

In response to questions regarding the connection of Water Front Drive, it was noted that due to the expense, Water Front Drive could not be connected over or under the railway.

In response to questions regarding access into the Mill Cove parking lot, it was noted that no additional space is available for additional access points into or out of the parking lot.

The Committee noted that they are in favor of the paths and the underpass beneath the railway, and feel if possible another should be added. As well the idea of an oil grit separator should be taken into consideration and the infill of the lake for a possible building is a good idea.

Bedford Highway (Map 5)

In response to questions regarding building direction change, it was noted that by changing the flow of the buildings it would allow for better sight of the waterfront.

It was noted by the Committee that a sidewalk along the Bedford Highway would be a good asset to allow for pedestrians to get from the street to the waterfront and trails.

Map 6

In response to questions regarding a ferry terminal, it was noted that on the site there is a proposed public building, which will be along the same lines as Alderney Landing in Dartmouth. In the design concept there are around 60 parking spaces. It was also noted that the public building could be used as a library or arts centre. The Committee suggested that within the building there should be an interactive interpretative ocean centre.

Committee Members expressed their concern with the infill along the site and the loss of Crosby Island, and feel that Bedford should be compensated for the loss of the island. They also wondered if there will be any affect to the sewer treatment plant because of the infill.

There was some concern surrounding the green space and the 30% allocated to the green space and its distribution.

It was noted that the railway seems to make the proposed area seem very separate and cut off from the rest of Bedford, and that the area does not blend.

Councillor Outhit provided an update from meetings on the Bedford Waterfront Design Study that he has attended and communications with residents he has had on the subject.

MOVED by Ms. Alexander, seconded by Ms. Purcell, that North West Planning Advisory Committee recommend to the North West Community Council that Regional Council:

- 1. Initiate amendments to the Bedford Municipal Planning Strategy and Land Use By-law in accordance with the recommendations of the Bedford Waterfront Steering Committee presented in the June 21, 2011 staff report; and**
- 2. Follow the public participation program as described in Section 6.0 of the June 21, 2011 staff report, with the following amendments:**

- a. **The addition of sidewalks on the Bedford Highway lands, as referenced in recommendation I(C) of the June 7, 2011 Bedford Waterfront Design Steering Committee report;**
- b. **Encourage the use of an Ocean Interpretative Centre, as referenced in recommendation I(D)(3) of the June 7, 2011 Bedford Waterfront Design Steering Committee report; and**
- c. **Encourage the use of LEED standards for all buildings within the Bedford Waterfront Design Study area.**

MOTION DEFEATED.

MOVED by Councillor Outhit, seconded by Ms. Alexander, that the Bedford Waterfront Design Study be deferred to the next meeting. MOTION PUT AND PASSED.

8. STATUS UPDATES

8.1 Monthly Status Updates – Deferred to next meeting

8.2 Decisions of Council – Deferred to next meeting

9. ADDED ITEMS – None

10. NEXT MEETING DATE – December 7, 2011, BMO Centre, 61 Gary Martin Drive, Bedford

11. ADJOURNMENT

The meeting was adjourned at 9:45 p.m.

Sarah Pellerine
Legislative Support