



PO Box 1749
Halifax, Nova Scotia
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North West Planning Advisory Committee
March 4, 2009

TO: Chair and Members of North West Planning Advisory Committee

SUBMITTED BY: Sharon Bond
Sharon Bond, Acting Director of Community Development

DATE: February 10, 2009

SUBJECT: Case 01226: Amending Agreements - Bedford South

ORIGIN

An application by Clayton Developments Ltd. to amend the development agreement for Neighbourhood B (Case 00624) of the Bedford South master plan area in order to permit changes to the site layout, landscaping specifications, signage provisions and to permit drive-in and take out restaurants.

RECOMMENDATION

It is recommended that North West Planning Advisory Committee recommend that North West Community Council:

1. Approve the proposed amending agreement which deals with the non-substantive matters of building siting and landscaping specifications, as set out in Attachment A of this report;
2. Give Notice of Motion to consider the proposed amending agreement which deals with the substantive matters of a reduced parking standard, provision for permitting drive-thru and take out restaurants and changes to the signage provisions, as set out in Attachment B of this report and schedule a public hearing;
3. Approve the proposed amending agreement for the substantive matters, as set out in Attachment B of this report; and
4. Require the agreements be signed and delivered 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 is later, including any appeal periods. Otherwise this approval shall be void and any obligations arising hereunder shall be at an end.

BACKGROUND

The subject property is located within the Bedford South master plan area and is subject to the development agreement for Neighbourhood B, as approved by North West Community Council (NWCC) and Chebucto Community Council on September 8, 2006. Clayton Developments has applied for both substantive and non-substantive amendments to the agreement. Any amendment to an existing development agreement must be approved by Council in accordance with the *Halifax Regional Municipality Charter*.

Location, Designation, and Zoning

- The property (PID 41278656) is 2.2 acres in size, located at the intersection of Southgate Drive and Larry Uteck Boulevard across from the future site of a french high school;
- The subject property is designated Bedford South Secondary Planning Strategy (BSSPS) and zoned Bedford South Comprehensive Development District (BSCDD) under the Bedford Municipal Planning Strategy (MPS) and Land Use By-law (LUB) (Maps 1 and 2);
- The existing development agreement permits a range of commercial uses on the subject property including but not limited to full service restaurants, offices, convenience stores and retail. The concept plan for the existing development agreement is included as Map 3.

Enabling Policy

The subject property is designated as a Community Commercial/Institutional site under the Bedford South Community Concept Plan. Policy CCI-1, included as Attachment C, provides the primary policy guidance within the CCI designation. The main policy intent is to enable a range of commercial and institutional uses while ensuring attractive, interesting and pedestrian friendly design.

Existing Agreement

The existing Neighbourhood B development agreement enables 638 dwelling units on Larry Uteck Boulevard, a future french high school and two commercial sites located at the corner of Larry Uteck Boulevard and Southgate Drive. These commercial sites, which include the subject property, are intended to provide opportunities for the provision of goods and services in close proximity to residential neighbourhoods within Bedford South.

Proposed Amendments

Clayton has submitted a proposal that is comprised of both non-substantive and substantive amendments to the existing development agreement:

- Non-Substantive: Changes to the siting of buildings and landscaping specifications are identified by the existing agreement as non-substantive amendments and may be approved by resolution of Council. These non-substantive matters are addressed in the proposed amending development agreement set out in Attachment A and illustrated on Map 4.

- Substantive. Proposed amendments to permit drive-in and take-out restaurants, revise the signage provisions and vary the parking requirement for drive-in and take-out restaurants are substantive amendments and may only be approved in accordance with the requirements set out in the *Halifax Regional Municipality Charter*, which include a Public Hearing. These matters are addressed in the proposed amending agreement set out in Attachment B and illustrated on Map 5.

DISCUSSION

Staff have reviewed the application based on all applicable policies of the Bedford MPS, which are included as Attachment C to this report. The following issues have been identified for more detailed discussion. Non-substantive amendments may be approved by Resolution of Council while substantive amendments must be consistent with policy and only considered following a public hearing.

Non-Substantive Amendments

(i) Building Siting

Under the existing development agreement, one L-shaped building is located at the corner of Larry Uteck and Southgate as illustrated on Map 3. The only provision regulating the size of the building is that site coverage is limited to 50% and height is limited to 3 floors.

The revised proposal includes a 3,000 sq.ft. building located directly at the corner of Southgate and Larry Uteck and a 13,000 sq. ft. building located further into the site and adjacent to Larry Uteck Boulevard (Maps 3 and 4). The larger building would be oriented toward Southgate Drive, although the wall facing Larry Uteck Boulevard will be articulated as a primary facade. The proposal provides dedicated vehicular and pedestrian entrances from both Larry Uteck Blvd. and Southgate Dr. Staff have no concern with the proposed building locations as it will provide a strong architectural presence, specifically at the corner of these two major streets.

(ii) Landscaping Specifications

The only specification for landscaping under the existing agreement is the minimum requirement of the Mainstreet Commercial (CMC) Zone, which is that "Front yards, if provided, are to be landscaped". The proposed amending agreement for non-substantive matters set out in Attachment A ensures that significantly greater landscaping and site design will be provided.

The majority of parking would be located between the two proposed buildings and be largely screened from the public streets by means of a combination of new trees, landscaping, planting beds and a decorative wrought iron fence supported by masonry pillars. The proposed agreement also requires the provision of accessible, hard surfaced pedestrian walkways from both Larry Uteck Boulevard and Southgate Drive to both proposed buildings to ensure reasonable and safe pedestrian access. The intent of the landscaping and tree planting is to provide an attractive aesthetic from the street that minimizes the appearance of parking areas while maintaining some

sight lines for safety purposes. Staff are of the opinion that the landscaping and pedestrian walkways represent a significant increase from the existing agreement.

Substantive Amendments

(i) Drive-in and Take-out Restaurants

Clayton has requested that drive-in and take-out restaurants be permitted on the subject property. Although the MPS indicates a desire to permit a range and diversity of commercial uses in the CCI designation, the existing agreement permits full service restaurants, characterized by table service, but does not permit drive-in or take-out functions.

Concern with drive-in and take-out restaurants are often related to matters of aesthetics, impact on public streets, and a tendency to accommodate vehicular rather than pedestrian traffic. This site represents an ideal location for mixed commercial uses to take advantage of traffic flow at the corner of two major roads, as well as pedestrian traffic from the nearby future high school, public parks and several large residential neighbourhoods. Staff are of the opinion that the landscaping, tree planting and walkway specifications required pursuant to the proposed amending agreements will ensure that the drive-in has a minimal visual appearance from public streets and adjacent residential properties while providing a small scale and welcoming environment for pedestrians. Furthermore, the proposed amending agreement permits a drive-in only if the Developer engages a Professional Engineer to provide a plan and analysis that certifies that the design and length of the drive-in lane will ensure no negative impact on any public street. The plan must be approved by HRM's Development Engineer prior to any drive-in construction.

(ii) Parking Provisions

Clayton has requested a reduction to the parking requirement for drive-in and take-out restaurants for this site. The current standard for take-out restaurant and drive-in restaurants are 16 and 27 spaces per 1000 sq. ft. of floor area devoted to public use. Staff are of the opinion that the site's proximity to residential neighbourhoods, future public trails and the future high school warrant consideration of a varied parking standard.

In the adjacent Halifax and Sackville Drive plan areas the parking requirement for drive-in and take-out restaurants is 8 spaces per 1000 sq. ft. of gross floor area. Staff are of the opinion that the requested reduction is reasonable given the proximity of residential neighbourhoods, schools, trails, etc. In addition, the reduction of required parking enables the provision of additional landscaping and tree planting on the site. The proposed development agreement set out in Attachment B enables this reduction for one (1) drive-in or take-out restaurant only. Any additional restaurant would be subject to the parking requirement set out in the LUB unless the Developer engages a Professional Engineer to prepare an analysis requesting a specific parking reduction to serve an additional restaurant. This plan would have to be reviewed and approved by the Development Officer in consultation with the Development Engineer to ensure the parking would be sufficient and cause no negative impact on any public street.

(iii) Signage

The existing development agreement requires that signage on the site conform with the requirements of the Mainstreet Commercial (CMC) Zone. Clayton has requested that the signage provisions be amended to reflect the general signage provisions established under the LUB which apply to the General Business (CGB) Zone.

The CMC Zone sets out design requirements, including signage provisions, intended to ensure that new development along a specific portion of the Bedford Highway is compatible with the heritage of that area of Bedford. The subject property is not located within, or even in the vicinity of, the mainstreet commercial area. The nearest commercial properties on the Bedford Highway are zoned CGB (General Business) or Commercial Comprehensive Development District (CCDD). Staff are of the opinion that the general sign requirements, which permit ground signs up to a height of 15 feet, are more reasonable for a multi-tenant commercial property located at a major intersection outside of the mainstreet commercial core. Furthermore, the proposed location of the ground sign is at a location on Larry Uteck Boulevard that is screened from adjacent residential properties.

Public Information Meeting

A Public Information Meeting (PIM) for this proposal was held on January 12, 2009. Comments from the public included concern with the potential for cars at the drive-in interfering with vehicle and pedestrian traffic, and potential noise and traffic impacts resulting from the commercial development. Staff are of the opinion that these concerns are addressed by the proposed amending agreements. If Council decides to schedule a public hearing, property owners within the notification area included on Map 2 and persons that signed the sign up sheet at the PIM will be notified by mail.

Conclusion

It is the opinion of staff that the proposed amending agreements set out in Attachments A and B are consistent with the intent of the MPS for commercial development at this location. The proposed agreements would result in a more attractively landscaped and pedestrian friendly site that permits a range of commercial uses, including drive-in and take-out restaurants, at the neighbourhood level, provided that specific parking and drive-in demands are adequately addressed and approved by HRM. Therefore, staff recommend that NWCC approve the proposed amending development agreements included as Attachments A and B of this report.

The non-substantive amendment is not tied directly to the substantive amendment. Therefore, Council may consider the proposed amending agreement for non-substantive matters, as set out in Attachment A before it considers the substantive amendments as it only requires a motion of Council.

BUDGET IMPLICATIONS

There are no budget implications. The Developer will be responsible for all costs, expenses, liabilities, and obligations imposed under or incurred in order to satisfy the terms of the Agreements. The administration of the agreements can be carried out within the approved budget with existing resources.

FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN

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

ALTERNATIVES

1. Council may choose to approve the proposed amending agreements as set out in Attachments A and B of this report. This is the recommended course of action.
2. Council may choose to approve the proposed amending agreements subject to modifications. This may necessitate further negotiation with the applicant and may require a second public hearing.
3. Council may choose to refuse the proposed amending agreements, and in doing so, must provide reasons based on a conflict with MPS policies. This alternative is not recommended as staff are satisfied that the proposed amending development agreement is consistent with the policies and intent of the MPS.

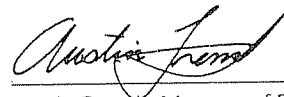
ATTACHMENTS

- | | |
|--------------|---|
| Map 1 | Generalized Future Land Use Map |
| Map 2 | Zoning and Notification Map |
| Map 3 | Concept Plan - Existing Agreement |
| Map 4 | Concept Plan A - Non-Substantive Amendment |
| Map 5 | Concept Plan B - Substantive Amendment |
| Attachment A | Proposed Amending Agreement - Non-Substantive Matters |
| Attachment B | Proposed Amending Agreement - Substantive Matters |
| Attachment C | Excerpts from the Bedford MPS |
| Attachment D | Public Information Meeting Minutes |

A copy of this report can be obtained online at <http://www.halifax.ca/commcoun/cc.html> then choose the appropriate Community Council and meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by : Joseph Driscoll, Planner, 490-3991

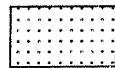
Report Approved by:



Austin French, Manager of Planning Services, 490-6717



Map 1
Generalized Future Land Use



Subject Property



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Planning Services

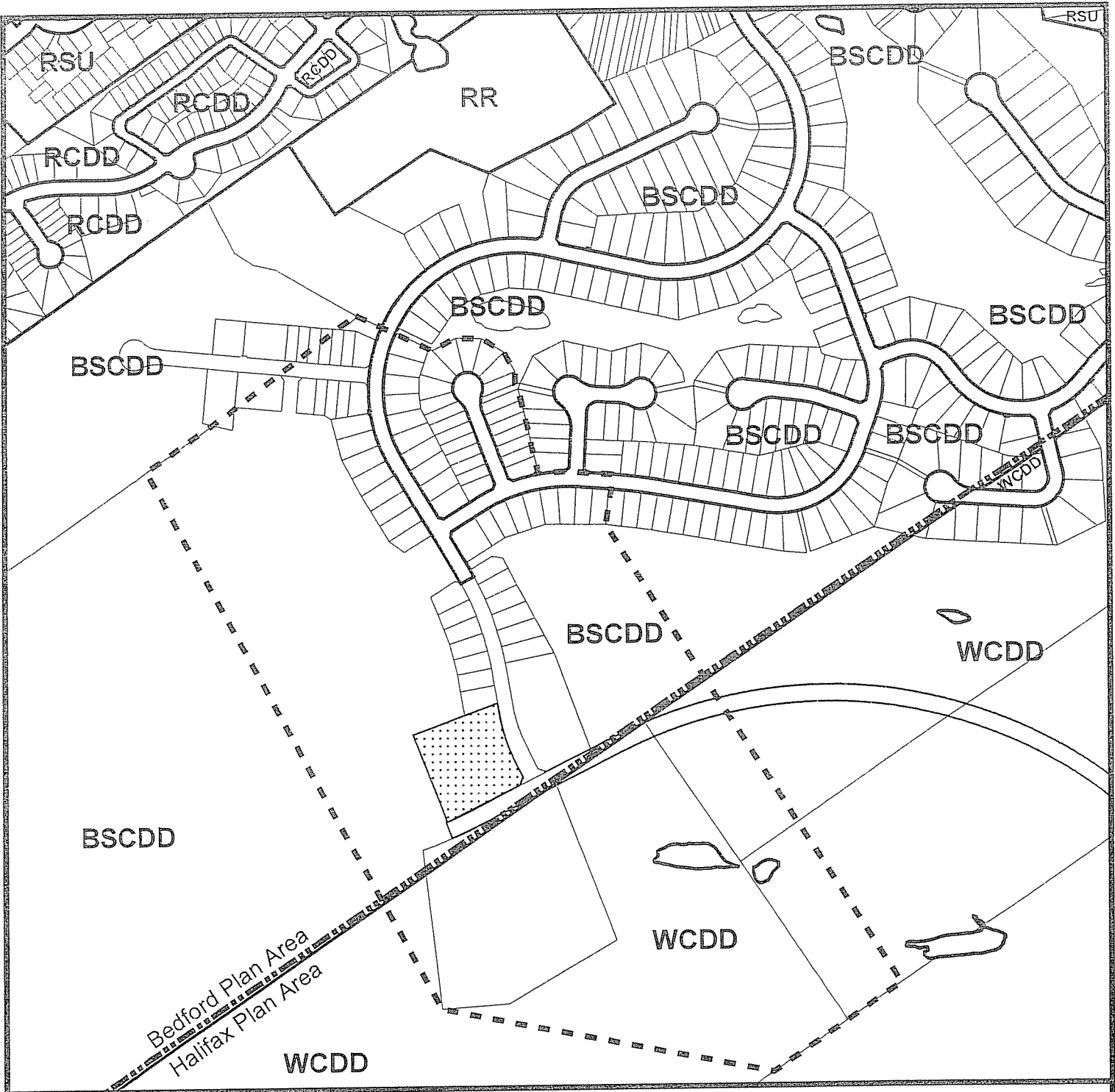
Bedford Plan Area Designations

Halifax Plan Area Designations

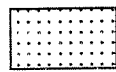
- R Residential Designation
- RR Residential Reserve Designation
- RCDD Residential Comprehensive Development District
- BSSPS Bedford South Secondary Planning Strategy

- WCDD Wentworth Comprehensive Development District





Map 2
Zoning



Subject Property



Notification Area



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Planning Services

Bedford Plan Area Zones

- RSU Single Dwelling Unit Zone
- RR Residential Reserve Zone
- RCDD Residential Comprehensive Development District
- BSCDD Bedford South Comprehensive Development District

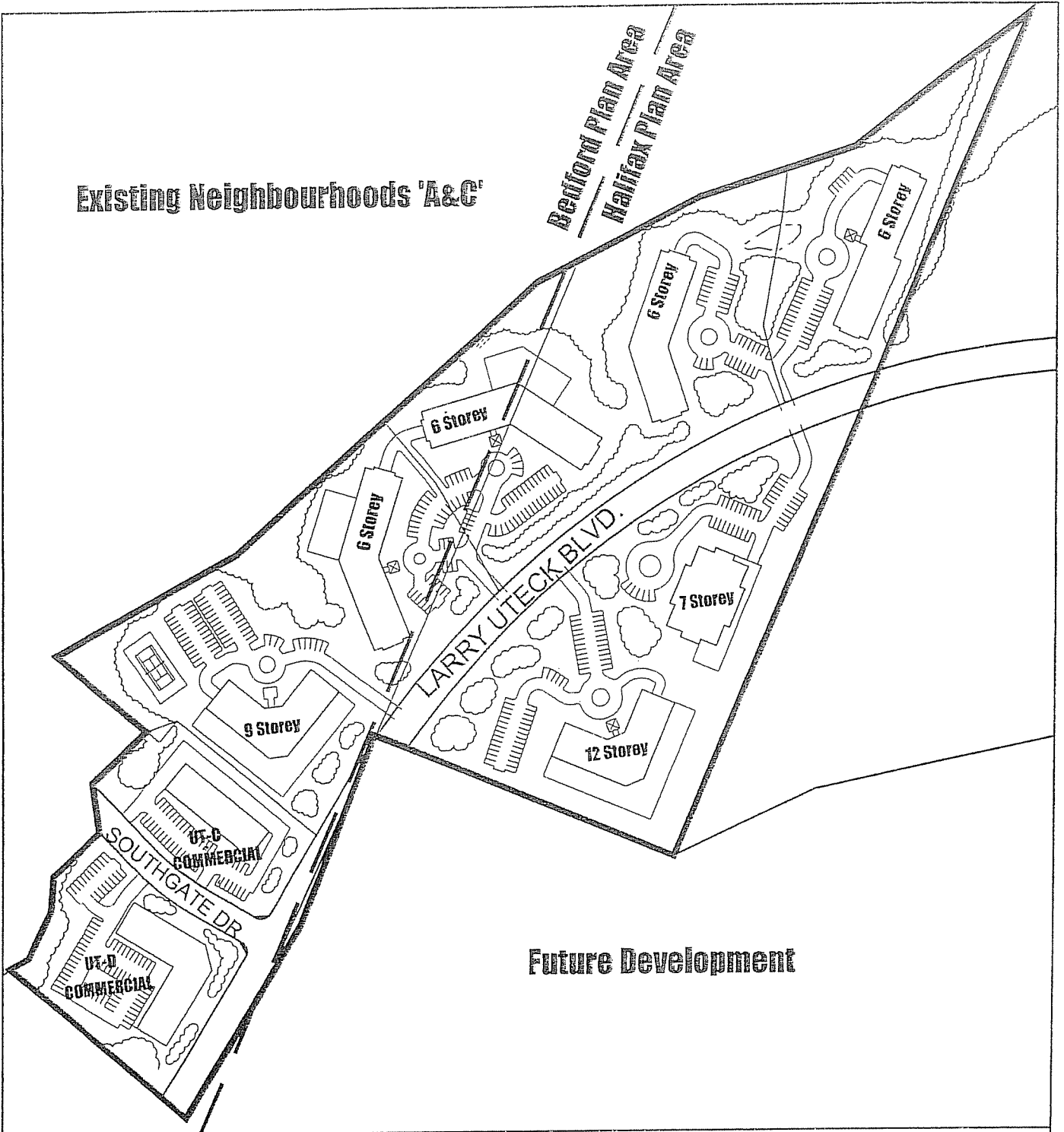
Halifax Plan Area Zones

- WCDD Wentworth Comprehensive Development District



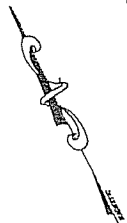
Existing Neighbourhoods 'A&C'

Bedford Plan Area
Halifax Plan Area



Future Development

Map 3 Concept Plan - Existing Agreement



Future Parkland

6' boulder wall

Planting Bed
296

Project Sign
296

Decorative Entrance
295

Decorative Rod Iron Fence
295

Order Sign Planting Bed
293.4

Drive thru lane
293.4

Future French High School

Larry Uteck Blvd.

Southgate Dr.

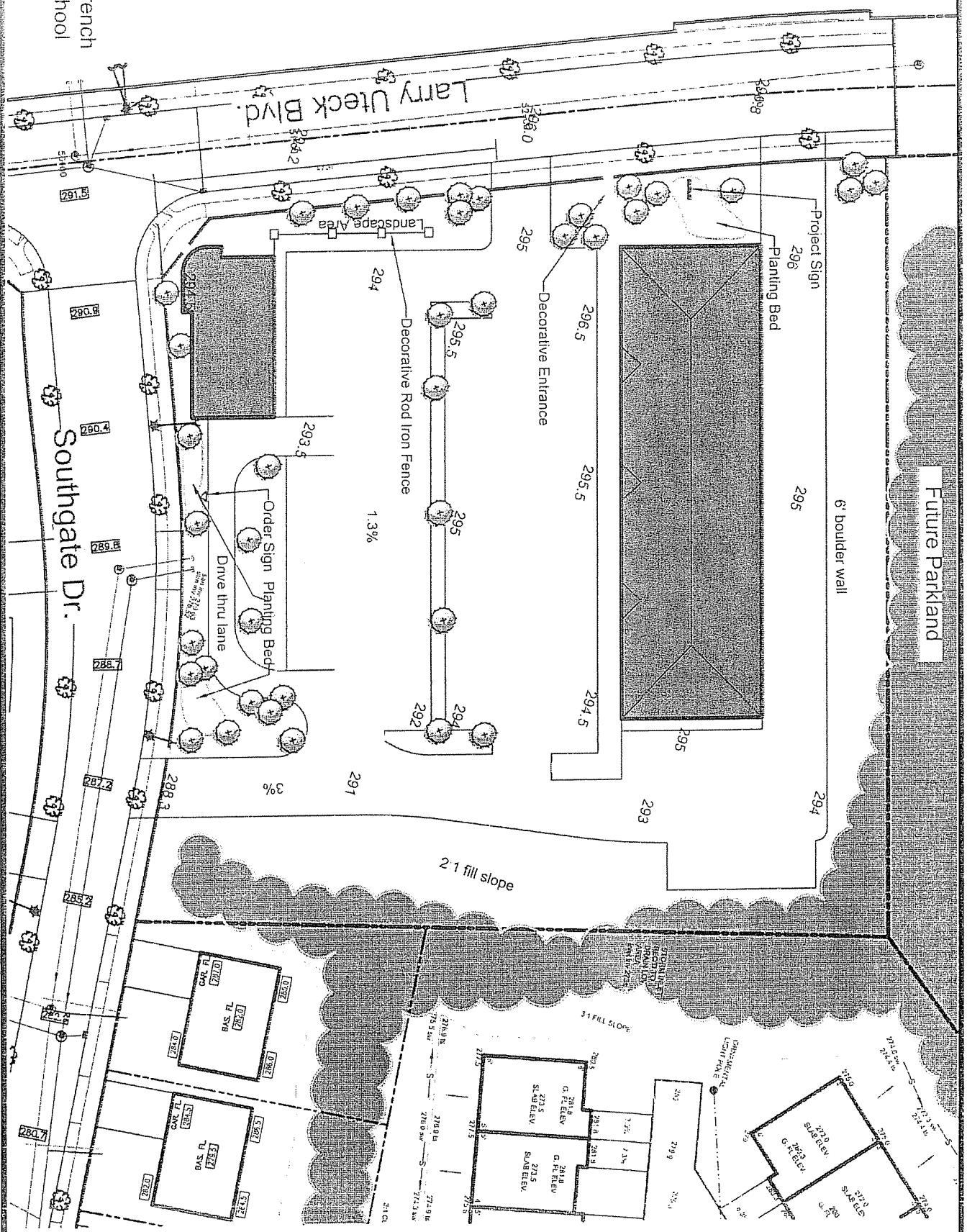
Map 5

Concept Plan B - Substantive Amendments

Feb. 18, 2009

HRM does not guarantee the accuracy of any base map information on this map.

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Attachment A: Proposed Amending Development Agreement - Non Substantive Matters

THIS AMENDING AGREEMENT made this day of , 2009,

BETWEEN:

CLAYTON DEVELOPMENTS LTD.

a body corporate, in the Province of Nova Scotia
(hereinafter called the "Developer")

OF THE FIRST PART

- and -

HALIFAX REGIONAL MUNICIPALITY

a municipal body corporate, in the Province of Nova Scotia
(hereinafter called the "Municipality")

OF THE SECOND PART

WHEREAS the Developer is the registered owner of certain lands located at the corner of Larry Uteck Boulevard and Southgate Drive, PID 41278656, Bedford and which said lands are more particularly described in Schedule A hereto (hereinafter called the "Lands");

AND WHEREAS the North West Community Council and the Chebucto Community Council of the Halifax Regional Municipality approved an application by the Developer to enter into a Development Agreement to allow for commercial or institutional development on the Lands, which said Development Agreement was registered at the Land Registry Office in Halifax as Document Number 88868600 and referenced as Municipal Case Number 00624 (hereinafter called the "Existing Agreement");

AND WHEREAS the North West Community Council approved a non-substantive amendment to the Existing Agreement on January 22, 2009, referenced as Municipal Case Number 01223, to permit construction of 136 dwelling units within 2 multi-unit buildings prior to the construction of the interchange at Highway 102 and its connection to Larry Uteck Boulevard, said agreement being recorded at the Land Registry Office in Halifax as Document Number [Insert Document Number when available] (hereinafter called the "First Amending Agreement");

AND WHEREAS the Developer has requested a non-substantive amendment to the provisions of the Existing Agreement to enable changes to the siting and location of buildings on the Lands and establish more detailed specifications for landscaping;

AND WHEREAS the North West Community Council for the Municipality approved this request at a meeting held on [INSERT-Date], referenced as Municipal Case Number 01226;

THEREFORE in consideration of the benefits accrued to each party from the covenants herein contained, the Parties agree as follows:

1. The Existing Agreement shall be amended such that the Developer shall develop the Lands in a manner, which, in the opinion of the Development Officer, conform with the Schedules attached to this Agreement and the plans filed in the Halifax Regional Municipality as Case Number 01226.

The schedules are:

Schedule A: Legal Description of the Lands

Schedule B: Concept Plan

2. Buildings shall be located and oriented as generally illustrated on Schedule B. Furthermore, the Development Officer may, in consultation with the Development Engineer, permit a reduced setback of 0 feet to public streets for the building proposed to be located directly at the corner of Larry Uteck Boulevard and Southgate Drive. The footprints of the buildings shall not exceed 3,000 square feet and 13,000 square feet respectively.
3.
 - (a) Prior to the issuance of a Construction Permit, the Developer agrees to provide a Landscaping Plan which complies with the provisions of this section and generally conforms with the overall intentions of the preliminary landscaping details shown on Schedule B. The Landscaping Plan shall be prepared by a Landscape Architect (a full member, in good standing with the Canadian Society of Landscape Architects) and comply with all provisions of this section.
 - (b) The Landscaping Plan shall include the location and design of the pedestrian walkways as generally illustrated on Schedule B. The walkways shall meet accessibility standards and be hard surfaced with concrete, asphalt, brick or stone pavers or an acceptable equivalent in the opinion of the Development Officer.
 - (c) The Landscaping Plan shall identify the location and design of the wrought iron fence as generally illustrated on Schedule B. The fence shall be a minimum of 4 feet in height and shall be anchored by masonry brick pillars or stone, sandblasted concrete blocks or other suitable alternative to brick, a minimum of 4 feet in height, at locations that generally conform to that illustrated on Schedule B.
 - (d) Prior to issuance of any Occupancy Permit, the Developer shall submit to the Development Officer a letter prepared by a member in good standing of the Canadian Society of Landscape Architects certifying that all landscaping and requirements set out in clauses 3. (a), (b) and (c) have been completed according to the approved Landscape Plan and the terms of this Agreement.

(e) Notwithstanding clause 3. (d), an Occupancy Permit may be issued provided the Developer supplies a security deposit in the amount of 110 percent of the estimated cost to complete the outstanding landscaping and requirements set out in clauses 3. (a), (b) and (c). The security shall be in favour of the Municipality and shall be in the form of a certified cheque or automatically renewing, irrevocable letter of credit issued by a chartered bank. The security shall be returned to the Developer only upon completion of the work as described herein and illustrated on the Schedules, and as approved by the Development Officer. Should the Developer not complete the landscaping within twelve months of issuance of the Occupancy Permit, the Municipality may use the deposit to complete the work as set out in this Agreement. The Developer shall be responsible for all costs in this regard exceeding the deposit. The security deposit or unused portion of the security deposit shall be returned to the Developer upon completion of the work and its certification.

4. Except where specifically identified herein, all other requirements of the Existing Agreement and all previous amending agreements shall remain in effect.

WITNESS that this Amending Agreement, made in triplicate, was properly executed by the respective Parties on this _____ day of _____, A.D., 2009.

SIGNED, SEALED AND DELIVERED) **CLAYTON DEVELOPMENTS LTD.**
in the presence of)
per _____) per: _____
)

per _____) per: _____
)

SEALED, DELIVERED AND)
ATTESTED to by the proper)
signing officers of Halifax Regional)
Municipality duly authorized)
in that behalf in the presence) **HALIFAX REGIONAL MUNICIPALITY**

per _____) per: _____
) **MAYOR**
)

per _____) per: _____
) **MUNICIPAL CLERK**
)

AND WHEREAS the Developer has requested a substantive amendment to the provisions of the Existing Agreement to enable drive-in and take-out restaurants, reduce the parking requirement for a drive-in or take-out restaurant, and revise the signage provisions;

AND WHEREAS the North West Community Council for the Municipality approved this request at a meeting held on [INSERT-Date], referenced as Municipal Case Number 01226;

THEREFORE in consideration of the benefits accrued to each party from the covenants herein contained, the Parties agree as follows:

-
1. The Existing Agreement shall be amended such that the Developer shall develop the Lands in a manner, which, in the opinion of the Development Officer, conform with the Schedules attached to this amending Agreement and the plans filed in the Halifax Regional Municipality as Case Number 01226.

The schedules are:

Schedule A: Legal Description of the Lands
Schedule B: Concept Plan

2. Drive-In and Take-Out restaurants shall be permitted on the Lands provided the following conditions are met in the opinion of the Development Officer:
 - (a) Prior to the issuance of any permit to enable development or construction of a drive-in restaurant, the Developer shall submit a plan and written analysis, prepared by a Professional Engineer, certifying that the length and design of the proposed drive-in lane will be sufficient to ensure no negative impact on or interference with any public street as well as reasonably ensure no negative impact on the parking area on the Lands;
 - (b) No drive-in restaurant shall be permitted on the Lands unless the plan and analysis referenced in clause 2 (a) has been reviewed and approved by the Development Engineer; and
 - (c) The plan and analysis identified in clause 2 (a) of this Agreement shall include a description of the assumptions and methodology used in its preparation.
3. The parking requirement for one (1) drive-in or take out restaurant on the Lands shall be 8 parking spaces per 1000 square feet of floor area. For any additional drive-in or take-out restaurant on the Lands, the applicable parking requirement set out in the LUB shall apply.

Notwithstanding the above, the Development Officer, in consultation with the Development Engineer, may authorize a reduced parking standard as low as 8 parking

spaces per 1000 square feet of floor area for an additional drive-in or take-out restaurant(s) provided that the Developer submits a parking plan and analysis, prepared by a Professional Engineer. The plan shall indicate that the proposed parking area is sufficient to serve the restaurant and will have no negative impact on any public street. The submission shall include a description of any assumptions and methodology used in its preparation.

4. Prior to receiving any authorization, permits or approvals to construct the proposed vehicular entrance on Larry Uteck Boulevard located closest to the intersection with Southgate Drive, the Developer shall have a Professional Engineer prepare an analysis that identifies any negative impact on the road network and the intersection of Larry Uteck Boulevard and Southgate Drive that would result from the proposed access. The analysis shall include a description of the assumptions and methodology used to reach any conclusions and shall identify the need for directional or access/egress controls (such as "right-out" only for example) if applicable. The analysis shall be submitted for the review of the Development Engineer and no construction for this proposed access shall be permitted unless approved by the Development Engineer.
5. Signage shall conform with the general requirements of the Land Use By-law.
6. Except where specifically identified herein, all other requirements of the Existing Agreement and all previous amending agreements shall remain in effect.

WITNESS that this Amending Agreement, made in triplicate, was properly executed by the respective Parties on this _____ day of _____, A.D., 2009.

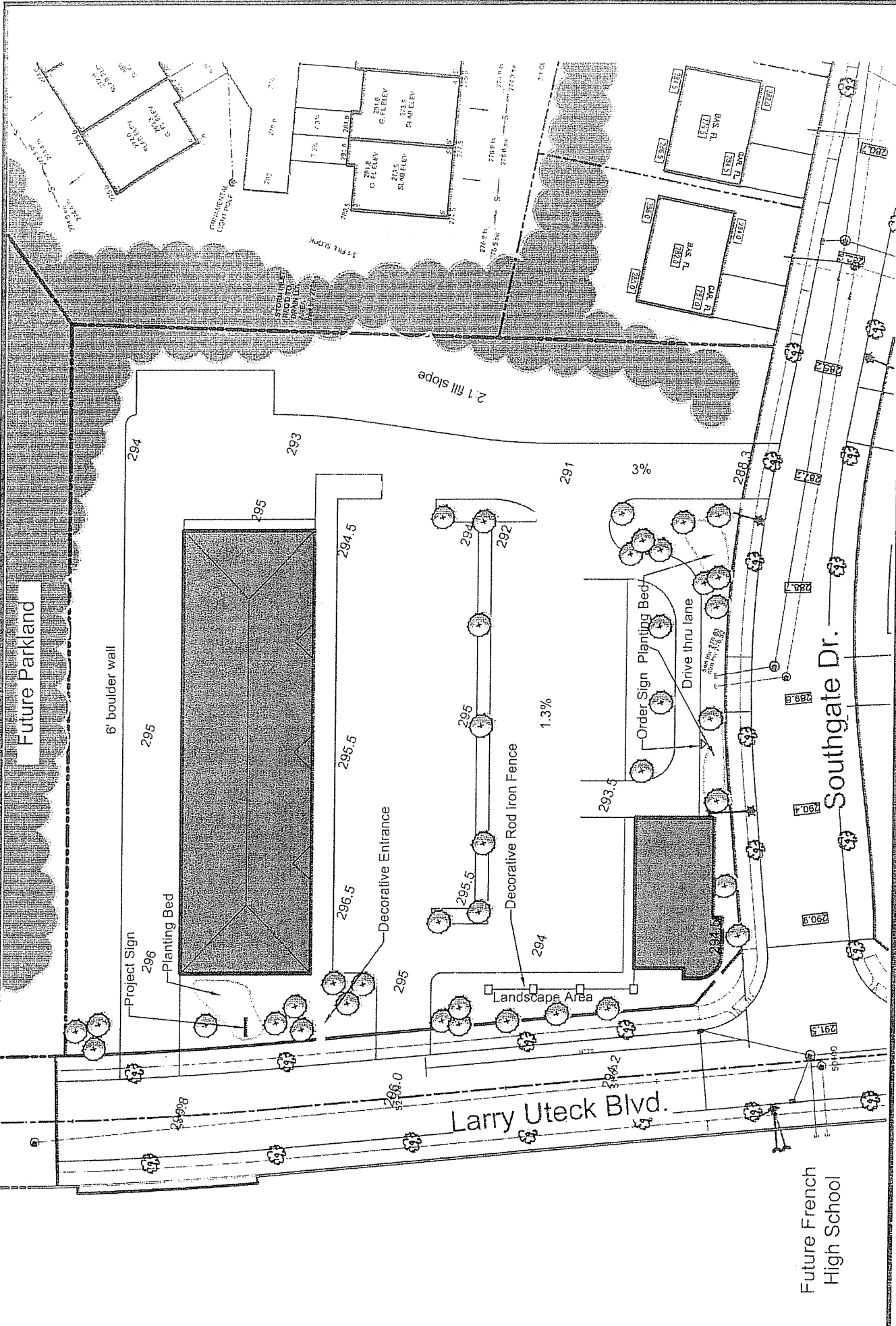
SIGNED, SEALED AND DELIVERED) **CLAYTON DEVELOPMENTS LTD.**
 in the presence of)
 per _____) per: _____
)
)

per _____) per: _____
)

SEALED, DELIVERED AND)
 ATTESTED to by the proper)
 signing officers of Halifax Regional)
 Municipality duly authorized)
 in that behalf in the presence) **HALIFAX REGIONAL MUNICIPALITY**

per _____) per: _____
) **MAYOR**
)

per _____) per: _____
) **MUNICIPAL CLERK**



Future Parkland

6' boulder wall

Project Sign

Planting Bed

Decorative Entrance

Decorative Rod Iron Fence

Landscape Area

Order Sign Planting Bed

Drive thru lane

Future French High School

Southgate Dr.

Larry Uteck Blvd.



Schedule B
 Concept Plan B - Substantive Amendments

HALIFAX
 REGIONAL MUNICIPALITY
 Planning Services

Attachment C: Excerpts from the Bedford MPS

Policy MCP-1:

The Community Concept Plan, presented as Schedule I, shall form the framework for land use allocation within the master plan area and all policies and actions taken by the Municipality shall conform with the intent of this plan. A comprehensive development district zone shall be applied to all lands within the master plan area and any development of the land shall be subject to approval of a development agreement.

Policy CCI-1:

A range of community commercial, institutional, and recreational uses may be permitted within the Community Commercial/Institutional Designation subject to consideration of the following matters:

- no parking or loading areas are located between a public street and a building and any buildings with commercial occupancies shall be located in close proximity to the street line;
- parking areas are designed so as not to appear obtrusive from a public street or dominate the streetscape, provide safe and convenient pedestrian access to the buildings they are intended to serve;
- provisions are made for the storage of bicycles;
- exterior materials, street furniture; trees, lighting and landscaping measures are incorporated in buildings to foster an interesting and secure environment;
- the windows, exterior features and materials and signs employed in any building create a sense of interest from public streets;
- no building height exceeds six stories in height and no residential uses are permitted on the ground floor of any building within fifty (50) feet of a public street;
- the proposal conforms with all applicable provisions and requirements adopted under this Secondary Planning Strategy regarding environmental protection, the community transportation system and municipal services.

Attachment D: Public Information Meeting Minutes

HALIFAX REGIONAL MUNICIPALITY
PUBLIC INFORMATION MEETING
CASE NO. 01226 - Neighbourhood B, Bedford South

7:00 p.m.
Monday, January 12, 2009
Basinview Drive Community Elementary School

STAFF IN

ATTENDANCE: Joseph Driscoll, Planner, HRM Planning Services
Kurt Pyle, Supervisor, HRM Planning Services
Alden Thurston, Planning Technician, HRM Planning Services
Cara McFarlane, Planning Controller, HRM Planning Services

ALSO IN

ATTENDANCE: Councillor Tim Outhit, District 21
Kevin Neatt, Clayton Developments Limited
Peter Greenwood, Clayton Developments Limited

PUBLIC IN

ATTENDANCE: Approximately 15

The meeting commenced at approximately 7:03 p.m.

1. Opening Remarks/Introductions/Purpose of Meeting - Joseph Driscoll

Mr. Driscoll introduced himself as the Planner taking the application through the planning process; Councillor Tim Outhit, District 21; Kevin Neatt, Clayton Developments Limited; and Kurt Pyle, Alden Thurston and Cara McFarlane, HRM Planning Services.

The agenda and purpose of the meeting were reviewed.

2. Overview of Planning Process

This is an application to amend an existing development agreement for Neighbourhood B of Bedford South.

3. Presentation of Proposal - Joseph Driscoll

A context map of the greater Bedford South area was shown. This represents existing as well as future development.

Some of this development, especially off of Southgate Drive, is currently constructed. Some of the other development coming up from Larry Uteck Boulevard has not been built.

The subject property (shown on map) is directly at the corner of Southgate Drive and Larry Uteck Boulevard (commercial site) and located directly across Larry Uteck Boulevard from the future french high school, adjacent to a future HRM owned park and some residential development located on Southgate Drive.

The property is approximately 2.2 acres and approved as a commercial site under the existing development agreement for Neighborhood B which predominately is a neighbourhood of future multi-unit buildings. There are also a couple of commercial sites and a school site. At the corner of Southgate Drive and Larry Uteck Boulevard, council designated those lands as prime spots for Community Commercial and Institutional development.

One resident asked if there will be a set of lights at that intersection to which Mr. Driscoll said it would be a signalized intersection.

In the case of Bedford South, any type of land use has to proceed by development agreement and be approved by council.

Mr. Driscoll defined a development agreement and explained the public process. There is an existing development agreement on the site and Clayton Developments is proposing to make some changes which require the approval of council.

The subject site and surrounding areas are designated Community Commercial and Institutional with the intent of permitting a wide range of commercial and institutional uses in a strategic location in this future community.

The intent of this designation is to provide an environment that is friendly to pedestrians. It has smaller community scale commercial uses. The buildings are to be located closer to the street than a traditional commercial site and parking should not appear obtrusive from the street. This can be accomplished through site design features. The site design should foster an interesting and secure environment.

The existing development agreement permits a number of commercial uses including full-service restaurants. There are landscaping requirements as set out in the Land Use By-law. There are provisions regarding parking, lighting around the site and building design.

The existing site plan approved under the existing development agreement was shown on the screen (the corner of Southgate Drive and Larry Uteck Boulevard). There is a commercial building parallel to the corner and some landscaping detail in the front yards between the building and street with most of the parking in the rear. The development agreement does not place specific limits on the size of the building. It indicates that the commercial building can be up to 50% of the lot coverage and be as high as three floors.

An overview of the amendments to the development agreement was shown. The developer would like to be able to permit takeout and drive-thru functions in a restaurant that may be built on the site and reduce the parking requirement. The policies are striving for a pedestrian feel; therefore, staff believes the reduction in parking can be considered. This is a location in close proximity to a future municipal trail system. There are well over 1,000 units within walking distance of the site. The developer is also looking to change the layout and location of the buildings. To establish more stringent details for landscaping, site design, and walkways. The existing development agreement

does not prescribe detailed controls on those features. Also proposed are non-substantive (relatively minor) and substantive amendments to the existing development agreement.

A preliminary site plan prepared by Clayton Developments was shown. A 2,600 square foot building is located directly at the corner (the building intended to house a future restaurant) with a 12,000 square foot building located at the back of the site. Both one storey buildings. There is more detailed landscaping: location of planting beds and some additional trees around the site. The idea of the trees is to make it more natural looking but not take away from the safety factor. The potential drive-thru area was shown. There is a decorative wrought iron fence proposed adjacent to Larry Uteck Boulevard. There are pedestrian connections proposed across the site from Southgate Drive and Larry Uteck Boulevard.

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There are 3,800 people in Neighbourhoods A and C. Having a community commercial use on the corner will eliminate traffic trips for daily convenience needs. The corner building could be a coffee shop, bank or something similar with a drive-thru for example which increase the safety and convenience of some residents. It is meant for people to be able to walk to the site and focus on the pedestrian movement within the commercial area and to avoid the sea of parking. There are a few things the developer needs in order to make this happen. A takeout restaurant is being proposed as well as a different layout. Some of the benefits with this new layout would be the pedestrian access, decorative fencing, focus on landscaping, and maintaining more trees and green next to the residential sites.

3. Questions/Comments

Ross Landers, Haystead Ridge, asked what is across the street on Southgate Drive. Mr. Driscoll said there is another commercial building under the existing development agreement and the rest are multi-unit dwellings.

Mr. Landers asked how the number of cars going through the drive-thru would be controlled. Mr. Neatt said upon the time of building permits, the developer would submit a traffic impact study and an engineer would sign off on the cue line depending on what type of business.

Mr. Landers is concerned about the audio issue with automated ordering systems. Mr. Driscoll mentioned that the developer would like to maintain a lot of trees to create a buffer which would keep the noise down. Mr. Landers suggested putting the drive-thru at the back of the property. Mr. Neatt mentioned that the drive-thru is a fair distance away from residential units. With the layout and maintaining some trees will help alleviate the noise. There is also an elevation difference which will help.

Mr. Landers asked if there is a limit on permitted uses for the bigger buildings. Mr. Driscoll read the list of permitted uses from the existing development agreement.

Davena Davis, Fernleigh Park, has attended a couple of meetings about Larry Uteck Boulevard regarding the traffic circles just above the proposed site plan and a future school site across the street. These changes will create a lot of traffic and potential problems. Are there going to be sidewalks on

both sides? Mr. Driscoll mentioned that the advantage of having commercial development amongst residential is that in some ways it actually cuts down on car trips. The streets are designed for a certain amount of cars in the run of a day. The engineers will review the plan to make sure that anything being proposed is within the realm of what was envisioned and approved by council under the existing agreement; therefore, there shouldn't be much of an increase in traffic due to the amendments. There are a couple of entrances proposed and the locations would have to be approved by traffic services. Mr. Driscoll said there will be sidewalks on both sides of Larry Uteck Boulevard.

Mr. Landers asked about the reduction of parking spots from the original development agreement. Mr. Driscoll explained that the applicant is proposing to reduce the parking standard to eight spaces per 1,000 square feet for the restaurant only. This may give the opportunity for more sidewalks and landscaping on the site as it is intended to be pedestrian friendly. The parking standard for everything else would remain the same. Under the original development agreement the total parking spaces would be a ratio based on the building's square footage.

Mr. Landers asked if different configurations for the drive-thru were entertained. Mr. Neatt said the applicant spent several hours looking at different configurations and layouts but the topography worked against them. Mr. Landers mentioned that it would not be ideal for cars from the drive-thru to be out on the street or filling up the parking lot. Also, the noise has to be properly addressed as it is out of character with the community. Mr. Driscoll mentioned that the site was always intended for commercial use so some degree of noise would occur in any case.

Justin Smith, Haystead Ridge, asked when this development could start if it is approved. Mr. Driscoll said that the decision of council would be some time later in the Spring. Mr. Neatt said the earliest for ground breaking would be the Fall. The developer may want to wait until Larry Uteck Boulevard is built through to the future interchange. Mr. Landers asked about the interchange. Councillor Outhit said there was announcement just before Christmas and it should be complete late 2010. Mr. Driscoll said as Bedford South has been developing, HRM has been building a fund from charges that Clayton Developments has been paying per lot. Combined with the Provincial and Federal governments funding, the interchange is ready to begin.

Mr. Landers mentioned that the site across Southgate Drive is approved for commercial as well. He would object to another drive-thru on that site. Mr. Driscoll indicated that if the applicant were to go that route, another application would have to be submitted, another public process held and the application would have to be approved by council.

Ms. Davis is concerned the development will be very peace meal. She would like to see some integrated controls on what is being developed so a balance will be created. Mr. Driscoll mentioned that this site across the street will still be governed by the existing agreement. Mr. Landers can visualize the same thing happening across the street. Mr. Driscoll said that staff has to review the application based on planning documents already approved by council. Mr. Neatt mentioned that Clayton Developments deals with a lot of the quality control on their own. There is a certain level of expectation that will be withheld throughout the project. Mr. Driscoll mentioned that there has been a large amount of public consultation that has gone into Bedford South long before this stage so it is a comprehensively planned community. Inevitably, with a development this size there will be proposed changes that will come up in time.

4. Closing Comments

Mr. Driscoll thanked everyone for coming to the meeting to share their comments and concerns.

5. Adjournment

The meeting adjourned at approximately 7:58 p.m.