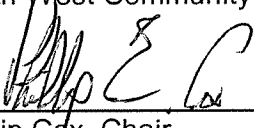


NORTH WEST COMMUNITY COUNCIL
May 25, 2006

TO: North West Community Council

FROM: 
Phillip Cox, Chair
North West Transit Advisory Committee

DATE: April 19, 2006

SUBJECT: Transit Service - Northgate Commercial Development/Bedford Triplex

ORIGIN

April 19, 2006 meeting of the Northwest Transit Advisory Committee.

RECOMMENDATION:

The North West Transit Advisory Committee recommends that the North West Community Council:

Request that Metro Transit, HRM Planning and Development and HRM's Design and Construction Services Staff work together to ensure that transit service and all related infrastructure be included in the development process for the Northgate Commercial Development along Rocky Lake Drive, Bedford and the proposed Bedford Triplex.

BACKGROUND

The issue of transit service to the Northgate Commercial Development area and the proposed Bedford Triplex has been discussed at the North West Transit Advisory Committee for some months. The NWTAC would like to ensure that adequate transit service and all related infrastructure (bus bays, shelters) to these areas be considered at the earliest possible stage in the development/permitting process.

DISCUSSION

Due to the failure to plan for and include appropriate door-to-door transit service at the new Cobequid Community Health Centre in Lower Sackville and, due to similar oversights resulting in the inadequate transit services in the Bayers Lake shopping district; the North West Transit Advisory Committee strongly encourages North West Community Council to urge Metro Transit, HRM Planning and Development Services as well as HRM Design and Construction Services staff to incorporate transit services during the earliest stage of development for this area. It is noted that the area is an as-of-right development area.

It is understood that the Northgate Commercial Development will take place over several stages but the impact of all future stages should be considered in developing a comprehensive transit plan for this rapid growth area. The North West Transit Advisory Committee encourages North West Community Council to urge staff to work with the developers/all stakeholders in order to provide adequate transit service to this area.

It is likely that within reasonable time limits of municipal planning and within five km of this site, there will be an anticipated fast ferry terminal and other integrated parking and transit provisions for the Bedford area. Lack of early-on integrated transit and development planning for this development and surrounding area will in all probability result in long term detrimental haphazard transit development as well as the eventual requirement for ad hoc additions and manipulations of future transit provision.

BUDGET IMPLICATIONS:

Unknown at this time.

ALTERNATIVES:

1. Community Council may choose not to approve the recommendation.

ATTACHMENTS:

None.