

North West Community Council
September 12, 2006

TO: North West Community Council
SUBMITTED BY: Maui Harnish / for
Barb Grant, Vice Chair
North West Planning Advisory Committee

RE: Case 00938 - Bedford West Business Campus Amendments

DATE: September 7, 2006

ORIGIN

North West Planning Advisory Committee meeting - September 6, 2006

RECOMMENDATION

The North West Planning Advisory Committee recommend that North West Community Council:

1. Give First Reading and schedule a public hearing to consider amendments to the Bedford West Business Campus Zone;
2. Approve the amendments to the Bedford West Business Campus Zone presented in Attachments E, G and H of the staff report dated August 18, 2006, with an amendment to clause (e) of Attachment E to add the words "that are over three storeys or 35' in height" following the words "This clause shall not apply to office buildings".

The proposed amendment to Attachment E has been incorporated into the staff report in italics.

The North West Planning Advisory Committee further recommend that North West Community Council recommend that Regional Council:

1. Give First Reading and schedule a public hearing to consider an amendment to the Regional Subdivision By-law;
2. Approve the amendment to the Regional Subdivision By-law presented in Attachment F of the staff report dated August 18, 2006.

ATTACHMENTS

Staff report dated August 18, 2006

Additional copies of this report, and information on its status, can be obtained by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.
Report prepared by: Gail Harnish, Admin/PAC Coordinator, 490-4937
Report reviewed by: Barb Grant, Vice Chair, North West PAC

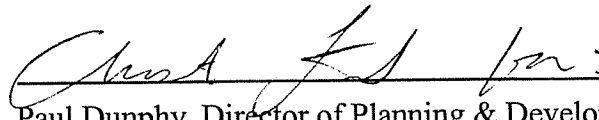


PO Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

North West Planning Advisory Committee
September 6, 2006

TO: North West Planning Advisory Committee

SUBMITTED BY:


Paul Dunphy, Director of Planning & Development Services

DATE: August 18, 2006

SUBJECT: Case 00938 - Bedford West Business Campus Amendments

ORIGIN

Development proposal by Research in Motion

RECOMMENDATIONS

It is recommended that North West Community Council:

1. Give First Reading and schedule a public hearing to consider amendments to the Bedford West Business Campus Zone;
2. Approve the amendments to the Bedford West Business Campus Zone presented in Attachment E, G and H;

It is further recommended that North West Community Council recommend that Regional Council:

1. Give First Reading and schedule a public hearing to consider an amendment to the Regional Subdivision By-law;
2. Approve an amendment to the Regional Subdivision By-law presented in Attachment F.

EXECUTIVE SUMMARY

Applications have been made by Research in Motion (RIM), Annapolis Basin Group and HRM to amend the Bedford Land Use Bylaw to:

- reduce the lot frontage requirements with the Business Campus area;
- increase the maximum building height for offices with the Business Campus area;
- relax the architectural requirement for offices; and
- waive the maximum lot size for Area B, a component of the mixed used business campus area; and
- make corrections to the Bedford Zoning Map and insert a new Schedule into the Bedford Land Use Bylaw.

RIM has also requested an amendment to the Regional Subdivision By-law to include a 50 acre property within the Urban Service Area. This property was originally purchased by the Town of Bedford for the blood fractionation plant.

A Public Information Meeting was held on August 14, 2006 and the proposal was generally supported by attending members of the public. These applications do not required review by a Waters Advisory Board.

BACKGROUND

Earlier this year, Regional Council approved the Bedford West Secondary Planning Strategy which provided guidance for the development of a new community on the west side of the Bicentennial Highway in the vicinity of the Hammonds Plains and Kearney Lake Roads. The strategy included a community concept plan which illustrates various land use allocations. The plan is presented as Attachment A.

The plan includes a "Mixed Use Business Campus" Designation immediately to the south of the Hammonds Plains Road which extends from the Bicentennial Highway to the Atlantic Acres Business Park. This designation encompasses an approximately 50 acre property owned by the Municipality which was originally acquired by the Town of Bedford for a proposed blood fractionation plant and an additional 100 acres owned by the Annapolis Group Ltd.

Research in Motion (RIM), a developer and manufacturer of mobile communications devices, has entered into negotiations with the Municipality to acquire the 50 acre property located immediately to the south-west of the Hammonds Plains Road/Bicentennial Highway interchange. The company has proposed to develop a customer support operation centre on the site. Plans and profiles of the first phase of development are illustrated on Attachment B.

The proposal includes a 7 storey building with 150,000 square feet of floor space to accommodate 1,200 employees. A new entrance is proposed from the Hammonds Plains Road which would be located between the existing entrance at Science Park Drive and the interchange. The company would like to commence construction this Fall for initial occupancies in the Spring of 2008.

The Bedford West Business Campus (BWBC) Zone has been applied to the Business Campus designation under the Bedford Land Use By-law. RIM has requested three amendments to the zone standards and Annapolis has requested one. A copy of the BWBC zone with the requested amendments is presented as Attachment C. The text to be added is presented in **bold** and the text to be deleted is shown ~~stricken~~. An amendment to the Regional Subdivision By-law is also required to allow for the extension of municipal sewer and water services to the property to be acquired by RIM. Further elaboration on the requested amendments are presented in the following discussion.

DISCUSSION

Policy Context:

The Bedford West Secondary Planning Strategy states that the Mixed Use Business Campus Designation is “strategically located for businesses that produce goods and services and employment opportunities for the region. A campus style environment is envisioned where employment centres are integrated with public facilities and public spaces”. The following objectives are expressed:

- to provide places of employment within the community that are easily accessible from the Community Collector Streets and Trail System and by public transit;
- to support a mixed use environment where opportunities are afforded to live and work in the same community;
- to create a setting where buildings and transportation systems networks are attractively integrated with the natural environment;
- to encourage business opportunities by adopting an efficient and flexible regulatory environment;
- to encourage innovative subdivision and community design;
- to support public transit provision.

The Community Council may approve amendments to the Bedford West Business Campus Zone which are consistent with or further these objectives.

RIM Zone Amendment Requests:

1. Lot Frontage Requirements:

The BWBC zone allows for more than one building on a lot but, if subdivision is proposed, requires that each lot have at least 100 feet of frontage on a public street. RIM is proposing to develop an office campus where a number of buildings are served by shared driveways and parking lots. Initially, the buildings would be owned by RIM but, in the future, the company might be interested in conveying land to allow a supplier within the campus. However, it does not necessarily want to upgrade the shared driveways to a public road and has therefore requested that the minimum 100 foot lot frontage requirement be waived.

Given that the zone supports a business campus environment with shared driveway and parking facilities, staff can see no reason why public road frontage should be required for subdivision. The elimination of this requirement may further the plan objectives of adopting a flexible regulatory environment and encouraging innovative subdivision design.

2. Maximum Building Height:

The BWBC zone allows for a maximum building height of 52 feet except that the height of hotels and motels can be increased to 75 feet. The 7 storey office building proposed by RIM would reach a height of just under 110 feet, as measured by the Land Use By-law (the by-law measures height as the maximum vertical distance between the highest point of a roof and the lowest finished grade abutting the walls of the building). Lydon Lynch, the architects for RIM, argue that a higher building allows more of the site to be preserved for open space while satisfying the company's floor space requirements.

Staff is of the opinion that the building proposed by RIM would be an attractive anchor tenant for the business campus and can be accommodated without being detrimental to neighbouring property owners. It is therefore proposed that the maximum height of 120 feet be permitted for hotels, motels and offices provided that a minimum separation distance equal to the height of the building be maintained from any existing dwelling and residential property line.

3. Architectural Requirements:

The BWBC establishes a number of architectural requirements - one of which is that no interrupted length of any building facade can exceed 30.5 metres (100 feet) on a building facing a public street. Either projections or recesses must be incorporated into the wall design for longer lengths with minimum depths specified by the by-law. The RIM proposal does not conform with this requirement.

This specific architectural requirement was taken from the zoning applied to Sackville Drive where larger commercial developments are supported. The intent was to reduce the potential for monotonous facades often associated with larger single storey warehouse style commercial developments. Staff would support the request by RIM for an exemption to this requirement as office building facades typically have a significant proportion of windows which provide visual interest. It is therefore proposed that the zone standards be amended to exclude office buildings from this requirement.

Annapolis Zone Amendment Request: Maximum Lot Size for Area B

The Business Campus Zone establishes a maximum lot size of 2 hectares (5 acres) within the B area (shown on schedule 1 at the end of Attachment C) where commercial uses are permitted. The intent of this limitation was to preclude the establishment of "big box" retailers which require larger lot sizes.

Annapolis has requested that this limitation be waived if development is proposed within the B area which conforms with the provisions and development standards of the A area. The A area has no maximum lot size but restricts retail uses and restaurants to 10 % of the gross floor area of a building except that restaurants may occupy up to 20% of the floor area of a hotel or motel.

Staff can see no reason to object to this request and have proposed to add this exemption at the end of the section entitled "Subdivision and Building Requirements".

Regional Subdivision By-law Amendment:

All Bedford West lands are currently within the urban settlement designation area established under the Regional Municipal Planning Strategy. Lands must be within the urban service area boundary under the Regional Subdivision Bylaw in order to be eligible to receive municipal sewer and water services.

The intent was to include the Bedford West lands within the urban service area boundary concurrently with the adoption of infrastructure charges (both are implemented through an amendment to the Regional Subdivision By-law). If development of the RIM lands are to precede the adoption of infrastructure charges for the entire master plan area, then a separate amendment to the Subdivision By-law must be undertaken.

A consultant has been retained to assist staff in preparing infrastructure charges for the Bedford West Secondary Plan Area. Preliminary estimates have been prepared but negotiations must be held with affected property owners before a proposal can be brought forward for consideration of approval. In the interim RIM has agreed to pay an estimated charge under the terms and conditions of a purchase and sale agreement for the land with any differences to the final number reconciled with the adoption of charges for the entire area.

Given that payment of the charge is being addressed through the purchase and sale agreement, staff are prepared to recommend that the property to be acquired by RIM be included in the urban service boundary at this time.

Housekeeping Matter - Mapping:

The Community Concept Plan of the Bedford West Secondary Planning Strategy encompasses both private and municipal lands adjacent to the Hammonds Plains Road/Bicentennial Highway interchange. These lands are zoned Bedford West Business Campus (BWBC) Zone in accordance with Policy BW-36. However, four parcels (PID 40539546, 40602005, 40098162, 00428292) containing existing Industrial uses along Science Park Drive were inadvertently zoned BWBC. The intent of the Bedford West Secondary Planning Strategy is to exclude existing Industrial properties from the BWBC zone and maintain existing zoning. Given the BWBC zone was applied to these properties in error, staff is recommending a correction to the zoning map to remove these four lots from the BWBC zone and apply the Light Industrial (ILI) zone as illustrated on Attachment G.

In addition, on May 30, 2006 Regional Council redesignated and rezoned the rear portion of 356 Hammonds Plains Road. The rezoning was not reflected in the new zoning map for the Bedford West Secondary Planning Strategy, therefore staff is recommending a correction to the zoning map for 356 Hammonds Plains Road as illustrated on Attachment G.

Public Participation:

The minutes of a public information meeting held on August 14th are presented as Attachment D. Approximately 6 members of the public attended. Should Council decide to hold a public hearing, in addition to published newspaper advertisement, property owners in the area shown on Map 1 will be sent written notification.

BUDGET IMPLICATIONS

There are no budget implications associated with the amendments recommended by this report.

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. Recommend approval of the amendments presented in Attachments E to H.
2. Recommend alternative amendments. If this option is chosen, staff would recommend that alternatives be developed in consultation with the proponents to try to achieve solutions that are acceptable to both the committee and affected property owners.
3. Recommend that no amendments be supported. This alternative is not recommended by staff as the RIM proposal provides an excellent opportunity for a development which conforms with the objectives established for the business campus and which would provide positive fiscal and economic benefits to the Municipality.

ATTACHMENTS

Map 1 - Notification Area


- A Bedford West Conceptual Land Use Plan
- B Plans and Profiles of Development Plan by Research in Motion
- C Bedford West Business Campus Zone with proposed amendments in blackline format
- D Minutes of August 14, 2006 Public Information Meeting
- E Amendments to the Bedford West Business Campus Zone (legal format)
- F Amendments to the Regional Subdivision By-law
- G Schedule B: Bedford West Business Campus Zone Area Map
- H Amendments to Schedule A- Zoning Map for Bedford

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

Report Prepared by:

Paul Morgan, Planner, tel: 490-4482

Financial Review:



Ferdinand Makani, Financial Consultant, 490-6902

Sandy Lake

Giles Rd.

Hammonds Plains Rd

Simonds Rd

Science Park Dr

Anous Morton Dr.

St. John's Dr.

Bicentennial Hwy.

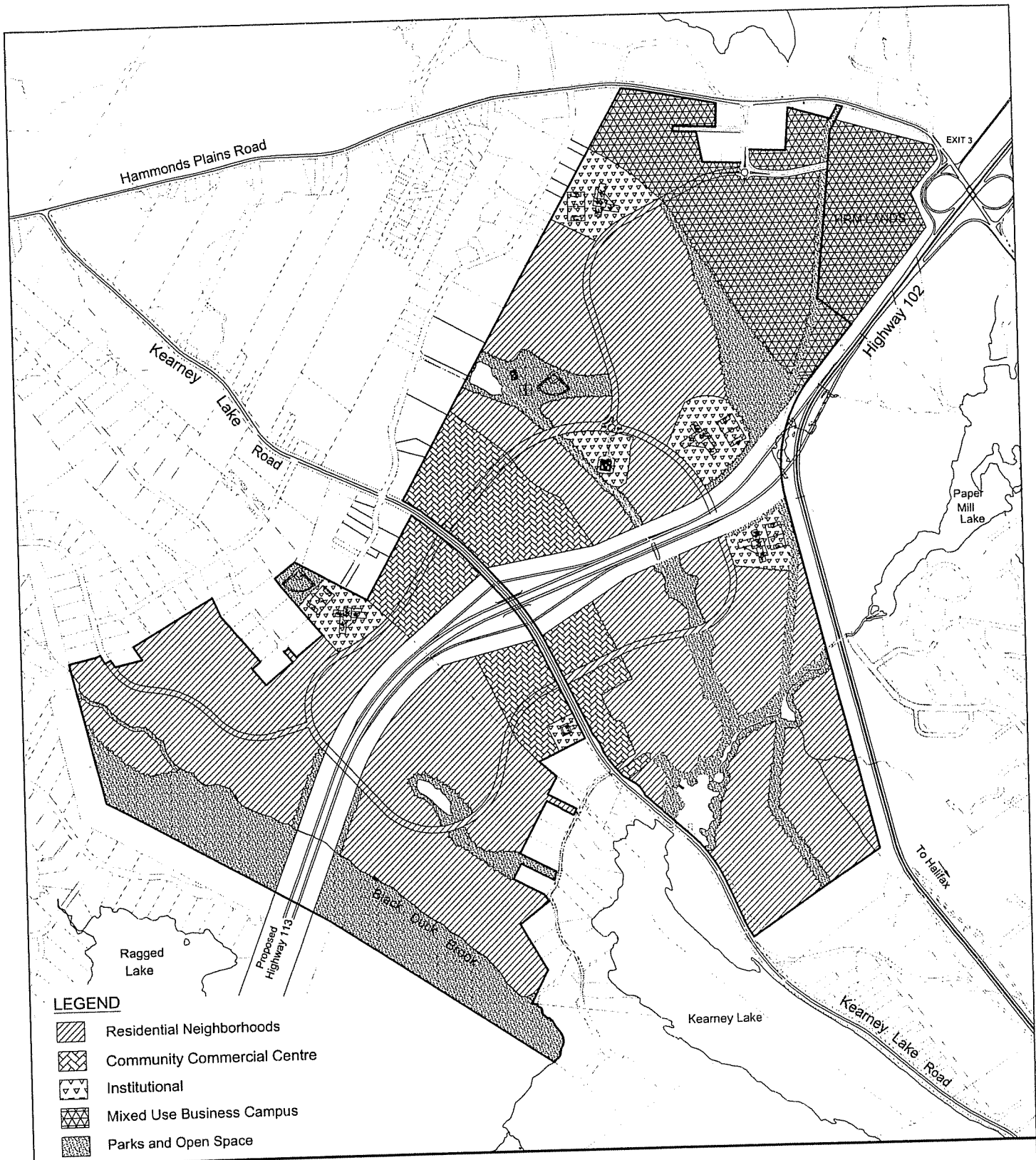
Map 1








Notification Area



HALIFAX
REGIONAL MUNICIPALITY
Planning Services



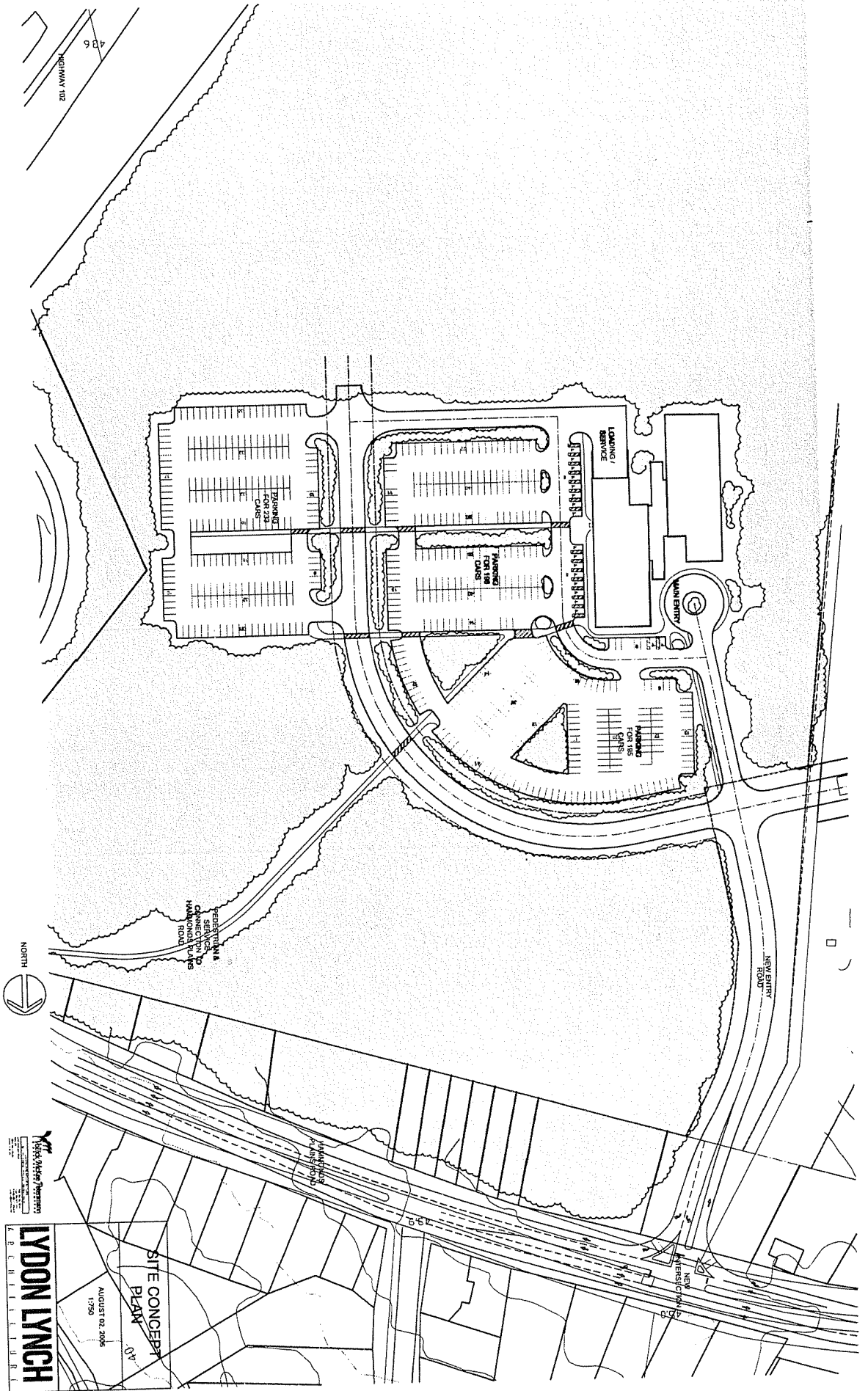
LEGEND

-  Residential Neighborhoods
-  Community Commercial Centre
-  Institutional
-  Mixed Use Business Campus
-  Parks and Open Space

**COMMUNITY CONCEPT PLAN
BEDFORD WEST**

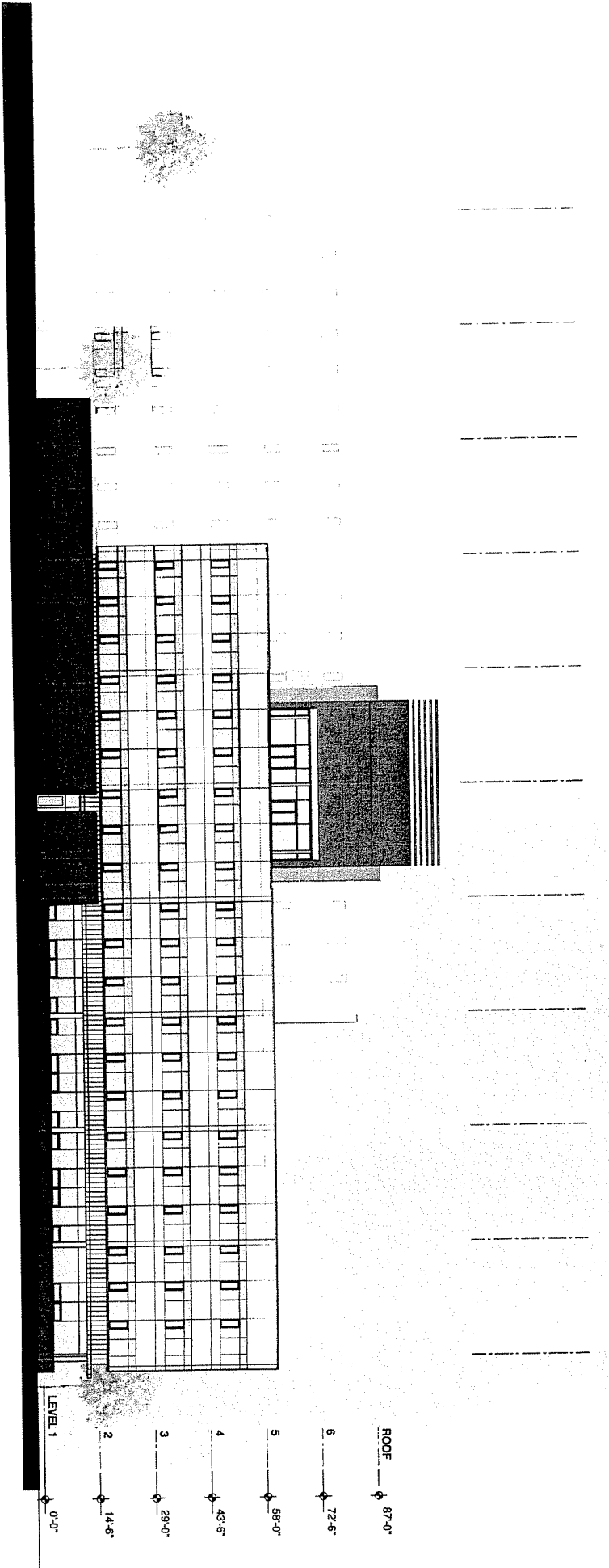
Attachment A

Attachment B



Y&M
Yonkers & Mather Planning
INCORPORATED
1000 WEST 100TH STREET
SUITE 100
MIDLAND, ONTARIO
L4R 3N1
TEL: (905) 881-1111
WWW.Y&M.COM

LYDON LYNCH
SITE CONCEPT
PLAN
AUGUST 02, 2006
1:250

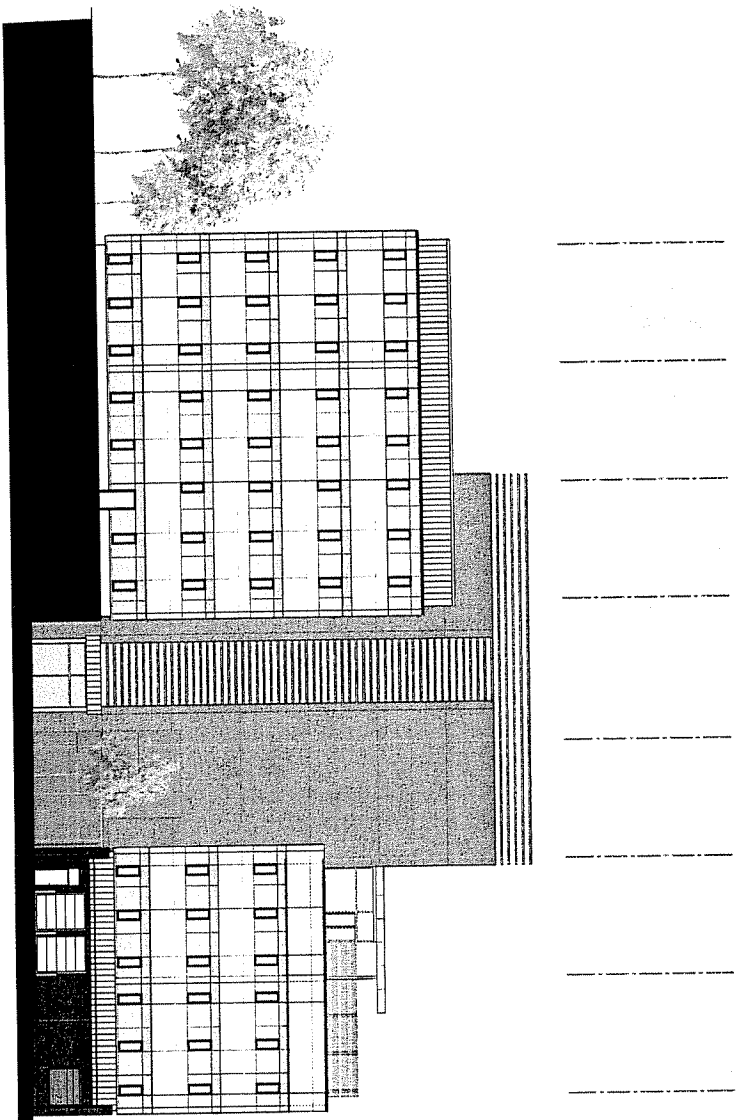


EAST ELEVATION

0 10 20 30 FEET
AUGUST 2, 2006

LYDON LYNCH
A R C H I T E C T S

- ROOF — φ 87'-0"
- 6 — φ 72'-6"
- 5 — φ 58'-0"
- 4 — φ 43'-6"
- 3 — φ 29'-0"
- 2 — φ 14'-6"
- LEVEL 1 — φ 0'-0"

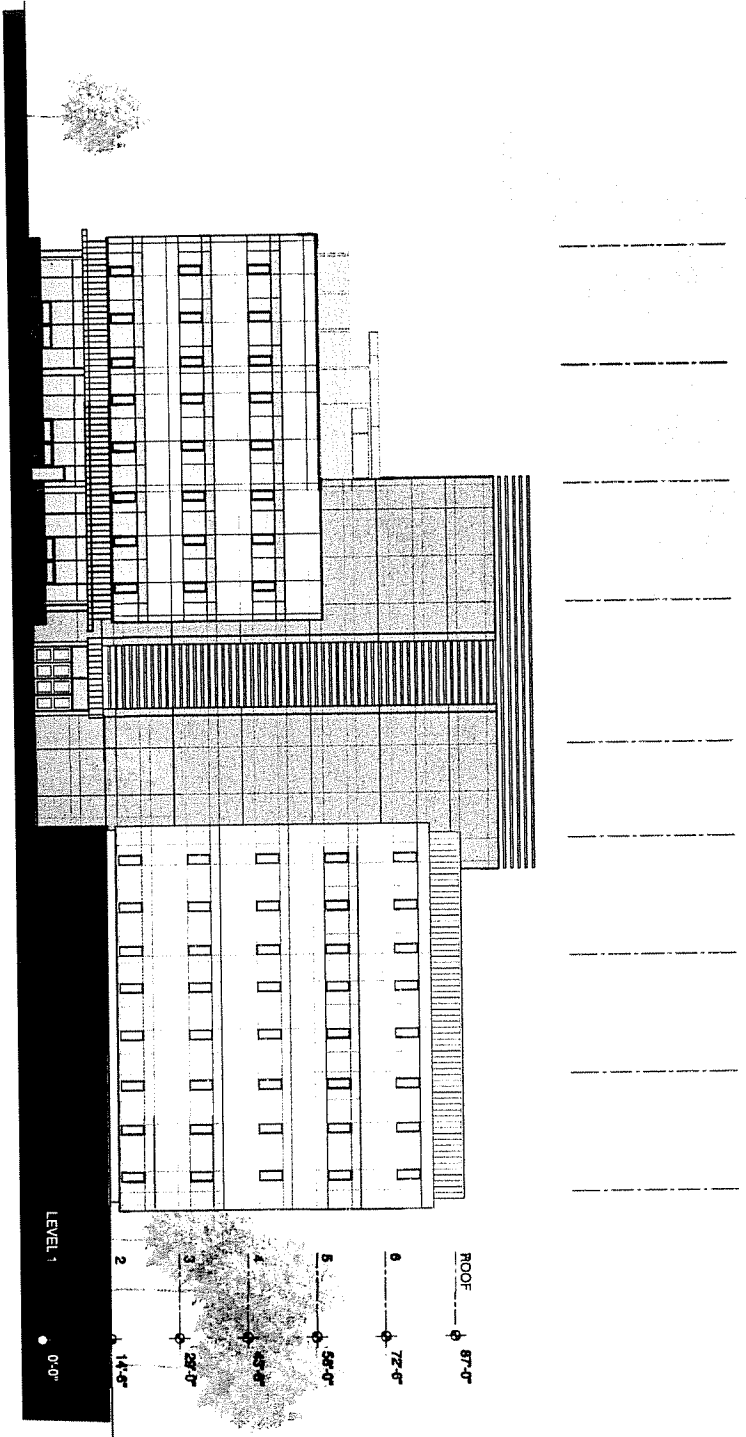


- ROOF — 87'-0"
- 6 — 72'-6"
- 5 — 58'-0"
- 4 — 43'-6"
- 3 — 29'-0"
- 2 — 14'-6"
- LEVEL 1 — 0'-0"

SOUTH ELEVATION

0 10 20 30 FEET
AUGUST 2, 2006

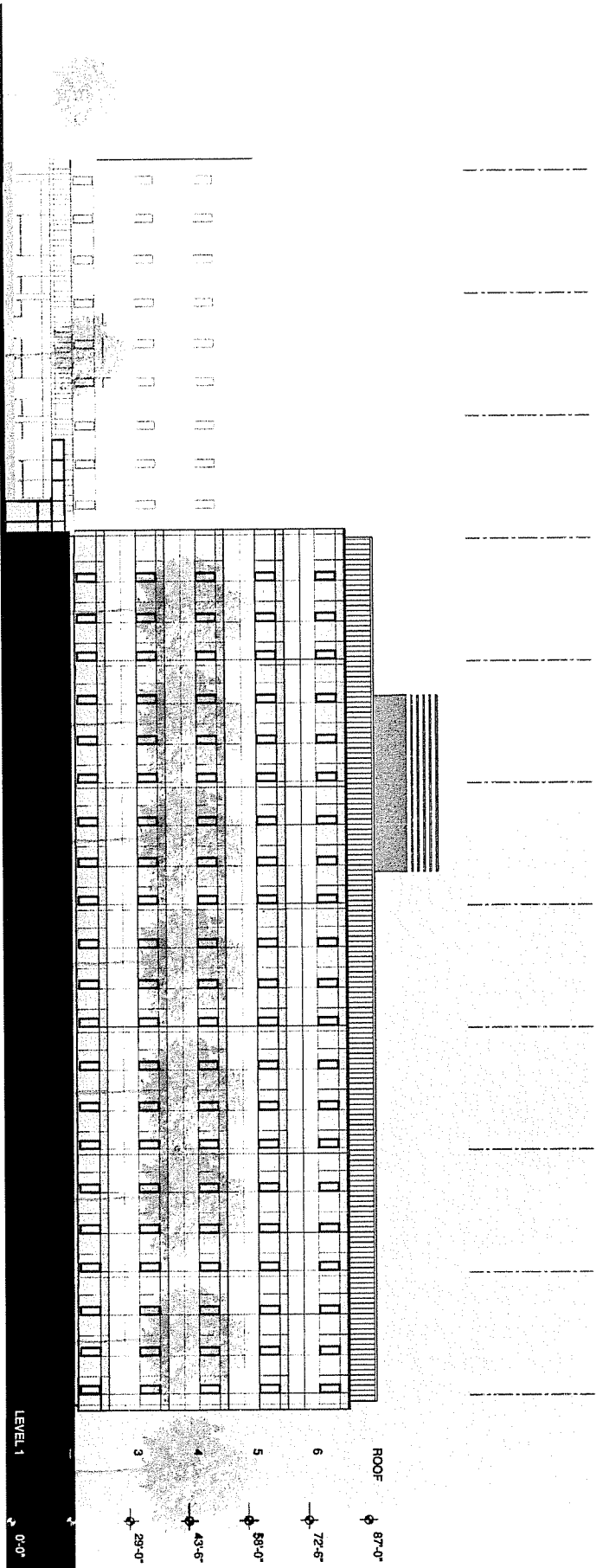
LYDON LYNCH
A R C H I T E C T S



NORTH ELEVATION

0 10 20 30 FEET
 AUGUST 2, 2006

LYDON LYNCH
 ARCHITECTS



WEST ELEVATION

0 10 20 30 FEET
AUGUST 2, 2006

LYDON LYNCH
A R C H I T E C T S

**ATTACHMENT C
BEDFORD WEST BUSINESS CAMPUS ZONE
WITH PROPOSED AMENDMENTS IN BLACKLINE FORMAT**

PART 19A BEDFORD WEST BUSINESS CAMPUS (BWBC) ZONE

No development permit shall be issued on lands within the "A" Area of the Bedford West Business Campus (BWBC) Zone, as illustrated on Schedule I, except for one or more of the following uses:

- a) Educational, research and development, and design facilities, excluding public schools;
- b) Laboratories and accessory research and processing facilities;
- c) offices
- d) Data processing and computer centres, including service and maintenance of electronic data processing equipment;
- e) Legal, medical, veterinarian, engineering, surveying, accounting, architectural, scientific and similar professional offices;
- f) Radio and television broadcasting stations as well as activities related to telecommunications research and development;
- g) Assembly, warehousing and distribution operations;
- h) Utility and public service facilities and uses needed to service the immediate vicinity;
- i) Recreational facilities;
- j) hotels and motels;
- k) Daycare and early childhood education centres;
- l) Special Care Facilities
- m) park and ride facilities
- n) Restaurant Full-Service, Restaurant Take-Out, and retail uses in association with any other permitted uses;
- o) Accessory buildings and use, including assembly operations limited to the development of prototypes, which are customarily incidental or specifically related to a principal permitted use are permitted.

No development permit shall be issued on lands within the "B" Area of the Bedford West Business Campus (BWBC) Zone, as illustrated on Schedule I, except for one or more of the following uses:

- a) all uses permitted within the "A" Area;
- b) retail stores;
- c) food stores not exceeding 5,000 square feet of gross floor area per business;
- d) personal and household service shops
- e) medical, veterinary and health service clinics, except outdoor kennels associated with veterinary clinics;
- f) banks and financial institutions;
- g) dry cleaning depots;
- h) automotive service and supplies centre/outlet;

- i) welding, plumbing and heating, electrical and other trade contracting or sales and service shops
- j) outdoor display and sales, excluding automobile sales;
- k) funeral homes;
- l) amusement centres;
- m) garden markets;
- n) billiards and snooker clubs;
- o) full service, take out and drive through restaurants;
- p) commercial recreation uses such as fitness clubs and other similar recreation uses.

SUBDIVISION AND BUILDING REQUIREMENTS

In any Bedford West Business Campus (BWBC) Zone no development permit shall be issued except in conformity with the following requirements:

Minimum Lot Area	43,560 sq.ft.(1 acre)
Maximum Lot Area for Area "B".....	2 Hectares (5 Acres)
Minimum Lot Frontage	100 ft.
Minimum Front Yard or Flankage Yard	50 ft.
Minimum Rear Yard	20 ft.
Minimum Side Yard	20 ft.
Maximum Height of Building	52 ft.
Maximum Impervious Surface Coverage.....	75%

Where the "A" uses are permitted within the "B" Area, the Maximum Lot Area requirements of this section shall not apply.

SPECIAL REQUIREMENTS

1. Restaurants and Retail Uses

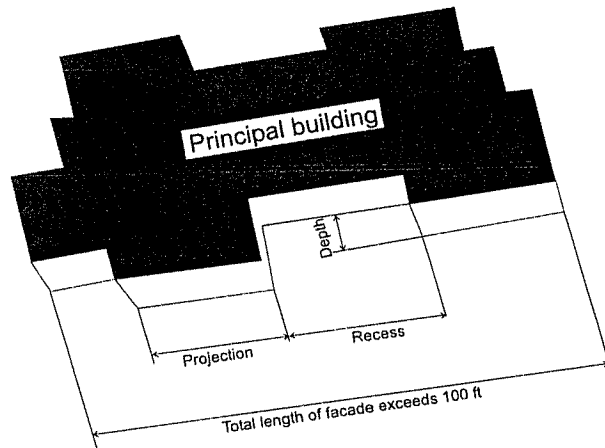
Within the "A" Area, no restaurant or retail use shall occupy more than ten percent (10%) of the gross floor area of a building except that a restaurant in association with a hotel or motel may occupy a maximum of twenty percent (20%) of the gross floor area of a building.

2. Height

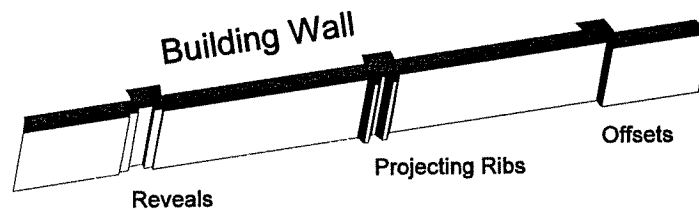
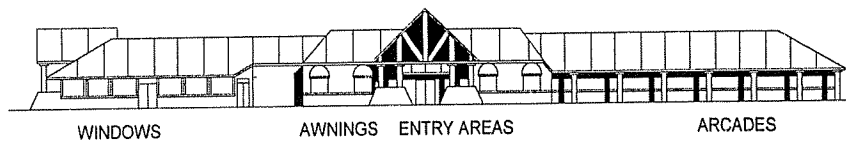
~~The maximum height for hotels, and motels within the "A" Area shall be 75 ft.~~ **Notwithstanding the Maximum Height of Building Requirements in the Subdivision and Building Requirements section, within the "A" Area the maximum height for a hotel, motel or office may be increased to 120 ft. where the separation distance of at least the height of the building is maintained from any residentially zoned property line.**

3. Architectural Requirements

- a) A combination of arcades, display windows, entry areas, awnings or other such features shall be incorporated into all building facades along not less than 60% of their horizontal length facing a public street.



- b) No interrupted length of any facade facing a public street shall exceed 30.5 horizontal metres (100 feet). Wall plane projections or recesses shall be incorporated into all facades greater than 30.5 horizontal metres (100 feet) in length, measured horizontally, having a depth of at least 3 of the length of the facade and extending at least 20% of the length of the facade. **This clause shall not apply to office buildings.**



- c) One clearly defined, visible entrance way shall be provided on the facade oriented to the public street shall be provided. The entrance way and front facade shall include no less than three of the following elements:
- (a) canopies or porticos
 - (b) overhangs
 - (c) recesses/projections
 - (d) arcades
 - (e) raised corniced parapets over the door

- (f) peaked roof forms
 - (g) outdoor patios
 - (h) display windows
 - (i) architectural details such as tile work, and moldings which are integrated into the building
 - (j) integral planters or wing walls that incorporate landscaped areas and sitting places; and
 - (k) or any other similar architectural treatment deemed to be an acceptable equivalent;
- d) Rooftop equipment, including, but not limited to, satellite and other telecommunication equipment, air handling units, elevator equipment, cooling towers and exhaust fans shall to be screened (visually). The screening shall include but not limited to parapets and enclosures. Building screens shall be part of the architectural design with similar detailing and materials and not appear as add-ons.

4. Landscaping

- a) A minimum of 25% of the property shall be landscaped. Landscaping shall include the retention of natural vegetation.
- b) At least 50% of the area between the street(s) and buildings shall be landscaped. Trimming and selective cutting of natural vegetation is permitted.
- c) A 15 foot landscape strip shall be installed along all street property lines, exclusive of driveways, walks and railroads rights-of-way. When the 15 foot landscape strip occurs between a parking area or vehicle manoeuvring area, loading area and the street, a landscape shrub screen of at least 50% opaqueness and a minimum of four feet in height within one year after installation is required. Mature trees at a maximum spacing of twenty feet may be substituted for or combined with a scrub screen. The landscaping may be calculated as part of the 25% landscaping requirement in (a) above.
- d) All other landscaped areas shall be grassed, or alternatively, natural ground covers such as water features, stone (washed or flat), mulch, perennials, annuals, may be utilized. Within the landscaped area, trees, walls made of natural materials, planters, and shrubs shall be utilized and shall be planted at a rate of one (1) tree (minium of 45mm caliber) and three (3) shrubs per 4.6 metres (15 feet) of lot frontage. Tree Species from Appendix A shall be utilized. Planting of one (1) tree and three (3) shrubs per 4.6 metres (15 feet) feet of lot frontage shall reflect a natural setting thereby grouping of trees and shrubs is encouraged.
- e) Existing trees and shrubs may be incorporated into the 6.1 metres (15 foot) landscaped strip, and where possible may be calculated as part of the one (1) tree and three (3) shrubs per 4.6 metres (15 feet) feet requirement specified under clause d).

5. Accessory Uses/Storage

- a) All permitted uses and accessory activities, including the storage of equipment or supplies used in any production or assembly shall be confined within an enclosed building.

Accessory activities involving toxic or flammable products which cannot be located within an enclosed building shall be screened from view from all adjacent properties and public streets.

- b) External fuel storage tanks utilized as part of the heating equipment of an establishment or bulk storage of any materials used in any production or assembly shall be screened from view from all adjacent properties and public streets.
- c) All refuse shall be collected and stored in containers which shall be screened from view from all adjacent properties and public streets.
- d) Utility and public service facilities and uses need to service the immediate vicinity shall be screened from view from all adjacent properties and public streets.

6. Driveway Access

No use located within the "B" Area shall be permitted to have driveway access to the Hammonds Plains Road or to the Community Collector Road illustrated on Schedule I.

7. Parking

No parking spaces may be located within required yards, except that an area equivalent to not more than 50% of the total area of all required parking spaces may be located within a required yard for use as parking space for visitors, selected personnel and minor deliveries.

8. Loading

Notwithstanding the general loading space regulations in Part 5, Section 37, (General Provisions), the following shall apply:

- a) All loading must be on site and no on-street loading is permitted.
- b) Truck loading facilities shall be at the rear or side of the building and shall be screened from view from any adjacent residential property.
- c) Loading space areas, including driveways leading to such area, shall be paved with a dust free all-weather surface, be well drained and be of a strength adequate for the truck traffic expected.

9. Signage

Notwithstanding the general signage regulations in Part 5, Section 38, (General Provisions), the following shall apply:

- a) No more than two signs per business shall be permitted.
- b) Signs shall be restricted to advertising only the person, firm, company, or corporation operating the use conducted on the site or products sold therein.

- c) Signs shall have an area not to exceed one (1) square feet of surface for each one (1) foot of lineal frontage of building. However, no sign shall exceed one hundred (100) square feet per face.
- d) No more than one free-standing or ground mounted sign may be permitted per lot.
- e) Ground signs shall not exceed eight (16) feet above grade in vertical height and shall be setback a minimal of 10 feet from any street line.
- f) Businesses located in multiple tenant buildings may have a maximum of two (2) signs with a maximum of one (1) sign for each facade. Each sign shall not exceed an area equal to ten (10) percent of the business face upon which it is located. However, no sign shall exceed thirty-five (35) square feet in area.
- g) Directory listing signs: Detailed signs for multi-tenant buildings may list building tenants. The portion of the sign area devoted to such a listing shall be limited to 60% of the total permitted sign area, and the tenant listing shall be uniform in size, type, and lettering. It is understood, however, that tenant "logos" are permitted to be depicted on such signs, the size of the logo to be appropriate to the size of the sign lettering. Each sign shall not exceed twenty (20) feet in height.
- h) One temporary announcement/construction sign per lot is permitted during active construction of building. Announcement/construction signage shall not exceed 200 square feet in area per face.
- i) No signs shall be located on the roof of a building and billboards shall be prohibited.

Business Park Identification and Directory Signs

- j) Identification Sign: One identification sign with the park logo at each entrance or along each street abutting the boundaries of the tract shall be permitted. The maximum area of each sign face shall be one hundred and fifty (150) square feet.
- k) Directory Signs: Signs identifying companies in the research and development park shall be permitted within 300 feet from the maximum of two (2) major arterial streets. The sign(s) shall have a maximum height of twelve (12) feet and shall not exceed one hundred and fifty (150) square feet per face.
- l) A map locator directory sign identifying companies in a research and development park shall be permitted. A maximum of two (2) such signs shall be permitted within 300 feet from the maximum of two (2) major arterial streets. The sign (s) shall have a maximum height of twelve (12) feet and shall not exceed one hundred and fifty (150) square feet per face.
- m) Spaces on such directory signs allocated for company identification shall be of equal area, and letters and typeface must be of equal value and uniform throughout the sign.
- n) There shall be a maximum of two (2) directory signs.

10. Site Plan Approval

Site plan approval shall be required for any new development, excluding internal renovation or change in occupancy with no external renovations, within the Bedford West Business Campus (BWBC) Zone and no site plan approval shall be granted unless the following criterion are satisfied:

- a) no outdoor storage or outdoor display and sales shall be permitted within the "A" Area and any outdoor waste containers shall be screened in both Areas;
- b) open spaces are integrated into the layout and where feasible, larger trees are retained;
- c) landscaping is introduced to all areas disturbed during construction;
- d) preference is given to limiting parking spaces between a building and the front lot line and no loading bays shall be located on the building facade facing a public street;
- e) natural vegetation, landscaping or screening is employed around parking areas and measures are taken to allow for safe and convenient pedestrian access to public entrances of buildings;
- f) bicycle storage facilities are provided near the main entrances to the building or in designated public spaces;
- g) walkways shall extend from the entrances of buildings to a public sidewalk in front of the building and to any public trail system abutting the property and, unless otherwise not possible, shall not cross any driveways or parking areas;
- h) buildings, structures and parking lots are located on a lot so as to minimize the alteration of natural grades and to minimize the area of impervious surfaces; and
- i) a storm water management plan has been prepared by a Professional Engineer with any measures required to prevent the contamination of watercourses and, where possible, allows surface water flows to be directed to permeable surfaces.

Attachment D
MINUTES OF PUBLIC INFORMATION MEETING

HALIFAX REGIONAL MUNICIPALITY
PUBLIC INFORMATION MEETING
CASE NO. 00938 - Research in Motion

7:00 p.m.
Monday, August 14, 2006
Lion's Den, Lebrun Centre, Bedford

IN ATTENDANCE: Thea Langille-Hanna, Senior Planner, HRM Planning Services
Cara McFarlane, Administrative Support, HRM Planning Services

APPLICANT: Eugene Pieczonka, Lydon Lynch Architects
Cary Vollick, Vollick McKee Petersmann & Associates Ltd.
Randy Renouf, Research in Motion

ALSO PRESENT: Councillor Bob Harvey, District 20

PUBLIC IN
ATTENDANCE: 7

The meeting commenced at approximately 7:06 p.m.

Opening remarks/Introductions/Purpose of meeting

Ms. Langille-Hanna introduces herself as the planner assigned to guide this application through the planning process. This application is an amendment to the Bedford West Business Campus. The planning process was explained.

An information sheet and sign up sheet was circulated to the public.

The area is within the Bedford West Secondary Planning Strategy (SPS). This particular plan was just adopted by Regional Council in June, 2006. The Bedford West SPS provides guidance for the development of a new community which is located west of the Bicentennial Highway and in the vicinity of Hammonds Plains Road and Kearney Lake Road. The SPS sets up an overall community concept plan with various land use allocations.

The subject area is an area that is located close to Hammonds Plains and the Bicentennial Highway (shown on overhead) and is within the mixed use business campus area. The community concept plan identifies this area for commercial, business campus type uses, some retail, primarily office, etc. Also, there is about 50 acres of land owned by HRM and 100 acres is owned by Annapolis (shown on

overhead). The 50 acres was originally owned by the Town of Bedford and it was the site for a potential blood fractionation plant about ten or fifteen years ago.

Basically, in terms of the Bedford West SPS, it is a very strategic location for businesses, for the produce of goods and services, as well as an employment opportunity because of its proximity to the Bicentennial Highway and Hammonds Plains Road. It is set up to have a campus style environment which envisions the opportunity for employment centres to be integrated in with public services and open space.

HRM has received a proposal by Research In Motion (RIM). They have entered into negotiations with HRM to purchase the 50 acres referred to earlier. They are interested in constructing a six to seven storey building (150 000 square feet) designed for a customer support operation centre.

There are a couple of challenges and the applicant, RIM, feels that there are some provisions of the Land Use Bylaw that need to be revisited: a) reducing the lot frontage requirements; b) increasing the maximum building height. Presently the zone has a restriction on the maximum building height and it is linked to certain types of uses; c) relaxation in the architectural requirement; d) waiving the maximum lot size for Area B, a component of the mixed used business campus area; and e) realigning the service boundary to accommodate the RIM proposal. The area to be added to the service boundary was shown on overhead.

Presentation of Proposal

Eugene Peiczonka, Lydon Lynch Architects, explained that the company was retained by RIM to be their architects for the new facility in the city. Bedford was chosen because it has a strong sense of community. RIM has long term goals to potentially do more than one building on the site. The SPS for Bedford West were written in a generic way as it was not known what would be developed in the area.

Mr. Peiczonka showed what is perceived to be the Phase I office building development. There are some existing roadways coming into the site which would become a point of access. In addition, a new access off the Hammonds Plains Road, with the new intersection and internal roadway, is being proposed. Symonds Road will ultimately become one of the main access points into the Bedford West development. Because there was the opportunity for this new road, it was thought that this would be a good opportunity to help ease some of the traffic that would be coming in and out of Symonds Road and try to get some more specific traffic coming into just this site.

Cary Vollick mentioned that this would be a high performance work environment. This has to be a showcase project for RIM in attracting high performance and high end employees to work in this facility. The nearly full vegetated site the benefits of the existing terrain would be maintained. Being able to buy a 50 acre piece of land was attractive as well.

The reason this site was chosen and for amendments to the provisions in the plan is the ability to locate the building in the area and not have the building dominate the site from a topographic

perspective. In order to sensitively site a building of this size and for reasons of operational efficiency within the building, the footprint should be as compact as possible.

The footprint is located on the high point of the site, against the boundary. The site elements were arranged so they are very compactly and efficiently packaged to retain a green buffer around them. The building will be quite a distance from the highway so some of the noise can be diminished. There are some nice views to the west and from higher floors some views of the Bedford Basin.

One resident asked if the treed area to the right is planned for future development.

Mr. Vollick said it is not planned but there is potential as it is within the 50 acre boundary. If there was an addition to this building, the most logical place would be in that area. The site that is being looked at now is a better building site and a better arrangement from the stand point of getting access from the existing Symonds Road access and then getting down into the proposed link on Hammonds Plains Road. As part of the Bedford West development and ongoing plans by HRM, Hammonds Plains Road will be upgraded in the future.

Gino Nadalini, Bedford, asked if the upgrade to Hammonds Plains Road involves widening it. Mr. Vollick believes so. There will be intersection upgrades. The engineering for that has not been done yet.

Ms. Langille-Hanna did not have the engineering details of the upgrades to the Hammonds Plains Road. She understands that they are looking at those upgrades. HRM is looking at upgrading the road to four lanes.

Mr. Nadalini asked if this would involve expropriating any lands along the road to which Ms. Langille-Hanna responded no. HRM would work within the existing right-of-way.

David Nantes, Annapolis Group, said the proposal for the traffic study was four lanes with turning lanes, traffic lights and sidewalks. It would probably end at Symonds Road but for long term extend to the entrance of Blue Water Road.

Mr. Nadalini asked roughly how many employees would be housed at the new facility. Mr. Pieczonka said approximately 1200 which is probably more than doubled what was expected for the blood fractionation plant.

Mr. Nantes mentioned that the traffic study was based on 50 people per acre. RIM is being quite consistent with what Annapolis used. Mr. Vollick explained that at the time the traffic study for the Bedford West application was made, all of the people in the 50+ acre were envisioned to come to the Symonds Road intersection. Some of that volume can now be distributed to the new intersection. Betsy VanHelvoort suggested that the planners should let the area residents know that there are plans to widen the Hammonds Plains Road and what it means in terms of their properties. Mr. Nantes

mentioned that it was talked about at the public meetings for Bedford West. Mr. Vollick said that the four lane proposal predates this application.

Mr. Pieczonka explained that they are trying to create a corporate campus quality to the proposal; therefore, they are asking that the lot frontage be reduced. If the building had to be placed within 100 feet of the roadway it would start to change where the building or roadways would be located. It would start to restrict the ability to do more of a campus style and work within the natural landscape of the land.

Mr. Pieczonka showed some renderings of the building.

There is a lot of topography. The building is on the upper side of the site which results in a split level building. The lower end of the building starts at one level and the back half of the building starts at one storey up. The ground floor would have the main entrance which will have a main plaza and a turning circle drop off area. There would be some administrative functions on the ground floor which relates specifically to the main entry lobby. There would be some building maintenance rooms. There is a bit of a courtyard area with a private cafeteria space.

The next three floors would be a typical office floor. This is where the building splits into two wings with the elevators and stairs in the centre. The building has a lot of open office landscapes internally. The footprint would be quite compact as it is important to provide daylight to all employees. The west wing continues for a couple of floors above the east wing. As it relates to the roof of the other wing, there will be another lounge which would have access to a roof garden.

The Bedford West SPS guidelines for the business campus restricts the building to a 52 foot high building. For an office building of this nature the provision would only allow three storeys. This would result in a much larger footprint and would not function well as an office building because it becomes too big.

Kevin Dean, Bedford, asked what would be the inability of the office to function if the building was wider instead of taller. Mr. Pieczonka mentioned that a wider footprint would not provide much daylight for employees and if the building was longer the distances on one floor become much greater. Mr. Vollick said the daylight does not penetrate far enough into the building in order to get the energy efficiencies involved.

Mr. Pieczonka explained that there will still be a seven storey threshold, same as a hotel, but because it is an office building there is greater height required between floors because more space is needed between ceilings and floors for duct work and communication conduits, lighting, etc.

Ms. Van Helvoort asked if the design of the building is a result of the topography of the site. Mr. Vollick explained that it is a split level between the wings because both wings sit at natural grade. The parking areas are also fitted to the terrain. There is less impact on the site because of little blasting.

Dennis MacDonald, Bedford, asked what the cost saving would be to fit the building to the natural topography as opposed to changing it. Mr. Vollick said it was never looked at from a cost perspective but more for the benefits of productivity. It may be cheaper to have the building flat because blasting is relatively inexpensive and fairly simple to do.

Mr. Nadalini likes the look of the building but is concerned for the residents that may be able to see the building. Mr. Vollick said the residents will be fairly far away and there will be buffers. You may be able to see the top of the building coming down the highway. The viewplane is cut off by vegetation that will be between Hammonds Plains Road and the site.

Mr. Nadalini's only concern was height but it shouldn't be a problem if it will be hidden.

Doug Robertson, Bedford, asked what is planned for the other part of the site. Mr. Pieczonka said RIM may want to build additional facilities on the property but there hasn't been a decision. Mr. Nadalini was wondering if allowing this change would open things up for any other proposals in the future. Ms. Langille-Hanna mentioned that this meeting is to find out concerns from the public and go from there. Density requirements will regulate how much more can happen on that site.

Mr. Nadalini asked if four storeys was the maximum height. Ms. Langille-Hanna said a five storey building would probably be allowed and a seven storey for a hotel/motel. Mr. Nadalini asked if the maximum height requirement is changed for this site then it would apply to the whole park and if so, will this open it up for that whole area. Ms. Langille-Hanna said it does apply to the business campus. Opening the whole park up does become a potential outcome.

Ms. Langille-Hanna said using feet as opposed to storeys to determine height of a building may be looked at, the proposed height is 120 feet. In Bedford, height is calculated from the absolute lowest and highest point. This becomes a challenge as most of Bedford is not flat. Ms. Van Helvoort believes HRM needs to look at the topography as opposed to absolute numbers.

Mr. MacDonald wondered if the rule of thumb about population and density still apply when giving flexibility to the height restriction. Ms. Langille-Hanna explained that those requirements still have to be met. Mr. MacDonald asked if they expect more or less traffic on Kearney Lake Road and Hammonds Plains Road at the exits and so on as a result of this amendment. Ms. Langille-Hanna said there wouldn't be because the traffic calculations for the Bedford West Master Plan were taken and were based on person per acre and in this same area it was 50. There may be a little more traffic earlier than anticipated but changes to the Hammonds Plains Road would have to be made to accommodate this increase.

Mr. Nantes added that there will be a decrease in cars being driven because of the type of development as it will make public transit more viable.

Mr. Robertson asked if this amendment could be done to only affect the southern side of the road. Ms. Langille-Hanna said it can be considered.

One resident asked where the walkway will go to. Mr. Vollick is not sure the walkway will happen. In the plans for the fractionation plant the waterline was shown coming up on the crest of the ridge (shown on diagram). It is fine for a waterline, but not for a walkway especially if it were to connect with transit or to walk down the street to the Mill Cove area. He suggested looking at the waterline first and then finishing the walkway as a pedestrian pathway afterwards.

Mr. Vollick mentioned that without disturbing the natural vegetation it allows the storm drainage to be distributed. The storm drainage will be controlled in small amounts at various points around the site. It will flow off the site eventually but the flow is slowed down on the site for a period of time. There are Department of Environment (DOE) regulations that have to be followed with respect to that.

Mr. Robertson said there is an area where the water flow meets that you can tell what is going to happen to the water from the Hammonds Plains Road side. If it comes any higher it naturally drains to the Hammonds Plains side. Ms. Van Helvoort said there are great concerns about the drainage and the residents would like to have some clear answers about the flow of water. Ms. Langille-Hanna said the stormwater issues and water flow is regulated by DOE and there is a pre and post flow requirement that needs to balance.

Mr. Nadalini asked if the developer would be opposed to restricting the height amendment to just the south side. Mr. Vollick is concerned that in the future it would force a building form which may actually be more negative to the public interest.

Mr. Dean wondered what architectural requirement the applicant is wanting to change. Ms. Langille-Hanna indicated that the Bedford West SPS states that every 30 metres of a building there needs to be a break in its architectural details. When looking at the renderings shown there isn't a "bump" in the building. Typically that provision was designed for the smaller buildings.

Mr. Nantes explained a bit about the lot frontage amendment. When Areas A and B were created, Annapolis was not sure if there was enough demand for the type of office concept that was envisioned; therefore, more multiple uses and smaller types of buildings in Area B. Now, with RIM taking up a fair amount of space, it is envisioned that Area A uses may stretch over into Area B and then Area B will change a bit. The plan allows this to happen. Ms. Langille-Hanna mentioned that the balance they are looking at is how to remove the maximum lot size and ensure that the big box retail wouldn't happen in Area B.

Ms. Van Helvoort appreciates the attention given to the topography of the land on that site.

Mr. Nadalini asked when would the expected finish date be if this application is approved. Mr. Pieczonka said that RIM needs to be moved in by April, 2008.

Mr. MacDonald supports the comment that suggests any amendment be limited to the south side. It should be examined closely before being extended any further.

Ms. Langille-Hanna explained the rest of the planning process and thanked everyone for coming to the meeting and expressing their thoughts and comments.

Adjournment

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

Attachment E
A By-law to Amend the Bedford Land Use By-law

The Land Use By-law for Bedford is hereby amended by:

- (a) replacing Part 5, Section 14 with the following:

Except as provided for within the Bedford West Business Campus (BWBC) Zone, no building, structure or use shall be permitted unless the lot or parcel of land intended to be used or upon which the building or structure is to be erected abuts and fronts upon a public street; except for alterations, renovations and additions to existing structures located on private streets or for construction of dwellings on existing, vacant lots as per Policy R-28.

- (b) Delete the following requirement from the Subdivision and Building Requirements under Part 19A:

Minimum Lot Frontage100ft

- (c) Adding the following sentence at the end of Subdivision and Building Requirements under Part 19A:

Where the "A" uses are permitted within the "B" area, the Maximum Lot Area requirements of this section shall not apply.

- (d) Replacing clause 2 of the Special Requirements under Part 19A with the following:

2. Height

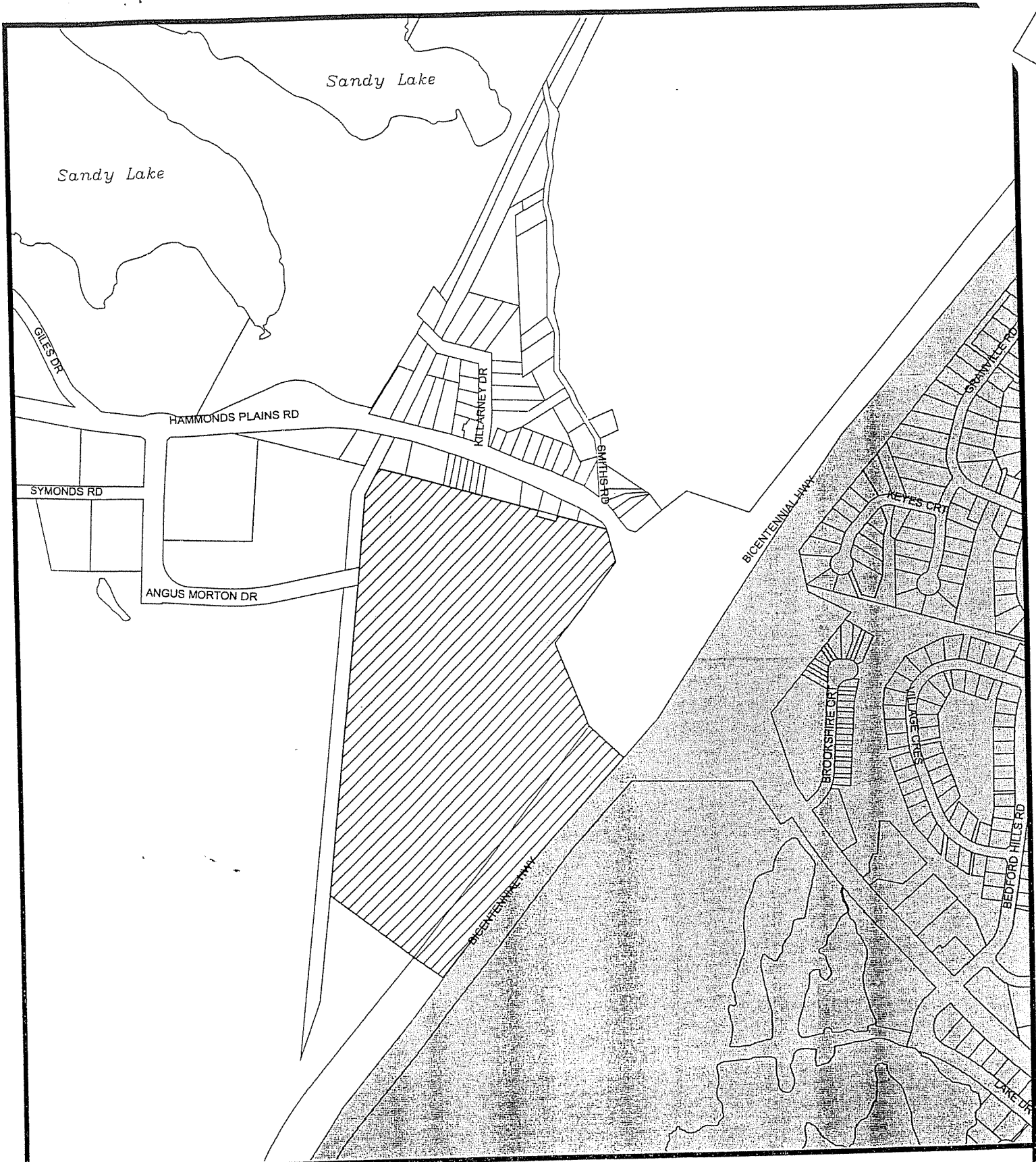
Notwithstanding the Maximum Height of Building Requirements in the Subdivision and Building Requirements section, within the "A" area the maximum height for a hotel, motel or office may be increased to 120 ft. where the separation distance of at least the height of the building is maintained from any residentially zoned property line.

- (e) Adding the following sentence to the end of clause (b) of Section 3 under Special Requirements of Part 19A:



This clause shall not apply to office buildings *that are over three storeys or 35' in height.*

**Attachment F
A By-law to Amend the Regional Subdivision By-law**

The Regional Subdivision By-law is hereby amended by including the lands illustrated on Map1 to the "Urban Service Area" under Schedule B: Service Requirement Map.

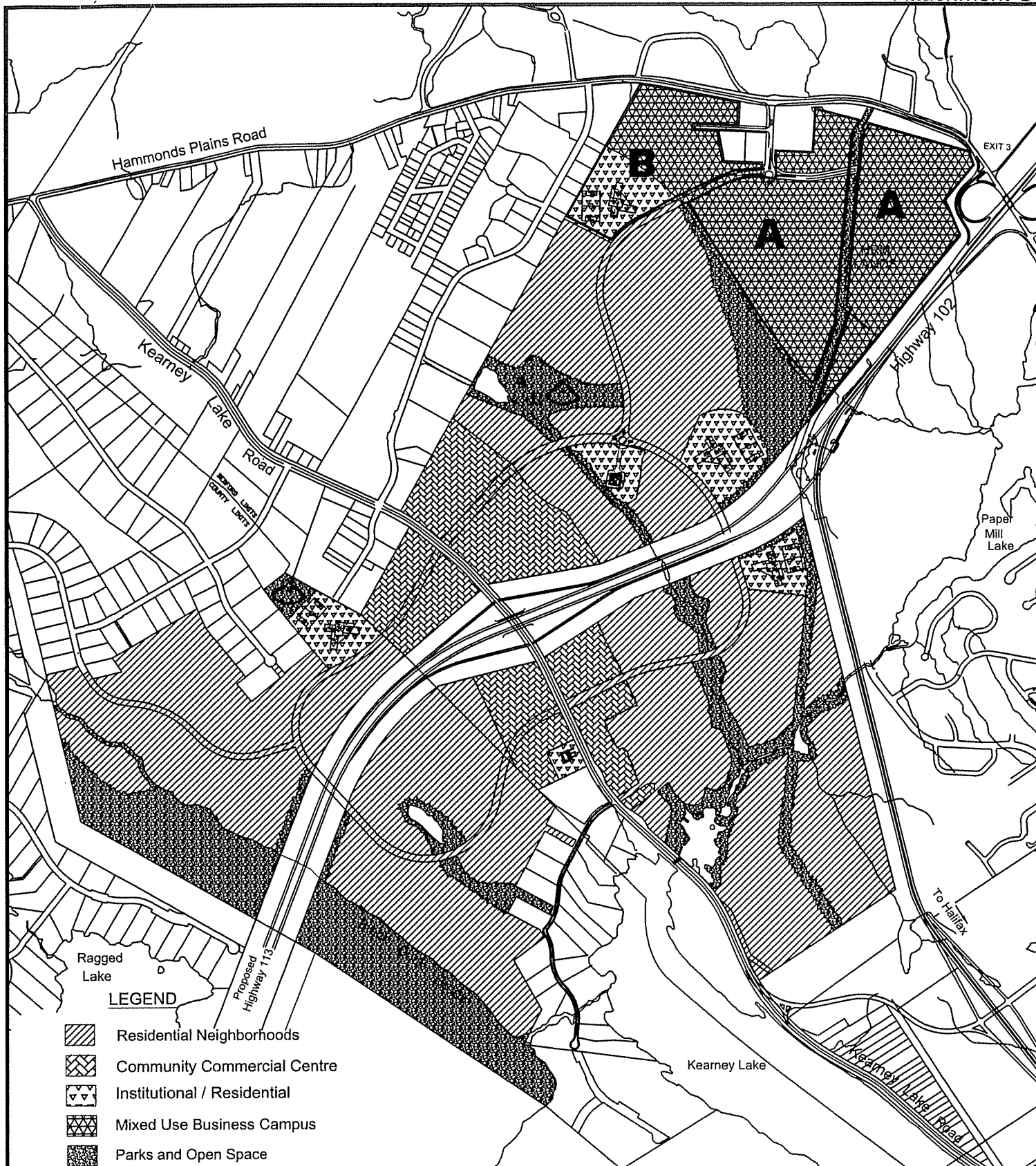


Map 1






-  Urban Service Area
-  Proposed addition to the Urban Service Area



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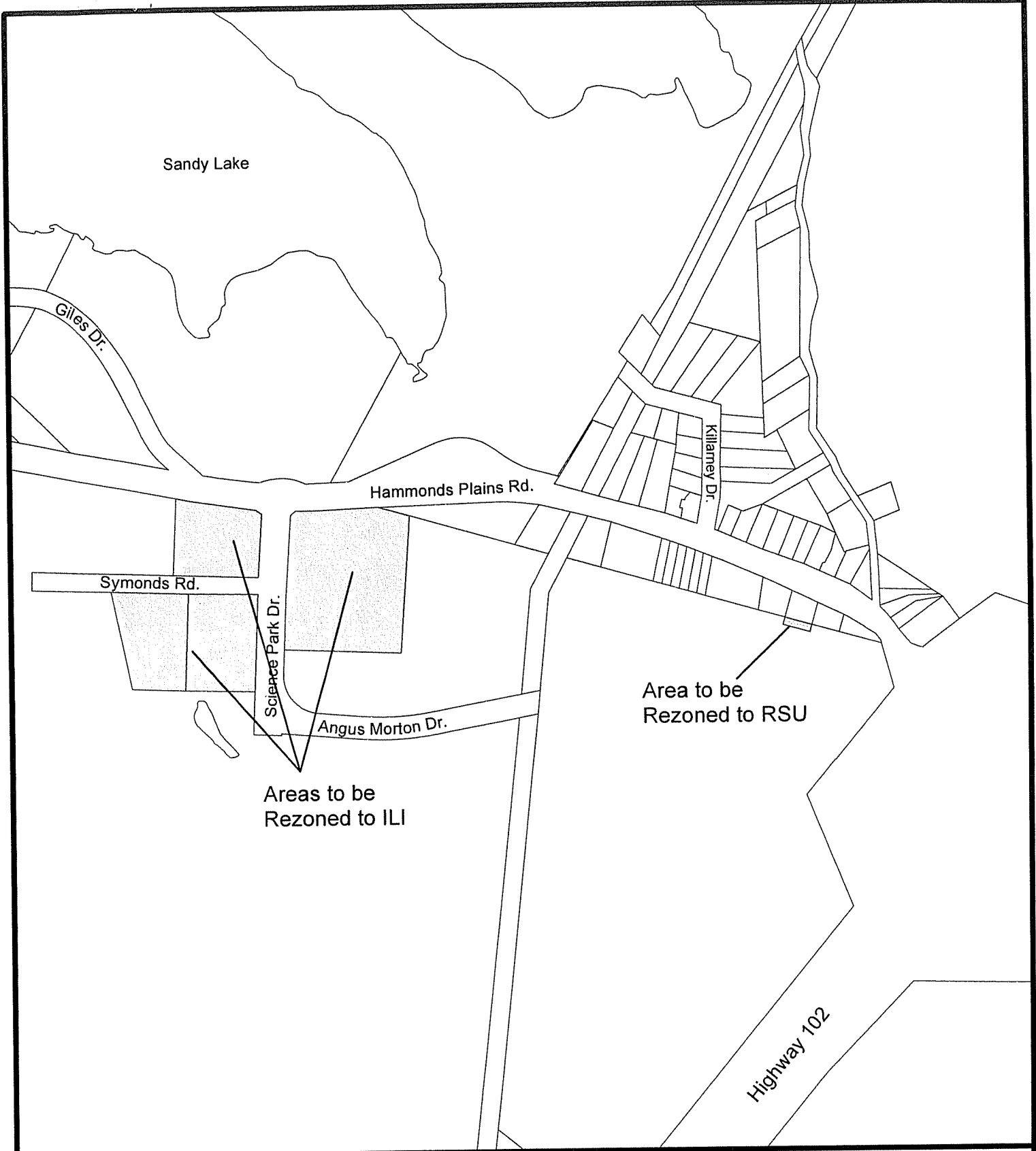
LEGEND

-  Residential Neighborhoods
-  Community Commercial Centre
-  Institutional / Residential
-  Mixed Use Business Campus
-  Parks and Open Space

**Schedule B
Bedford West Business Campus Zone Area Map**



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Attachment H
Amendments to Schedule A - Zoning Map for Bedford

