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PO Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Halifax Regional Council

July 3, 2007
July 31, 2007

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY: Bradley H. Johns.
Councillor Brad Johns, Chair, North West Community Council

DATE: June 22, 2007

SUBJECT: Case 01034 - Regional Subdivision By-law Amendments for Bedford West Business Campus

ORIGIN

North West Community Council meeting of June 21, 2007.

RECOMMENDATION

North West Community Council recommends that Regional Council:

1. Give First Reading and schedule a public hearing to consider amendments to the Regional Subdivision By-law presented in the revised Attachment "A" of the June 8, 2007 staff report.
2. Approved the amendments to the Regional Subdivision By-law presented on the revised Attachment "A", subject to approval of an interim capital cost contribution charge for water and waste water infrastructure by the Nova Scotia Utility and Review Board.

BACKGROUND

This matter had been discussed at the June 18, 2007 meeting of North West Planning Advisory Committee. At this meeting, the Committee was provided with a revised Attachment 'A' to the staff report, and which included revised maps. The Committee passed a motion recommending that North West Community Council recommend Regional Council move First Reading and schedule a Public Hearing based on the revised Attachments to the June 8, 2007 staff report.

BUDGET IMPLICATIONS

None associated with 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

Regional Council could choose not to proceed with First Reading and scheduling a public hearing. This is not recommended.

ATTACHMENTS

Attachment 'A' - Staff report dated June 18, 2007 with revised Attachment A (including revised Map BW-1 and revised Map-1

A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/agenda.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:

Sheilagh Edmonds, Legislative Assistant



PO Box 1749
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North West Planning Advisory Committee
June 18, 2007

TO: Chair and Members of the North West Planning Advisory Committee

SUBMITTED BY:



Paul Dunphy, Director of Community Development

DATE: June 8, 2007

SUBJECT: Case 01034 - Regional Subdivision By-law Amendments for Bedford West Business Campus

ORIGIN

Application by Bedford West Holdings Ltd.

RECOMMENDATIONS

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

1. Give First Reading and schedule a public hearing to consider amendments to the Regional Subdivision By-law presented as Attachment "A" to this report;
2. Approve the amendments to the Regional Subdivision By-law presented in Attachment "A", subject to approval of an interim capital cost contribution charge for water and waste water infrastructure by the Nova Scotia Utilities and Review Board.

BACKGROUND

Last 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 "B".

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 48 acre property recently acquired by Research in Motion (RIM) from the Municipality for the development of a customer support centre and an additional 123 acres owned by Bedford West Holdings Ltd.

Last fall, North West Community Council approved several amendments to the Bedford West Business Campus Zone applied to the business campus and Regional Council approved an amendment to the Regional Subdivision By-law to allow for the extension of municipal sewer and water services to the RIM property.

Bedford West Holdings Ltd. is requesting that the Subdivision By-law be amended to allow for extension of sewer and water services over the remaining portions of the business campus. The company has proposed to pay an interim capital cost contribution charge until final charges are established under the Regional Subdivision By-law. The request has been made to allow construction of a new seniors complex to proceed this fall and to allow any other business opportunities which may arise within the park to proceed.

Public Meeting/Area of Notification

The North West PAC held a public meeting on June 6, 2007. The minutes concerning this application are presented as Attachment C. Should Regional Council decide to hold a public hearing, in addition to published newspaper advertisements, property owners in the area shown on Map 1 will be sent written notification

DISCUSSION

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 Bedford West Business Campus Zone is established under the Land Use By-law and applied to the designation. Development approvals are contingent upon satisfying various standards regarding site design, architecture, signs and landscaping as well as being granted site plan approval by the Development Officer.

Any development approvals throughout the Bedford West Secondary Plan Area are also contingent upon the Regional Subdivision By-law being amended to allow for the extension of sewer and water services through the extension of the Urban Service Area boundary. The Plan contemplated that the boundary would be extended concurrently with the adoption of infrastructure charges needed to pay for the developer's apportionment of future infrastructure upgrades required to service the development. The charge is normally collected at the time subdivision approval is sought.

A staff team, with the assistance of a consultant, are currently undertaking the work needed to determine an appropriate infrastructure charge. Preliminary estimates have been made and consultations with affected property owners will soon commence. A final proposal is expected to be brought before Regional Council for approval later this year.

To allow the RIM project to proceed, the Municipality agreed to extend the Urban Service Area boundary over the 48 acre site being acquired from the Municipality with an interim infrastructure charge being imposed under the terms of a purchase and sale agreement.

To accommodate the current request, the Municipality would establish an interim charge for transportation upgrades under the Regional Subdivision By-law and the Regional Water Commission would seek approval for interim water and sewer charges from the Utilities and Review Board¹. Staff have therefore recommended that municipal approval be subject to approval by the Utilities and Review Board.

The staff team negotiating the infrastructure charges for Bedford West has prepared a conservative estimate of \$15,000 per acre transportation upgrades apportioned to the business campus lands. It is prepared to recommend that this figure be adopted as an interim charge on the understanding that any difference with the final figure be reconciled between the Parties upon adoption of the final charge by Regional Council. The applicant has agreed to this condition.

Given this commitment, staff support the Subdivision By-law amendments presented as Attachment "A". Approval of these amendments would allow work on the senior citizen complex and other potential employment generating businesses to receive municipal approvals in

¹ As of August 1, 2007, the Municipality will no longer be in a position to collect capital cost contribution charges for sewer services. The statutory authority will be with the Regional Water Commission.

a timely manner without any undue risk of compromising the financial objectives of the Municipality or the Water Commission associated with the respective infrastructure charge programs.

BUDGET IMPLICATIONS

There are no implications for this year's budget. In future budgets, the Municipality will be required to cost share in certain infrastructure that benefits development outside Bedford West. An estimate of the costs and timing will be presented in a report on the final capital cost contribution recommendations for this project.

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

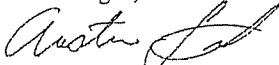
1. Recommend approval of the amendments presented in Attachment "A". This is the staff recommendation.
2. Recommend the application be rejected. If this alternative is chosen, no development permit applications could be granted until such time as the Subdivision By-law is amended to include these lands within the Urban Service Area boundary.

ATTACHMENTS

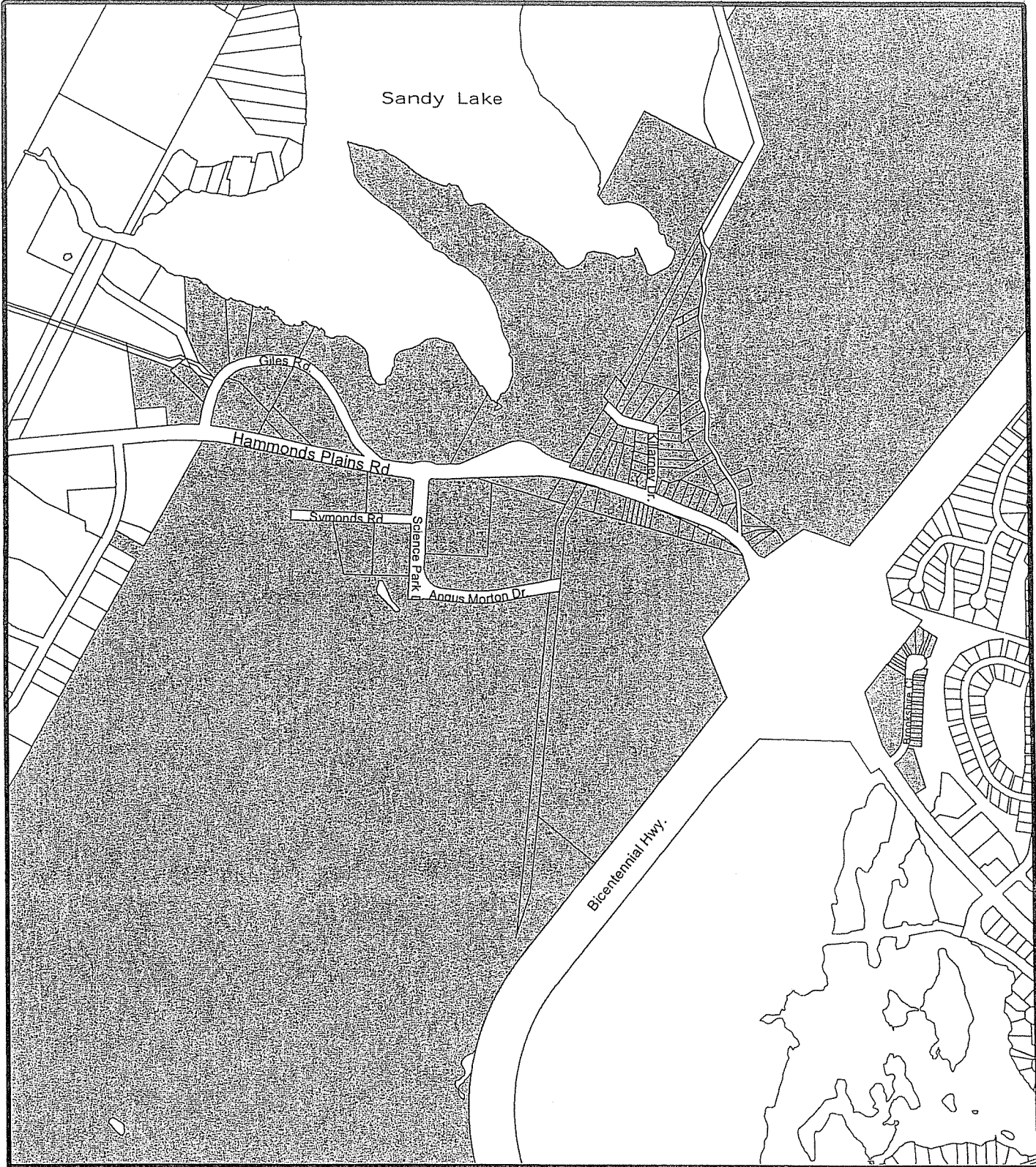
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|---------------|---|
| Map 1 | Notification Area |
| Attachment A: | Amendments to the Regional Subdivision By-law |
| Attachment B: | Community Concept Plan |
| Attachment C: | Minutes of June 6, 2007 North West Planning Advisory Committee Public Meeting |

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 : Paul Morgan, Planner, Community & Regional Planning, tel: 490-4482



Report Approved by: Austin French, Manager of Planning Services, tel: 490-6717



Map 1



Notification Area



HALIFAX
REGIONAL MUNICIPALITY
Planning Services

Attachment "A" (Revised)
A By-law to Amend the Regional Subdivision By-law

The Regional Subdivision By-law is hereby amended by:

1. Adding the following after Schedule M:

SCHEDULE "N" - Bedford West Business Campus Interim Charge Area

1. The area known as the Bedford West Business Campus charge area is designated as a charge area in which an infrastructure charge is to be levied.
 2. The Bedford West Business Campus charge area includes lands located on the south side of the Hammonds Plains Road between the Bicentennial Highway and Atlantic Acres Industrial Park being the boundaries more particularly illustrated on Map BW-1.
 3. The infrastructure charge within the Bedford West Business Campus Charge Area is levied to recover capital costs associated with new streets and street intersections and traffic signs and signals required to service the Bedford West Business Campus lands.
 4. The infrastructure charge for the Bedford West Business Campus Capital Cost Contribution Area shall be \$15,000 per acre.
2. Adding Schedule "N" to the schedules listed in the Table of Contents and Section 20.
 3. Including the lands illustrated on Map 1 to the "Urban Service Area" under Schedule B: Service Requirement Map.

I HEREBY CERTIFY that the amendments to the Regional Subdivision By-law as set out above, was passed by a majority vote of the Council of Halifax Regional Municipality at a meeting held on the ____ day of ____, 2007.

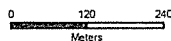
GIVEN under the hands of the Municipal Clerk and under the Corporate Seal of the Halifax Regional Municipality this ____ day of _____, 2007.

Jan Gibson
Municipal Clerk




Bedford West Business Campus
Interim Infrastructure Charge Area

Map BW - 1

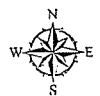
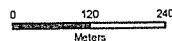


June 11th, 2007

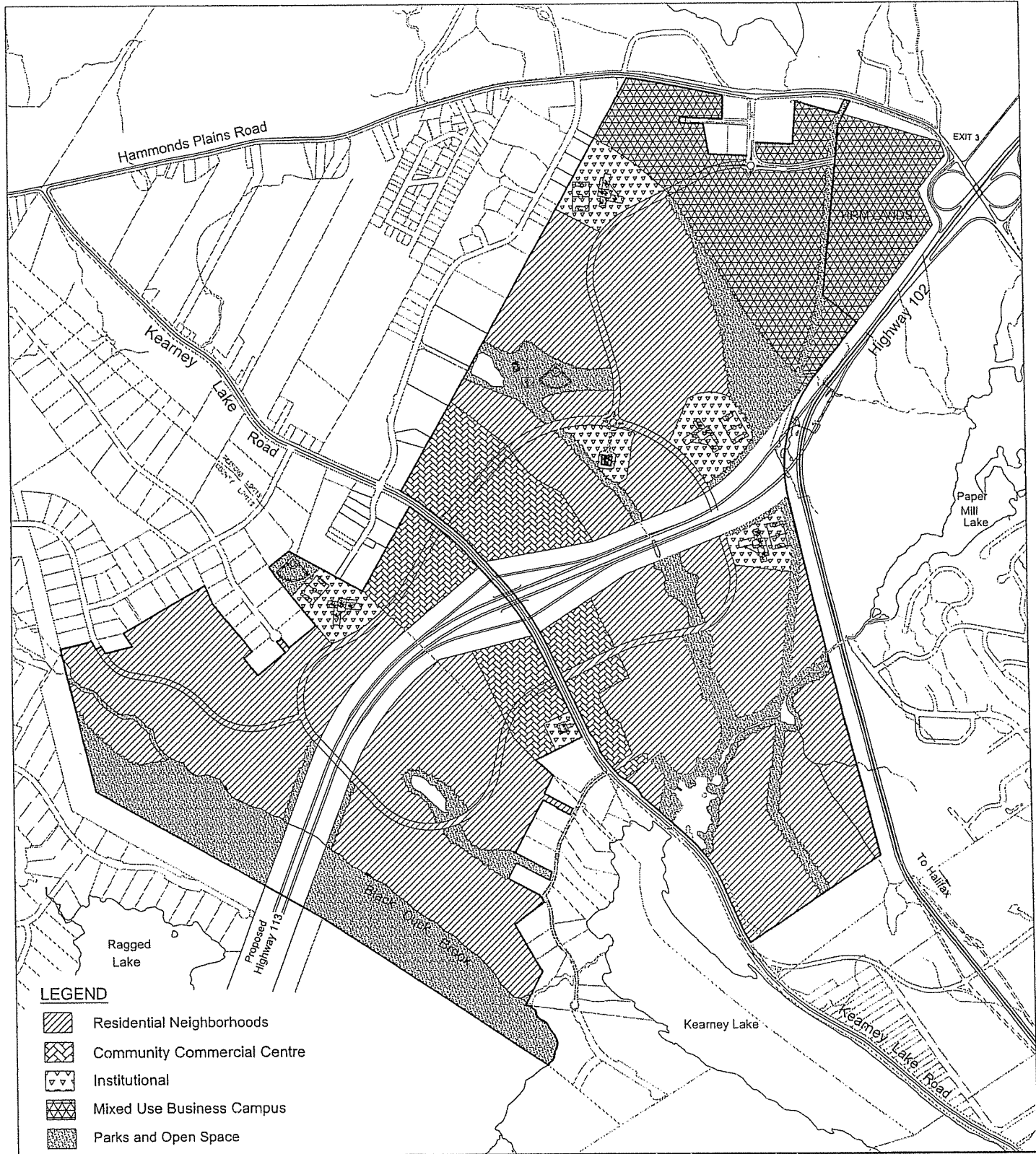


 Land to be Included in Urban Service Boundary



Map - 1



June 11th, 2007



LEGEND

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

**COMMUNITY CONCEPT PLAN
BEDFORD WEST**

Attachment B

Attachment "C"

NORTH WEST PLANNING ADVISORY COMMITTEE
PUBLIC MEETING MINUTES

June 6, 2007

PRESENT: Ms. Ann Merritt, Chair
Mr. Walter Regan
Ms. Jessica Alexander
Councillor Martin
Councillor Harvey
Mr. Mike Gray
Ms. Gloria Lowther
Mr. Lorne Piercey

REGRETS: Mr. Warren Hutt
Mr. Jim Sullivan

STAFF: Mr. Paul Morgan, Planner
Mr. Joseph Driscoll, Planner
Ms. Gail Harnish, PAC Coordinator
Ms. Chrissy White, Legislative Assistant

1. **CALL TO ORDER**

The meeting was called to order at 6:00 p.m. in the Fenerty Room, Sackville Library, Sackville.

The Chair welcomed HRM staff and Members of the Public to the meeting and reviewed the ground rules.

2. **Case 01034 - Application by West Bedford Holdings Ltd to include all lands zoned Bedford West Business Campus (BWBC) Zone under the Bedford Land Use By-Law within the Urban Service Designation as established under the Regional Subdivision By-Law and to establish an interim infrastructure charge over the BWBC Zone. The BWBC zone encompasses approximately 150 acres immediately to the south of the Hammonds Plains Road between the Bicentennial Highway and the Atlantic Acres Business Park. The purpose of the application is to allow for development to proceed within the business campus serviced with municipal sewer and water until a final infrastructure charge is established.**

Mr. Paul Morgan, Planner presented an overview on the above noted. He advised of the following:

- A concept plan was outlined with the use of a PowerPoint presentation to illustrate the formal Annapolis holdings,
- Areas A&B are a business campus,
- Research In Motion (RIM) have purchased the Blood Fractionation Plant from HRM,
- The lands are jointly owned by West Bedford Holdings and Cresco,
- Capital Cost Contribution Charges were not included in the original agreement,
- Regional Council has approved a service charge,
- Staff and Land owners are still in negotiations,
- A senior citizens complex will be constructed in conjunction with Northwood Manor and the Province. This commitment was made through Annapolis in previous negotiations, and will continue.
- Additional tenants are hoping to re-locate to the business campus. West Bedford Holdings would like to accommodate business owners through the By-law and instituting an interim charge,
- A possible rebate will be given to the land owners through the interim charge,
- This amendment must occur to allow for service development in that area,
- an interim charge was not anticipated before a final charge.

Mr. Mike Hanusiak, General Manager, West Bedford Holdings Ltd. continued by noting:

- West Bedford Holdings has acquired 1700 acres of land,
- West Bedford Holdings hopes to move the business campus into the serviceable boundary,
- West Bedford Holdings is asking for the same agreement the Blood Fractionation Facility received,
- The business campus is not intended to be developed through the development agreement,
- The capital cost charge is being negotiated,
- There is a transmission powerline that goes through the lands,
- High-tech business will be encouraged for Sub-area A,
- Commercial business will be allotted for Sub-Area B,
- Residential Care facilities will be permitted within the service area, and Northwood would be the provider,
- West Bedford Holdings, Research in Motion (RIM) and HRM have been working together to develop a plan for the serviceable boundary,
- Simmons road will be downgraded,
- There will be a future upgraded road through Blue Water Road and the Interchange to remove a blind spot in the Hammonds Plains area,
- The Northwood project will sit on eight acres of land, and the property is on the fringe of the business campus,
- Northwood and the Province are before Cabinet for financial approvals and hope to move forward in the fall. The project will take approximately two years,
- Difficulty to give RIM certainty due to the lands not being within the serviceable boundary,
- The interim CCC will allow the developers to enter into a formal agreement with RIM,
- The Department of Environment have been consulted to outline the wetlands, and a storm water management plan has been developed as required under the as-of-right development,

- The fundamental objective of the Municipal Planning Strategy (MPS) was to create an employment centre, residential dwellings, adequate transit services, and walking and biking trails,
- West Bedford Holdings will be filing for Sub Areas 3 and 4 with HRM within the next week,
- There will be transit routes that interconnect with Blue Water Road.

The Chair invited members of the public to speak on the above noted.

Although there were members of the public present, no one wished to speak on the matter.

The chair invited Committee Members to provide comments. The following points were noted:

Councillor Martin advised that he is pleased with the proposal to widen the Hammonds Plains Road. He noted that the blind spot in that area causes safety concerns for residents and drivers. Mr. Hanusiak advised that the widening is imperative to remedy safety and flooding issues. He noted that West Bedford Holdings is aggressively pursuing the province to properly configure the road. He continued by advising that although the land is private, it is in the public trust to be developed properly. West Bedford Holdings is open to any form of joint communication with the business community and stakeholders to accomplish their efforts.

In response to Ms. Alexander, Mr. Hanusiak advised that there are six to seven dwellings per acre slated for the site under the Municipal Planning Strategy. These dwellings are zoned as mixed use.

Mr. Hanusiak advised that when Annapolis created the plan, they allotted lands for future school sites. Two schools have been outlined, but the Province and School Board will have to make the final decision regarding development. West Bedford Holdings meets with the School Board twice a year to provide clarity regarding plans. The land will not be developed as another use until the province makes the final decision.

In response to Mr. Gray, Mr. Morgan advised that the entire Bedford West Region could take up to 40 years to completely develop, elaborating that West Bedford Holdings anticipates a large increase in employment for Nova Scotians in this area.

A brief discussion ensued regarding storm water management where the following points were made:

A representative from West Bedford Holdings advised that due to the slope in the land, the storm water will be re-directed to a retention system with a storm water pipe lining through the main road. This will elevate the majority of the storm water to the wetland. This will not negatively impact the larger wetland and will make the situation manageable. The retention pond will release the water in a timely manner to decrease the risk of flash flooding. The Department of Environment has been consulted and have advised that the Sandy Lake Watershed should remain untouched. In turn the DOE will recommend a direction that West Bedford Holdings will abide by.

Committee Members provided further comments. The following points were made:

Revised

**Case 01034: Bedford West Business Campus
Subdivision By-law Amendment**

- 9 -

June 18, 2007

In response to Mr. Piercey regarding a traffic management plan, Mr. Hanusiak advised that a plan has been created and recommendations have been made for Hammonds Plains Road. Regional Council will decide if road upgrades are necessary, and new development will offset the cost for any improvements.

In response to Mr. Regan regarding replacement of the watershed that has been lost, Mr. Hanusiak advised that the water is artificial and could possibly be diverted. He noted that West Bedford Holdings will work with the existing watershed and storm sheds as there are ditches in the back of the buildings; not water courses.

Mr. Regan noted that he does not want the water diverted to Paper Mill Lake. Mr. Hanusiak responded by advising that the objective is to avoid Paper Mill lake, but the public will dictate the final option.

Ms. Merritt advised that the purpose of the public information meeting was to gather information, and some questions will be answered in more detail at the June 18th, 2007 meeting of the North West Planning Advisory Committee. The Committee will then make a recommendation, after review of a staff report, to the North West Community Council regarding approval to enter the servicing boundary.

The Chair thanked staff and West Bedford Holdings for their presentation.

Mr. Hanusiak invited the PAC to take a tour of the Bedford South development in the summer.

3. ADJOURNMENT

The meeting adjourned at 6:55 p.m.

Chrissy White
Legislative Assistant