

HALIFAX REGIONAL MUNICIPALITY
BEDFORD WATERFRONT STEERING COMMITTEE MEETING MINUTES
PROJECT 01149 - Vision HRM Bedford Waterfront (Amendments to the Bedford Municipal
Planning Strategy to implement the Bedford Waterfront Vision)

7:00 p.m.
Wednesday, October 6, 2010
Bedford Junior High School Library

PRESENT: Doug Kolmer, Chair
Councillor Tim Outhit, District 21 - Bedford
Terry Drisdelle, Waterfront Development Corp.
Victoria Dymond, VIC
Rosemarie Sampson, VIC
Alan McIver, VIC
Eric Burchell, Waterfront Development Corp.
Jacob Ritchie, Waterfront Development Corp.
Virginia Bonn, Empire Co. Ltd.
Mark Ward, VIC
Sharon McCready, VIC
Ellis O'Neil, VIC
Patrick LeRoy, United Gulf Developments Ltd.

HRM STAFF PRESENT: Paul Morgan, Senior Planner, HRM Regional Planning

1. Call to Order/Welcome

The meeting was called to order at approximately 7:08 p.m.

2. Agenda Review

The Chair reviewed tonight's agenda.

3. Review Meeting notes June PIM and July 14th meeting

Paul Morgan indicated that Jennifer Weagle was not able to attend the meeting this evening, but the meeting is being recorded and the minutes will be transcribed from the recording.

Paul indicated that the June 16, July 14, and September 22, 2010 minutes are before the Committee. He suggested that, after review, if there are any further changes to the minutes that members email himself with the changes.

The Chair suggested that any further changes to the minutes be submitted by October 13, 2010.

4. District 21 Update

The Committee had a brief discussion on transit needs, and changing demographics of the area.

Responding to the Chair noting the number of traffic counters around Bedford lately, Councillor Outhit noted that traffic is being monitored on the Bedford Highway, Southgate, Moirs Mill areas before the opening of the Larry Uteck interchange. The number of cars and speed are being monitored. A sampling will also be done after the opening of the interchange.

Paul Morgan added that there is also a traffic impact study being completed on the Bedford Waterfront.

Virginia Bonn suggested that it may be helpful to collect the number of building permits issued in Bedford in a year to get a realistic absorption rate and for the communication plan.

5. Role of Steering Committee and Protocol in Next Steps

Paul Morgan noted that the Regional Municipal Planning Strategy (MPS) identified Bedford as a growth area. The MPS outlines that a Visioning exercise had to be carried out, which has been approved in principle by Council, and then develop the more detailed policies of the Secondary Planning Strategy. The first recommendation was to develop strong urban community guidelines in accordance with the Vision. The Consultant was hired to help with the design guidelines and Council approved a public participation program which involved the steering committee. The Steering Committee is composed of four members of the VIC and the three main property owners. One of the mandates of the Committee is to make recommendation to North West Community Council and Regional Council regarding any policy and regulatory amendments.

The Consultant's study is completed and the motion was approved by the Steering Committee to accept the Consultant's study with amendments.

The Committee discussed the process of the implementation of the vision and the next steps.

6. Communications Strategy

The Communications Strategy was not discussed this evening.

7. Deliberation on Design Study

The Chair directed the Committee to Chapter 4 of the plan.

The Committee turned to page 68, item 4.5 Shore Drive Parcel.

Terry suggested that, with regard to Item 4.5.1 - Option 1, this option currently has the 4 storey building located next to single family lots. If the 4 storey building were moved to the south side of site would have less of an impact on residents of adjacent single family homes because it would then be next to a multi-use building. The scale would also be similar to the existing townhouses.

Alan indicated that the Committee had heard suggestions from the public for the multi-use trail that bollards be installed so that the trail is restricted from vehicular use, but so that the bollards could be removed in the case of an emergency. The Chair noted that this direction was given to the consultants, but did not come back in the plan.

Councillor Outhit suggested that both options under 4.5 be left in the Plan, with the amendment that any new development be accessed through Waterfront Drive.

MOVED by Rosemarie Sampson, seconded by Alan McIver, that Item 4.5 Shore Drive Parcel be amended, in response to feedback received from the public consultation, as follows:

- 1. That vehicular access to the Shore Drive Parcel be from Waterfront Drive;**
- 2. That the low-rise (4 storey) building be moved to the south side of the site,**
- 3. That bollard access on the multi-use trail from Shore Drive for emergency vehicles be incorporated into the design;**
- 4. That the northern side of the site consist of townhouses which would be consistent in design and configuration to abutting private residences;**
- 5. That the waterfront trail be continued around the perimeter of the site.**

At the request of the Committee, Paul clarified that the property is currently zoned general commercial.

Paul also clarified at the request of the Committee that voting is by four members of the VIC, one vote for United Gulf Ltd., one vote for WDCL, and one vote for Empire Co. Ltd.

MOTION PUT AND PASSED UNANIMOUSLY.

Terry re-distributed the matrix of issues in an enlarged format for easier reading.

The Chair referred the Committee to page 62 of the plan, item 4.3.6 Moirs' Village at Bedford Waterfront.

The Committee agreed to look at this site as three separate areas, residential, being the three mid-rise buildings surrounding the private park, the commercial area consisting of the mixed use and commercial buildings surrounding the Sobeys, and the area surrounding Moirs Pond. It was noted that there are at least two property owners on this site.

The Committee discussed ownership of Moirs Pond, and it was noted that the pond is privately owned. There was an agreement that was not completed years ago for a land swap with HRM. Virginia indicated that Empire Co. would be willing to complete this agreement if a suitable piece of land were brought forward.

The Committee discussed access to the area, noting that the consultants proposed a direct connection from the Fire Department to Moirs' Village.

Paul indicated that allowing a direct connection would allow residents of the phase one development to go to Sobeys without having to go out onto the Bedford Highway. It may also allow for better public transit options.

Eric suggested that the direct connection be allowed, subject to an HRM Transportation traffic analysis.

Rosemarie suggested that having a second entrance/exit for residents is an issue of safety, and the proposal should be accepted as presented.

MOVED by Rosemarie Sampson, seconded by Alan McIver, that the Moirs' Village at Bedford Waterfront, as set out in item 4.3.6 of the Plan, be accepted as presented in the June 2010 version.

Patrick LeRoy made a presentation to the Committee on height. Discussion on height ensued.

MOVED by Patrick LeRoy, that the motion be amended as follows:

That the Moirs' Village at Bedford Waterfront, as set out in item 4.3.6 of the Plan, and the Bedford Highway site, as set out in item 4.4 of the Plan, be accepted as presented in the June 2010 version.

Paul clarified that if the motion were approved to accept these two sites as they are presented in the Plan, policy would be drafted to allow for the heights set out in the plan. He noted that the motion could be amended to allow for a maximum of ten, but allow the consideration of 12 with bonus density.

There was no seconder for Patrick's amended motion, therefore, the motion was defeated.

MOVED by Rosemarie Sampson, seconded by Alan McIver, that the Moirs' Village at Bedford Waterfront, as set out in item 4.3.6 of the Plan, be accepted as presented in the June 2010 version, allowing for a maximum height of 10 storeys, but allowing the consideration of 12 storeys with bonus density.

The Chair clarified that the chart under item 4.3.5 Building Height and Use, buildings numbered 7, 8, and 9 are incorrectly listed as 12 storeys. They should be listed as 8, 10, and 10 consecutively.

MOTION PUT AND PASSED UNANIMOUSLY.

8. Set tasks and confirm next meeting logistics

The next meeting is scheduled for Wednesday, October 20, 2010 at 7:00 p.m. at the Bedford Junior High School library.

The meeting ended at approximately 9:30 p.m.

Jennifer Weagle
Planning Controller