

**HALIFAX REGIONAL MUNICIPALITY
DRAFT BIRCH COVE DESIGN STEERING COMMITTEE MEETING MINUTES
PROJECT 01150 - Birch Cove Design Study**

**7:00 p.m.
April 21, 2010
St. Peter's Anglican Church**

Present

Colin Darlington, Chair
Manon Gilroy
Terry Drisdelle, WFDC
Wayne Ingalls
Maria Medioli

Patricia Portman
Patrick LeRoy, United Gulf Developments
Navid Saberi, United Gulf Developments
Mike Horwich

Staff Present

Paul Morgan, Planner, HRM
Susan Caldwell, Planning Controller, HRM

District 16 Councillor

Councillor Debbie Hum

SUMMARY MINUTES

1. Call to Order

Meeting was called to order at approximately 7:00 p.m. Colin Darlington reminded the committee of who were voting and non-voting members.

2. Approval of Minutes

Minutes of the December 14, 2009 meeting approved and adopted. Record of March 22nd Public Meeting, amended noting Kelly Regan, MLA not Councillor.

3. Approval of the order of business and approval of additions or deletions.

Order of business was approved for this evening. Mr. Darlington advised that this would be the final meeting of the Steering Committee and it had met its mandate per original terms of reference. Approval of this evening's minutes and the committee report to council would be done by E-mail.

4. Business arising out of the minutes

None.

5. Overview of the committee mandate going forward

Mr. Paul Morgan reviewed the Committee's Terms of Reference as approved by Council. He said, "mandate was given to ensure all interested parties had an opportunity to participate and make recommendations to the Chebucto Community Council and Regional Council regarding amendments to the community planning documents to implement the study.

The committee agreed that with the large turn out at the last meeting held on March 22, people have been made aware of the study and have had an opportunity to participate.

Paul is to assist Colin in preparing the final report, which is to be reviewed by the Committee prior to Colin signing off.

6. Review of comments received and recommendations regarding the draft final plan

Mr. Darlington posed that motion be put forward that the final plan be approved and rejected in its entirety. If this motion is defeated, then motions could be put forward on the sub-areas with discussion before a vote is taken. The committee agreed to this proposal.

*Moved by Colin Darlington and seconded by Manon Gilroy that the plan, as presented in its entirety by the consultants, be rejected. **Motion defeated.***

*Moved by Colin Darlington and seconded by Terry Drisdelle that the plan be accepted in its entirety. **Motion defeated.***

Colin recommended that the plan sub-areas be reviewed in the following order (1) the church property; (2) the Irving with Farmer Clems lands; (3) the village centre; (4) the Wedgewood Motel property; (5) the overpass and Hogan's Point; (6) the roundabout; and (7) China Town. The committee agreed to this proposal.

Moved by Wayne Ingalls and seconded by Terry Drisdelle that the consultants' approach to the church property be accepted.

There was discussion around how the proposed roundabout would require church land and whether the lands adjacent to the Dakin Drive/Kearney Lake Road intersection should be reserved as open space for the community.

The committee agreed to allow Council to consider transferring density from the Dakin Drive/Kearney Lake Road intersection to the other site for community open space.

Motion passed.

*Moved by Wayne Ingalls and seconded by Mike Horwich that the consultants' recommendations regarding the Irving and Farmer Clems properties be accepted. **Motion passed.***

Moved by Wayne Ingalls and seconded by Manon Gilroy that the consultant's recommendations for the Village Centre be accepted.

Patrick LeRoy advised the committee that greater density is needed to support an attractive development such as Bishops Landing. He questioned the square footage proposed in the final report as it was significantly less than that proposed in the previous alternatives report. He also said, that allowing some variety in the height to allow for visual interest and requested that the motion be amended to read "an average of 5 stories in the Village Centre."

*Moved by Patrick LeRoy that the allowable floor areas of the building be increased to 290,000 square feet. **Motion did not receive a seconder and was defeated.***

The Committee reviewed the building height request and agreed that this amendment had previously been accepted but was not reflected in the final report. However, it was agreed the building height cannot exceed 7 stories. The following amended motion was put forward:

*Moved by Wayne Ingalls and seconded by Maria Medioli that the consultants' recommendations for the Village Centre be accepted except that heights shall be permitted to have an average height of 5 stories provided that it does not exceed 7 stories. **Amended motion passed.***

The Committee agreed to Wayne's request to review the roundabout next.

Moved by Wayne Ingalls and seconded by Mike Horwich that the roundabout proposal be rejected.

Terry Drisdelle questioned whether the committee would make the final decision concerning the roundabout or whether it would be traffic engineers having regard to traffic movement and safety. Debbie Hum advised this decision would be municipal and not provincial.

There was discussion as to whether a roundabout would be conducive to a village centre atmosphere. Paul Morgan advised that, if the committee did not want the roundabout, the recommendation should reflect this intent - otherwise the Municipality would assume that it did.

Motion passed.

Moved by Wayne Ingalls and seconded by Maria Medioli that the consultants' recommendations concerning the Wedgewood Motel property be accepted.

Patrick LeRoy expressed concern with the consistency of the report as there was no square footage recommended for the proposed building on this site but there was for the buildings in the Village Centre.

There was discussion regarding the proposed building height, protection of the residents' views of the basin and the building height which would be permitted under current zoning restrictions. Paul Morgan clarified that he understood the intent of the consultants in recommending the one storey component was that the building elevation would be such that the views of the basin for the residents behind would be preserved and that this intent would be reflected in amendments proposed to the community planning documents. The committee acknowledged that the height of any new development on the site may exceed one storey as long as it does not impede the view corridor from the Kearney Lake Road.

Concern was also expressed that the final report did not contain information regarding the costs of infrastructure which had been presented in the alternatives report.

Paul was directed to contact the consultants and obtain this information so that it can be attached to the committee report.

Motion passed.

Moved by Wayne Ingalls and seconded by Patrick LeRoy to accept the consultants' recommendations concerning the lands from Hogan's Point to the current underpass.

There was discussion regarding the community benefits to the infrastructure proposed and how it should be cost-shared.

Motion passed.

Moved by Wayne Ingalls and seconded by Maria Medioli that the consultants' recommendations for the Chinatown site be approved.

Patrick LeRoy advised that construction of two buildings was not economically viable and that one taller building could be better preserve view corridors and allow for more public amenity space along the waterfront. The following aspects were also discussed:

- the community interest in keeping the trail along the water's edge
- the impact of sea level rise on this development
- whether further infilling of the basin would be accepted
- entrance and exit requirements

Paul advised that he thought that the Western Shore of Bedford Basin Land Use Study generally recommended that infilling of the basin be limited to allowing for the proposed trail and open space uses except at the Chinatown site. He agreed to provide further clarification on this matter.

Paul suggested that, if the committee preferred a single building, the community plan could include provision to allow the Community Council to consider additional height if it was satisfied that the proposal would better preserve views of the basin and allow for more public amenity. Councillor Hum said that community consultation would also be required.

Motion defeated.

It was recommended to accept or defeat one (1) tower, which was defeated.

*Moved by Terry Drisdelle and seconded by Maria Medioli that the consultant's recommendations be amended to allow for a single building on the Chinatown site of the same density and with provision to allow for consideration of a height in excess of 12 stories provided that there is public consultation regarding the public benefits. **Motion passed.***

7. Adjournment

Colin Darlington advised the Committee that issues raised concerning view planes, the roundabout, walking trails and other matters would be addressed in his final report.

A few minutes were taken to thank everyone for their dedication and hard work throughout the process.

Meeting adjourned at approximately 10:30 pm.