

Summary Minutes
Bedford Waterfront Steering Committee Meeting
Thursday, June 4, 2009
7:00 pm to 9:00 pm
Basinview Community School – Cafeteria

Present

Sharon McCready	Ali Cinar	Terry Drisdelle, WDCL
Rosemarie Sampson	Brad Harnet, United Gulf	
Victoria Dymons	Joe Gallagher	
Doug Kolmer	Stephanie Nowe-Morris	
Harvey Doane	Virginia Bonn	

Staff Present

Paul Morgan, HRM
Alana Hines, HRM
Samantha Butler, HRM

District 21 Councillor

Councillor Tim Outhit

Ekistics

Ross Cantwell
Peter Klynstra
Rob LeBlanc

The purpose of this meeting was for Ekistics to give a preview presentation on the Bedford Waterfront Plan Report prior to the public information meeting scheduled for Thursday, June 10, 2009.

The Public Workshop Outcomes were presented, as well as the overall plan goals and planning purpose.

Ekistics presented 3 options for the development on all four of the areas outlined with in the study area: Shore Drive, Sobeys Village, Waterfront Phase 2 and the Bedford Highway..

Concept 1 – Traditional Village Plan (less developed option)

This option has minimal changes to the existing and proposed development locations. This concept has 7 high-end residential lots on Shore Drive. The Sobeys Village looks at road connections to the new Village Centre Development and has mixed use and small commercial. This option includes a trail to Moirs pond and restoration of the shoreline. There is also an opportunity for a mid-scale development/mid-rise and townhouses and at grade and under ground parking options. This option has two entrances to the waterfront development.

The proposed ferry terminal is in the preferred location and is in conjunction with a new Bedford Library and will have a restaurant and or small retail. This option also has proposed waterfront townhouses.

Ross reviewed some of the budgeting numbers for this concept.

Concept 2 – Canals Option

This option has more changes to the existing and private properties than option 1 (traditional). This option includes 14 townhouses (4 storeys with underground parking) for Shore Drive. Sobeys Village is disconnected from the shopping centre. There are shore line improvements, trail, townhouses, and retail/commercial. There are no individual entrances and there are opportunities for mid-height development along the rail line. The waterfront option has 2 main canals into the property allowing for waterfront townhouses and there is a waterfront board walk. There is a central parking area. The proposed ferry terminal/new library location has been moved closer to Sobeys Village in this concept. There are a couple of waterfront parks and some mixed use development opportunities on the waterfront. There is a harbour master area and two road entrances from the Bedford Highway to this development. This option has more density than Concept 1 (traditional).

Parking options and types were discussed between the Steering Committee and Ekistics. Ross also reviewed some of the budgeting numbers for this concept.

Concept 3 – Island

This option is shown as an island development, a more urban option. There are 2 types of waterfront in this option. The view planes to the ocean are kept (no buildings blocking the view coming down the Hammonds Plains Road). There are more potential for townhouses along the Bedford Highway and the potential for a couple of mixed-use towers. The ferry terminal and new library is in the preferred location in this scenario. Sobeys village view plane is maintained and has a village feel. Parking is at the back rather than in the middle or front. There is potential for mixed use and mid-rise buildings and there would be a trail system. Shore Drive connects through this development (there is no thru connection in the other options).

This option has 20% more density as it has more residential units than the other options.

Ekistics handed out copies of the Design report to the Steering Committee members, dated June 4, 2009. Paul Morgan handed out copies of the Bedford Waterfront Vision & Strategic Action Plan dated October 2007.

The Public Information Meeting is scheduled for, Wednesday, June 10, 2009 at the Basinview School Cafeteria starting at 7:00 pm.

Next Meeting:

The Steering Committee will meet on Saturday, June 27, 2009 at 9:00 am. Location TBA. (Councillor Outhit to look into booking meeting space at the new Bedford Fire Hall for this date.)