

**HALIFAX REGIONAL MUNICIPALITY  
STEERING COMMITTEE MEETING MINUTES**

**PROJECT 01149** - VisionHRM Bedford Waterfront (Amendments to the Bedford Municipal Planning Strategy to implement the Bedford Waterfront Vision)

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**6:00 p.m.**

**July 14, 2010**

**36 Southgate Drive, Bedford-Function Room**

**Present**

Doug Kolmer, Chair

Virginia Bonn

Terry Drisdelle, WDCL

John Merrick

Patrick LeRoy, United Gulf

Sharon McCready

Rosemarie Sampson

Brad Harnett, United Gulf

Alan McIver

Mark Ward

Victoria Dymond

**Staff Present**

Paul Morgan, HRM Senior Planner

Susan Caldwell, Planning Controller, HRM

**District 21 Councillor**

Councillor Tim Outhit

**Guests**

Eric Burchill, WDCL

Bob Vaughn

Chad Mills

George McCarthy

**SUMMARY MINUTES**

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**1. Call to Order**

The meeting was called to order approximately 6:30 p.m. in the Function Room at 36 Southgate Drive, Bedford by Mr. Doug Kolmer, Chair.

**2. Review Agenda**

Doug informed the committee that the first item on the agenda will be direction from Paul regarding the roles and procedures of the committee going forward. The second item would be presentations by two property owners within the study area: Bob Vaughn who owns a water lot at Moir's Pond and representatives interested in purchasing the Boutilier's Boat Yard

**3. Confirm role and Procedures of Steering Committee - Paul Morgan**

Paul Morgan provided an overview of the purpose of the study and the mandate and composition

of the steering committee as approved by Regional Council. He said that the steering committee now has three options: (1) . reject the consultants report as presented in its entirety; (2) accept the consultants report as presented in its entirety; or (3) accept the report with amendments or conditions such as no construction can begin unless a traffic study is completed verifying the highway can continue operating at a reasonable capacity.

Committee members were reminded that one of their mandates was to ensure property owners and interested parties have had adequate opportunity to participate and express their opinions. Consensus was shown of complete satisfaction in relation to public consultation and in moving forward with recommendations to Council. Recommendation to Council was identified as the next step. Paul informed members of the process and what the process involved.

Councillor Outhit told the committee he recently spoke with the Boutilers and was advised they had not been consulted. Paul and other members advised that members of the Boutilier family had attended the public meetings but had chosen not to meet with the consultants.

#### **4. Update-Councillor Outhit**

Councillor Outhit provided a brief summary on various initiatives he's been involved with since our last meeting.

#### **5 a). Waterfront Property at Moirs Pond - Bob Vaughan**

Mr. Bob Vaughan, property owner at Moirs Pond presented sketches of a 3D model and map circling the location of the proposed site. He proposed an eight storey building with a smaller footprint than the original four storey proposed by the consultants which would lessen the infilling at the pond and indicating no primary view corridors will be infringed by the proposed construction.

In response to questions from the committee, the following matters were addressed by Mr. Vaughan:

- The building location was chosen to reduce the amount of fill required.
- No further infilling is proposed
- The water lot has an area of approximately 1.25 acres with 250 ft highway frontage.
- the proposed uses are ground floor commercial and remainder residential.
- the total number of units has not been decided.
- he would agree to construct a public pathway with landscaping around the perimeter of the property.
- surface parking is proposed.

- an 8 storey building is being proposed to reduce the footprint of the building and the amount of infill required. The use of pylons has not been ruled out.

Paul stated for clarification purposes the study proposed a four storey building on this property and the committee would have to recommend an amendment to the study recommendation if it was inclined to support this proposal. In response to a question from Patrick, Paul advised that whether this project would be permitted “as-of-right” or by development agreement remains to be determined.

Mr Vaughan agreed to send an electronic copy of materials to Paul for distribution.

#### **5 b). Boutilier’s Boat Yard - Chad Mills and George McCarthy**

Mr. Chad Mills advised that the density proposed by the consultant for this site is not economical. He questioned why the density proposed for this site does not match that of the adjacent property in phase 1 or the proposed density in other parts of the study area. He stated they have begun working on something which is not complete but wanted to express his concerns with the committee. In response to questions, the following points were made:

- the site is just over 2 acres in area.
- a specific density to make site development economically viable has not been determined at this point.
- vehicular access was being considered from Shore Drive but the committee advised that this would not be acceptable to the community. Access would have to be from Waterfront Drive but with pedestrian and emergency vehicle access to Shore Drive.

Councillor Outhit advised that residents may support townhouses on this site but not an apartment building.

Mr. Mills thanked the committee for the feedback and advised that these ideas will be discussed with his consultants. A submission would then be forwarded to Paul.

#### **6. Waterfront Development Corporation (WDC) presentation - Terry Drisdelle and Eric Burchell**

Terry provided handouts to the committee and introduced Eric Burchell, Director of Planning and Development for the WDC. He advised they wanted to speak about the nature of the scale and location of green spaces in phase 2. The following points were made in the presentation:

- the WDC is building on the vision and action plan, the policy from the Regional Plan
- it is leaning toward an urban area rather than suburban area.

- Green and open space incorporated in phase 2 differs from phase 1, as it is in urban form, where goals and objectives established complement the waterfront design principles in which interaction between marine uses and activities along the water's edge is sought.
- Ground level of buildings would be commercial space and the remainder residential with green and public amenities including sidewalks or pathways between buildings.
- The total cost associated with the public amenities is estimated at \$18.7 million. Total cost of infrastructure for phase 2 is estimated at \$48.4 million.
- The Phase 2 waterfront is comprised of two water lots of which 31 acres is owned by WDC and the remaining 7 acres are owned by United Gulf Development.
- the infilling currently taking place is pyrite slate in which a tipping fee is charged to pay for the cap.

There was considerable discussion concerning green space and public amenities and the concerns raised at the public meeting. The committee concurred that clarification and a communication plan are needed. The following points were also made:

- an education plan should be part of a communication plan.
- the communication plan should inform the public about the project specifics and the process in reaching it.
- people must be aware that this is a long term plan.
- many people at the public presentation were put off by the height and massing of buildings and the perceived lack of green space. There may need to be some compromise.

## **7. Motions**

A motion was made that the committee recommend Council reject the plan as proposed in it's entirety. The motion was defeated.

A motion was made that the committee recommend Council accept the plan as proposed in it's entirety. The motion was defeated.

A motion was made that the committee recommend Council accept the plan with amendments or provisions. The motion was passed.

**8. Action Items:**

Doug will prepare a list of information items needed by the committee for review.

The meeting was adjourned.

Susan Caldwell  
Planning Controller