

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)

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**7:00 p.m.**  
**Wednesday, September 22, 2010**  
**Bedford Junior High School Library**

PRESENT: Doug Kolmer, Chair  
Councillor Tim Outhit  
Ali Cinar  
Terry Drisdelle, Waterfront Development Corp.  
Victoria Dymond  
Rosemarie Sampson  
Eric Burchell, Waterfront Development Corp.  
Jacob Ritchie, Waterfront Development Corp.  
Virginia Bonn, ECL  
Alan McIver  
Brad Harnett, United Gulf Developments Ltd.  
Patrick LeRoy, United Gulf Developments Ltd.

HRM STAFF PRESENT: Paul Morgan, Senior Planner, HRM Regional Planning  
Jennifer Weagle, Planning Controller, HRM Planning Services  
Kathleen Cameron, Senior Communications Advisor, HRM  
Corporate Communications

**1. Call to Order/Welcome**

The meeting was called to order at approximately 7:00 p.m. Roundtable introductions were provided.

**2. Agenda Review**

The Chair reviewed tonight's agenda.

He discussed the time line of the current work of the Committee, noting that the goal is to have recommendations to Community Council by the end of November.

The Committee discussed motions that were put forward at the last meeting in July. There were two motions that were defeated - to reject the plan as proposed in its entirety and to accept the plan as proposed in its entirety. The third motion was approved to recommend that Council accept the plan with amendments or provisions. The goal of the next few meetings is to

determine the recommended amendments or provisions.

The Chair noted that at the last meeting the Committee asked for information, a lot of which has come forward. Andy Fillmore suggested that the Committee review three key chapters of the HRM by Design Regional Centre study. The files were to be accessed through the FTP site, but not many members were able to access the site. CDs of the chapters were produced for members and distributed here tonight. There is also a transportation study and a traffic demand study on the disks for members to review.

Paul Morgan noted that these chapters will provide good generalized background for the Committee for putting together policies and regulations, assuming Council gives the Committee the authority to go ahead with more detail.

Alan McIver indicated that the other information requested by the Committee was a map showing the water lots, which they received, and also the environmental assessment, which they have not received.

The Chair noted discussions he had with Gordon Fader, who has done extensive work on the geology of the Bedford Basin and Halifax Harbour. He noted that there is information on the HRM website on geodetic water height. There is also a very comprehensive document by Natural Resources Canada (Geoscan, Bulletin 590) which discusses the geology of the Bedford Basin. The Chair also had discussions with Terry Goodwin, Geo-Chemist, Nova Scotia Department of Natural Resources, who indicated that there is an 1865 map which shows train tracks going around the basin at that time, as well as ariel photos of the Basin area on a seven year cycle from the 1930's.

The Committee discussed the need for a Communications Strategy, which is why Kathleen Cameron, Senior Communications Advisor, HRM Corporate Communications, is in attendance this evening. It needs to be factual, concise, and clearly outline the process that the Committee has undertaken.

### **3. Review Meeting notes June PIM and July 14<sup>th</sup> meeting**

Councillor Tim Outhit indicated that there appears to be some comments omitted from the June Public Information Meeting Minutes.

Members asked that the Planning Controller review the recording from the June PIM to ensure that all comments are included. Committee members will forward any comments with regard to omissions to Paul for review.

**MOVED by Rosemarie Sampson, seconded by Alan McIver, that the June 16, 2010 Public Information Meeting minutes and the July 14, 2010 Steering Committee meeting minutes be approved, subject to a review of the tape and review by members of the Committee.**

## **MOTION PUT AND PASSED.**

### **4. Paul Morgan to confirm role and procedures of Steering Committee in the next steps**

Paul discussed quorum for the Committee, noting that since there are seven members, quorum for the Committee is four. He clarified that Committee composition is comprised of four members of the Vision Implementation Committee, and one representative of each of the three property owners.

Paul clarified that the formation of the Steering Committee was to bring together members of the Vision Implementation Committee with the property owners who will be living with the policies. The mandate of the Committee right now is to make recommendation to Council regarding the proposed amendments to the proposed plan. The task over the next few meetings is to articulate what those amendments are. He suggests that the recommendations be broken down by sub-area, such as Boutilier Boatyard, the Village at Moirs Pond, Bedford Highway, and Phase 2 lands.

The Committee discussed examples of what recommendations would look like, and how specific or broad recommendations should be. The Committee also discussed the definition of density, and agreed that the definitions need to be laid out very clearly, including the definitions of density and height. This also comes back to the communication and education strategy.

Paul clarified at the request of the Committee that HRM generally uses either dwelling units per acre or persons per acre. The consultants didn't necessarily use density, they used more of a form based system.

Patrick LeRoy suggested members put together their own individual lists of top 10 points of interest or concerns and forward them to Planning Staff to be compiled.

Eric Burchell indicated that the WDCL has compiled a matrix of comments for the consideration of the Committee based on the following:

- comments that have been heard and received,
- existing regulatory framework,
- stated objectives of the Bedford community vision process,
- relevant background information,
- direction to the consultant team,
- assessment of issue raised
- blank space for recommendation for improvements to concept design.

The Committee reviewed the FAQ sheet prepared by Kathleen Cameron. Kathleen clarified that the FAQ sheet is very preliminary and still needs much work.

At the request of the Committee, Paul further clarified the mechanism for the Committee's

recommendations to flow to Council, as follows: Staff will prepare a report on the Committee's recommendations, signed by the Chair, which will go to the North West Planning Advisory Committee, Bedford Waters Advisory Board, and then North West Community Council. Recommendations from all of these bodies will go with the Steering Committee's report, along with a staff report to Regional Council, for Council to make the final decision.

## **5. Paul and Terry to present work to date on Communication Strategy**

Terry Drisdelle, WDCL, advised that he met with Paul Morgan, Kathleen Cameron and Patricia Pegley of HRM Corporate Communications, along with WDCL members regarding the Communication Strategy. They reviewed the mis-information out there on the plan, and drafted the preliminary FAQ sheet to provide concise answers to hot topic items coming up lately. Terry distributed the Mill Cove Consultation Process Summary, as well as summaries of the Evolution of the Bedford Waterfront, Bedford Phase 2 Infill Project, Background - Community Visioning, and The Bedford Waterfront Design Study. The Committee will be able to distribute the FAQ sheet to residents via mail. They have also been looking at putting a two-page spread in the Bedford Magazine, which is a local publication. This article could provide more comprehensive information than the FAQ and would draw from information in the summaries distributed.

The next deadline for submissions to the Bedford Magazine is tomorrow, which is too soon, so the article will be submitted for the next publication which comes out the first part of November.

Terry reviewed the Mill Cove: Consultation Process Summary, noting that perhaps the formation of the Bedford Waterfront Development Corporation should be added to the top. He also reviewed the matrix, asking that Steering Committee members review the issues outlined and suggest any other issues that should be added.

Councillor Outhit offered that the Committee could include a write up on the plan and the FAQ in his next Newsletter going out in early November. It was noted that the Bedford Magazine is only picked up, whereas the Councillor's Newsletter is mailed to all residents of Bedford.

Kathleen distributed a document outlining suggestions in communication options, which included posting information on the HRM website (a link on the front page at halifax.ca), starting a Face Book Page, and piggy backing on other HRM publications. Patricia Pegley of HRM Corporate Communications will also be working with the Committee, but was unable to attend tonight.

With regard to the communication strategy, Rosemarie noted that reference should be made that this work goes all the way back to the 1980's with the Bedford Plan. She also noted that a clear answer needs to be given with regard to an archeological assessment.

Members agreed that a key message to get out to the public is that there are many opportunities for public input throughout the process.

Rosemarie noted that although Bedford has a close knit feel to the community, there is no one place that the community can call the 'Heart of Bedford'.

Patrick suggested that the Committee seek independent subject matter experts for specific problem issues that may persist.

Alan McIver commented that it is his understanding that the last environmental assessment on the Basin was done to determine its acceptability for a disposal site for pyretic slate, which is not the same as a social and environmental assessment that could be done for the development of 5 or 6,000 people on the waterfront. Any assessments should be done at the vision stage, not the construction stage.

Eric Burchell suggested that this is the type of recommendation that the Committee should be looking at making.

Alan McIver went on to inquire whether the infilling will be completed prior to an assessment takes place. Eric advised that it will not, because they do not anticipate much infilling and construction activity over the winter months.

At the inquiry of the Committee, Paul clarified that HRM has no say in infilling but the area has been identified for residential comprehensive district zone. Eric clarified that there is no environmental assessment required.

The Committee continued their discussion on assessments.

## **6. Steering Committee to deliberate on requested information**

Terry distributed documents regarding Additional Background Information - Bedford Waterfront and Phase II Waterfront, in response to requests for information at the last meeting.

Jacob reviewed the documents with the Committee, noting that they are works in progress. On the first sheet, they looked at the consultant's plan in a little more detail in reference to the concerns that people had with open space in Phase 2, looking only at the waterfront portion. The site is made up of roughly 40 acres are open space throughout the waterfront portion of the space.

The second sheet is a roadway cross section.

The third sheet are excerpts from the plan views of the open space.

The fourth sheet shows examples from the plan that show green space.

The fifth sheet shows examples of existing small, but well used open spaces.

Jacob pointed out that the entirety of DeWolfe Park is less open space than in this plan.

Rosemarie requested that they be consistent with either metric or imperial measurements in the future.

Jacob clarified at the request of the Committee that the total land does not include floating docks or finger piers. It starts at the boardwalk and goes inland.

Patrick suggested expanding on the elements and benefits of new urbanism within the communications strategy, citing examples of where it has been done well such as Baltimore, or in our own backyard at Bishops Landing.

#### **8. Set tasks and date for next meeting**

The Committee agreed to the following action plan:

- Submit comments on the communication strategy before the next meeting.
- Background information will be posted on the WDCL website.
- Committee members are to review the Matrix and submit other issues that should be added to the Chair by Sept. 30<sup>th</sup>.

The Committee agreed to change the immediate meeting schedule to October 6<sup>th</sup>, October 20<sup>th</sup>, and November 3<sup>rd</sup>.

The meeting ended at 9:25 p.m.

Jennifer Weagle  
Planning Controller