

**Appendix III - Bedford Waterfront - Community Vision Action Strategy
(Endorsed by Regional Council, October 30, 2007)**

Vision Theme: Development and Design

Describe Action	Current Situation	Time Frame	Resources	Implementation Partners		Risk Assessment Challenges/ Opportunities		Project Dependencies	Cross Reference #
				Who can help us do it?	What can the community do?	What would help us?	What could go wrong?		
<i>What needs to be done?</i>	<i>What is the situation now?</i>	<i>When do we want it completed? (Immediate = up to 2 years; Short term = up to 5 years; Medium term = 6-12 years; Long term = 13+ years)</i>	<i>What tools/other resources do we need to do it?</i>					<i>Does this depend on any other project or initiative?</i>	
D-1 Develop strong urban/community design guidelines which are in accord with the Bedford Waterfront Vision. These guidelines would include appropriate landscaping, public access on ground level of structures (less private at ground level), protection of public vista corridors and allow community events to “spill out” to the street/public spaces	Lack of adequate design controls/incentives; existing controls lack flexibility; confusion among public and land developers	Immediate - Before additional waterfront development takes place	A process to bring about urban/community design guidelines for the waterfront; opportunities for public dialogue among stakeholders; amendments to Bedford MPS to adopt guidelines (once developed by community); budget allocation (incentives) to implement A public process to define public vista corridors (views from public lands); amendments to Bedford MPS/LUB to implement	HRM - Local Councillor - experience from HRM by Design and main street streetscape projects	Lobby for immediate action to bring about appropriate requirements; request Council initiate process to develop guidelines; actively participate in design process to ensure desired outcome	Community education on concepts/tools of urban design	Development occurs/continues without adequate design considerations; community desire for strong guidelines and quality development lost for foreseeable future	HRM by Design	

VisionHRM Focus on **S.M.A.R.T.** deliverables... **Specific** - what are we striving for? **Measurable** - what by when? **Action** - oriented. **Realistic** - practical. **Tangible** - concrete, not vague.

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D-2 Examine the use of landscaping, siting, and limited building height and/or scale as possible mechanisms to mitigate visual impacts on view corridors	Lack of adequate design controls/ incentives; existing controls lack flexibility; confusion among public and land developers	Immediate - Before additional waterfront development takes place	Process to bring about urban/community design guidelines for the waterfront; opportunities for public dialogue among stakeholders; amendments to Bedford MPS to adopt guidelines (once developed by community)	HRM Local Councillor	Lobby for immediate action to bring about appropriate requirements; request Council initiate process to develop guidelines; actively participate in design process to ensure desired outcome	Community education on concepts/tools of urban design	Development occurs/continues without adequate design considerations; community desire for strong guidelines and quality development lost for foreseeable future	HRM by Design	

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D-3 Designate (and zone/rezone) waterfront lands to achieve the Bedford Waterfront Vision	Water lots eligible for future infilling may not be adequately designated or zoned	Immediate - Before additional waterfront development takes place	A process to examine options and bring about desired refinements to existing MPS; opportunities for public dialogue among stakeholders	-HRM -Local Councillor	Lobby for immediate action to bring about appropriate changes to MPS; request Council initiate process to examine existing waterfront land use policies; actively participate in community planning process to ensure desired outcome	Community education on options, trends, changing/new approaches to community (land use) planning - i.e. formed based codes, eco-density, transit oriented development, compact mixed use neighbourhoods, etc.	Development occurs/continues without refinements to existing MPS; community and developers' desire for better planning, and a clear and predictable process lost for foreseeable future	New Community Planning program New Bedford Waterfront urban/community design guidelines (see above row)	
D-4 Incorporate water-based public activities and transportation into design	Limited facilities to support water-based transport (docks, transit access, park and ride, public access for various types of recreational boating)	Immediate to short term	A process to examine options; opportunities for public dialogue among stakeholders; opportunities for partnerships	-HRM -Waterfront Development Corporation	Support and encourage private sector (new business opportunities)	Private/ public partnerships	Development occurs/continues without adequate consideration/ planning for water-based activities and future opportunities	Implementation of Active Transportation Plan; Open Space Functional Plan and Indoor/Outdoor Facility Master Plan	

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D-5 Develop consistent signage guidelines throughout Phase II	Confusion over current guidelines; no policy for permanent community identity or cultural signs	Short Term	Budget allocation for community signage; regulatory support; simplified process for community signage; consistent guidelines	HRM Community Development (Development Services); Right of Way / Construction and Design Services	Provide input; assist with fund-raising for community signs; assist with maintenance of community signs (adopt-a-sign)	Clear policies and procedures for signage; sign bylaw; land use regulations	Increase in inappropriate signage	Civic Addressing; policy for Community/Cultural signage; temporary sign bylaw; land use regulations	
D-6 Develop year-round maintenance policies for all public areas	Current use of the waterfront area is primarily in the summer	Immediate	Budget allocation; support from HRM Public Works/Operations	HRM Public Works/Operations; Capital Projects	Report maintenance issues; explore community service partnerships (ie. community gardens and community clean up events)	Review current and future maintenance needs of the area; operations plan	Lack of maintenance leads to less use; safety issues	Indoor/Outdoor Facility Master Plan	

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Vision Category or Theme: Transit and Transportation

Describe Action	Current Situation	Time Frame	Resources	Implementation Partners		Risk Assessment Challenges/ Opportunities		Project Dependencies	Cross Reference #
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<i>What needs to be done?</i>	<i>What is the situation now?</i>	<i>When do we want it completed? (Immediate = up to 2 years; Short term = up to 5 years; Medium term = 6-12 years; Long term = 13+ years)</i>	<i>What tools/resources do we need to do it?</i>	<i>Who can help us do it?</i>	<i>What can the community do?</i>	<i>What would help us?</i>	<i>What could go wrong?</i>	<i>Does this depend on any other project or initiative?</i>	
T-1 Develop pedestrian access at various points west of the current Convoy Run access	Residents currently are illegally crossing the railroad tracks at various points between Sobeys and the Travelers Motel; land not owned by HRM	Before development of Phase II structures	Land acquisition/easement; land donation	-HRM -Feds/Province -CN -WDC	Involvement/input into the plan to ensure pedestrian needs are met; assist with identifying key pedestrian access points; land donation	Pedestrian areas provide for integration and connectivity to the wider area; supportive land owners	Pedestrian access does not provide for connectivity and integration in overall plan	Implementation of Active Transportation Plan	
T-2 Develop another vehicular access west of the Sobeys parking area	No second access	Before development of Phase II structures	Land acquisition/easement; land donation	-HRM -Feds/Province -CN -WDC	Lobby; provide input into any future plan; examine options	Supportive land owners; cooperation from CN/other land owners	No second access is provided; develop continues with only one access		
T-3 Introduce ferry/water taxi service and develop ferry terminal facilities	Under discussion/fast ferry study initiated	Private/public partnerships	Feasibility study	-HRM -Feds/Province -WDC	Show support; provide input into future planning	Cooperation/ collaboration from all players	Lack of support	Parking Strategy; Transit Strategy	
T-4 Develop park and ride facilities in proximity of Bedford Highway and proposed ferry jetty	There is no parking area for ferry riders	Before development	Acquisition/easement	-HRM -Feds/Province -WDC	Provide input into the design of any parking area	HRM Regional Transportation Planning	-Cost -Land availability -Unattractive parking area	Parking Strategy	

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T-5 Provide public transportation to the Bedford Waterfront and proposed ferry terminal as an integral component of a higher order service and enhance regular routes feeding these services for the wider Bedford population	No transit service is available at present	Immediate to short term - Service to be provided concurrent with development	Funding; ridership data (transit study)	-HRM Metro Transit -HRM Regional Transportation Planning	Use public transportation; lobby for efficient transit routes and convenient service	Public transportation is integrated and connected to the various land uses and the greater area	Lack of connectivity to the community and the ferry terminal site	Transportation Demand Management Plan	
T-6 Enhance the trail from Shore Drive, at the mouth of the Sackville River, to Admiral DeWolf Park	Existing (informal trail) is narrow and potentially unsafe	Immediate to short term	Funding	-HRM -Local Councillor -HRTA -(Adjacent community) trail groups	Investigate private partnership/ philanthropic sponsorship opportunities; assistance with maintenance (adopt-a-trail)	Support and involvement from local trail groups; develop plan for maintaining the trail	Opposition from private land owners; no maintenance plan; vandalism	Active Transportation Plan; Open Space Plan; Heritage Functional Plan	

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T-7 Continue development of the boardwalk for non-motorized use	Existing boardwalk stops west of commercial building	Immediate - 2008	Funding; a concept plan of trail connections to other uses and transportation options	-Waterfront Development Corporation -Regional Transportation -HRTA -Adjacent community trail groups	Provide input to the design and signage; assist with maintenance and reporting damage	Input from community trail groups, HRTA and general public; Active Transportation Plan	Trail does not provide for multiple uses or does not connect to existing trails; trail is segregated from other uses and transportation options	Active Transportation Plan; Open Space Plan; Heritage Functional Plan; TDM Plan	

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Vision Category or Theme: Community Facilities and Infrastructure

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<i>What needs to be done?</i>	<i>What is the situation now?</i>	<i>When do we want it completed? (Immediate = up to 2 years; Short term = up to 5 years; Medium term = 6-12 years; Long term = 13+ years)</i>	<i>What tools/other resources do we need to do it?</i>					<i>Does this depend on any other project or initiative?</i>	
-1 Build a multi-use, indoor/outdoor community centre which could serve as a cultural and recreational hub. It could also incorporate the current Bedford Library and the proposed ferry terminal. Centre/campus could also include fountain area/ children's water park which could function as an outdoor skating area in the winter.	No building that serves as the "heart" of Bedford; No venue appropriate for cultural events; No public facility that can be used for water sports such as kayaking; Inadequate meeting space for community groups; Library housed in an inadequate building which is not close to the burgeoning population areas; Current facilities in Bedford e.g. LeBrun Centre, schools do not meet the needs of the growing population	Medium term	Land availability; feasibility study; library relocation; new ferry terminal; partnerships; involvement of local community groups; asset inventory; support/grants/capital funding (all levels of government); sponsorship; results of cultural plan consultations	-General public -Community groups -HRM Council -Other levels of government -Public /Private sponsors -HRM Regional Transportation Development -HR Library Services	Provide input; participate in planning process; participate in future management agreement; fund raise; identify community assets	Sponsors; land availability/ donation of land; feasibility study; funding; strong community involvement	Ferry terminal approval (as a stand alone facility); competing priorities; land availability/cost; lack of community support	Facility Master Plan; Cultural Plan/Strategy; Regional Transportation Plan (Fast Ferry); Library Master Plan	

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-2 Undertake a feasibility study to ascertain the needs of the community re: cultural, recreational and other community and social activities	Groups currently lobbying for venues do not have the data to support their points and to develop business plans.	Immediate - 2008	Allocation of funds for a feasibility study	-Local Councillor -HRM Facility Development -School Board	Promote and participate in the study; speak with a strong voice	Community involvement; identification of active community groups and other assets; feedback from cultural plan consultations; library master plan	Lack of community involvement/participation	Facility Master Plan; Facility Development; Cultural Plan	
-3 Incorporate outdoor recreation facilities such as outdoor tennis and beach volleyball facilities, etc.	Limited area for tennis in Bedford; no outdoor beach volleyball area; limited facilities for youth	Medium to long term	Land availability; capital funding	-Local Councillor -Community Groups -HRM -Other levels of Government -HRM Capital Projects	Provide further input into outdoor recreational needs; seek potential sponsorship; assist with maintenance and reporting	Community support; available resources; include as part of overall feasibility study (outdoor facilities)	Lack of available land	Facility Master Plan	
-4 Improve access/utilization of the Lions Club pool - examine opportunities for year round use	Not incorporated into the Waterfront concept	Short term	Funding	-HRM Recreation - Aquatic Services -Community Groups	Provide advice; fund raise	Partnership	Not enough use year round	Facility Master Plan	

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I-5 Provide accessible public washroom facilities	None	Short term	Capital funding	-Local Councillor -HRM (Capital Projects) -Private business (willing to open up own facilities or contribute funding towards public washrooms)	Lobby; assist with management; reporting damage or safety issues	Businesses in area provide support and funding for public facilities	Public will use private businesses' washrooms without permission; vandalism	Facility Master Plan; CPTED	
I-6 Commercialize marina facilities	No services for boaters who wish to make the Bedford waterfront a destination (e.g. see Baddeck)	Medium to long term	Public/private partnerships; research into "Floating Neighbourhoods"; best practices study	-Various boating groups -Bedford Yacht Club	Lobby; advisory role as to needs	Local business support	Illegal mooring; pollution; vandalism; continued lack of services		

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Vision Category or Theme: Environment

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<i>What needs to be done to achieve the vision?</i>	<i>What is the situation now?</i>	<i>When do we want it completed? (Immediate = up to 2 years; Short term = up to 5 years; Medium term = 6-12 years; Long term = 13+ years)</i>	<i>What tools/other resources do we need to do it?</i>	<i>Who can help us do it?</i>	<i>What can the community do?</i>	<i>What would help us?</i>	<i>What could go wrong?</i>	<i>Does this depend on any other project or initiative?</i>	
E-1 Enforce erosion and sedimentation controls upstream of mouth Sackville River <i>Ensure HRM's Water Quality Monitoring Functional Plan incorporates a 3 year review process (to take into account the [rapid] changes to be expected over the life of the Vision)</i>	Existing controls being enforced HRM to undertake new functional plan 2007/08	Ongoing	Keep the lines of cooperation and communication open between all parties, including clear practices for reporting violations, monitoring and reclamation of violations	- Bedford Watershed Advisory Board - Waterfront Development Corporation - HRM	Continue to support the work of community based, not-for-profit organizations like the Sackville Rivers Association Ensure 3 year reviews of functional plan are carried out	Provide for greater level of awareness in the community about cause/impact of erosion and sedimentation (to fresh and salt water); access to best practice information	Lack of enforcement of existing controls; increased sedimentation at river mouth/basin area	HRM Stormwater Management Functional Plan (2008) HRM Water Quality Monitoring Functional Plan (2007) Watershed Study – Sackville River	

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E-2 Protect Moirs Pond	Questionable status on protection; future unknown; community asset at risk	Immediate - Before development occurs	Regulations to prevent/restrict infilling; and regulations to identify and protect as a public view corridor to Bedford Basin (from Bedford Highway/Hammonds Plains Road)	- Bedford Watershed Advisory Board - HRM	Continue lobbying efforts; request Council initiate amendments to regulations to prevent/restrict infilling; actively participate in amendment process to ensure desired outcome	Greater level of awareness in the community about threats to Moirs Pond and opportunity to preserve as public view corridor	Fail to bring about adequate regulations to prevent/restrict infilling; infilling occurs	Recent approval of land use regulations for Halifax North West Arm presents rationale/offers a model/approach HRM Stormwater Management Functional Plan (2008) HRM Water Quality Monitoring Functional Plan (2007)	

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E-3 Ensure the capacity of the Mill Cove sewage treatment plant will accommodate future needs	Plant flows (in/out) monitored to NSDOE specifications	Immediate/Ongoing - Before additional waterfront development takes place	Cost sharing with other levels of government	Halifax Regional Water/ Waste Water Authority	Stay informed about capacity issues; lobby for continuous adherence to appropriate requirements Lobby/ensure development/building permit process requires verification of increased demand on the existing STP, to ensure no overloading of the treatment plant	Information about existing/future capacity needs and any plans to expand, upgrade, modify plant facilities	Development occurs without adequate plant capacity; community not provided with information to maintain level of awareness	Waste Water Management Functional Plan (2008) Infrastructure Charges Implementation Project (2007)	

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E-4 Ensure adequate measures are in place to protect waterfront lands from sea level rise, coastal inundation and extreme storm events	Bedford Basin exempt from interim coastal elevation requirements in the Regional Plan	Immediate - Before additional waterfront development takes place	Regulations to protect waterfront lands and development; funding from all levels of government for LIDAR mapping; maps showing elevations, buildings and property lines in relation to highwater mark and watercourses; predictive modelling	- HRM - Waterfront Development Corporation - Province/Feds	Lobby for appropriate requirements; request Council initiate amendments to regulations to require protection of coastal lands/development; actively participate in amendment process to ensure desired outcome	Predictive modelling; other government initiatives/funding for protecting or buffering shores from development	Development occurs without adequate protection; recommendations from modelling are not implemented	LIDAR project (2007-08) Hazards to Development functional plan Harbour plan	
E-5 Ensure adequate measures (and monitoring) remain in place for disposal of pyritic slate (within designated) disposal area	Phase II WDC lands are an approved disposal area	Ongoing	Communication strategy to ensure open lines of communication; maintain WDC focus group (for waterfront lands)	- HRM - Waterfront Development Corporation - Province/Feds	Stay informed about infill project; lobby for continuous adherence to requirements for disposal	Greater availability of information from the WDC; regular updates/reporting to the community	Disposal of unregulated material; public confusion/misunderstanding about infill project		

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Appendix A: Summary of Feedback on Draft Vision and Action Plan for Bedford Waterfront (June-August 2007)

A. Summary of Major Themes:

18	Design (40%)
11	Residential vs commercial (25%)
9	Out of Scope for Vision (20%)
5	Public consultation (11%)
2	HRM accountability (4%)
45	Total

B. Details:

# of Responses	Feedback	Theme	Reference to Action Strategy
2	Don't want waterfront used for parking	Design	D-1
1	Use waterfront for cross country skiing trails during winter months.	Design	D-1, I-2, I-3
1	Concern over impact on future waterfront development of rising water levels due to global warming.	Design	E-4
1	Ensure sufficient number of trees are planted	Design	D-1, D-2
1	Ensure design guidelines are economically feasible for developers. Allow artistic freedom/creativity in design.	Design	D-1, D-2
1	Ensure appropriate setbacks that don't intimidate public.	Design	D-1, D-2
1	Vision does not promote artistic endeavors: street art or sculptures.	Design	D-1
1	Public washrooms	Design	I-5
1	Limit space on waterfront may be insufficient for skating rink. Use Papermill Lake for skating.	Design	I-1, I-2, I-3
1	Proposed development (including community center) could be too large for site	Design	I-1, D-2
1	Concern over high density development	Design	D-1, D-2
1	Concern over increased traffic on Hammonds Plains Rd and Bedford Hwy going to/from proposed ferry terminal.	Design	T-4, T-5
1	Better address youth facilities in vision. Examples: monitored youth center with skate board park. Put a mountain bike park somewhere.	Design	D-1, I-1, I-3
1	Vision ignores small town atmosphere	Design	D-1, D-2
1	Fear that all people won't be able to use newly created services/businesses on waterfront	Design	D-1
1	Vision should include statement on how traffic flows, connections, transit, how parking is to be handled and cultural requirements.	Design	T-1 to T-6, I-1
1	Pedestrian access to waterfront near the Ultramar gas station	Design	T-1
18	Total re Design		
11	Establishing proper balance between public green space and residential/commercial development	Residential vs Commercial	D-1, D-2, D-3
11	Total re Residential vs Commercial		
3	Concern over gas station at Sobeys	Out of Scope for Vision	Not Applicable
2	Off leash dog park (1 for, 1 against)	Out of Scope for Vision	Not Applicable
1	Vision not specific enough	Out of Scope for Vision	Not Applicable
1	Public right of ways further down Shore Drive excluded from vision. Right of ways being absorbed by adjacent land owners.	Out of Scope for Vision	Not Applicable
1	Move businesses between Sobeys and Cascades Spa to malls and use space for boardwalk to Shore Drive.	Out of Scope for Vision	Not Applicable
1	Stop infilling Bedford Basin & expropriate pre-Confederation water lots to prevent individuals infilling. Danger to boaters at night and in fog.	Out of Scope for Vision	Not Applicable
9	Total re Scope		
4	More notification to residents important before finalizing vision. Perhaps a well advertised public meeting.	Public Consultation	Overall Vision
1	Better communication needed to all Bedford residents on proposed planning/development changes. (more than Chronicle Herald)	Public Consultation	Overall Vision
5	Total re Public Consultation		
1	Will recommendations be seriously considered by HRM?	HRM Accountability	Overall Vision
1	Concern over HRM cherry picking items from the vision statement.	HRM Accountability	Overall Vision
2	Total re HRM Accountability		
45	Total		