



**NORTH WEST PLANNING ADVISORY COMMITTEE
PUBLIC MEETING MINUTES
September 26, 2017**

PRESENT: Ann Merritt, Chair
Paul Russell, Vice Chair
Ross Evans
Brian Murray
Joshua Levy
Dave Haverstock
Evan MacDonald
Councillor Tim Outhit
Councillor Lisa Blackburn

REGRETS: Dianna Rievaj

STAFF: Leah Perrin, Planner II, Planning and Development
Holly Kent, Planning Technician, Planning and Development
Sharon Chase, Legislative Support, Office of the Municipal Clerk

The following does not represent a verbatim record of the proceedings of this meeting.

The agenda, reports, supporting documents, and information items circulated are online at halifax.ca.

The meeting was called to order at 7:01 p.m. and adjourned at 8:25 p.m.

1. CALL TO ORDER

Chair Ann Merritt called the meeting to order at 7:01 p.m. at the Basinview Drive Community School Cafeteria, 273 Basinview Drive, Bedford. She described the role of the Planning Advisory Committee in hosting a public meeting and reviewed the agenda. Members of the Committee were also introduced.

2. PUBLIC PARTICIPATION

2.1 Case 20976 – Application by Kathleen O’Donovan, on behalf of Bedford Bay Ltd., to amend the Bedford Municipal Planning Strategy and Land Use By-law to re-designate and rezone the lands at 65 and 79 Shore Drive, and PID 40018079 to allow for residential single unit dwelling development on an extension to Shore Drive.

Leah Perrin, Planner II reviewed Case 20976 which is requesting amendments to the Municipal Planning Strategy and Land Use By-Law. The proposal is for six (6) lots with single unit dwellings. They shared the site context noting the surrounding neighborhood and the infill on the water lot which was formerly a commercial boatyard. On July 18, 2017, Regional Council gave direction for this land to be removed from the Bedford Waterfront Design Study where amendments could be considered and public engagement begun. The area presently holds a commercial designation as well as nearby residential designations and is zoned CGB, general business district with nearby RSU, residential single unit. They reviewed the proposed zoning, RSU, with its permitted uses and standards. PID 40018079 is a Crown owned water lot where staff have recommended the same designation and zoning to the federal government.

Leah Perrin reviewed the required steps in the planning process and the opportunity for public participation. They reminded the audience that no decisions were being made at the meeting and that the feedback gathered would be considered in the staff report to Regional Council. If the application is approved, subdivision and building permits would be sought.

Kathleen O’Donovan, representing the owners of Bedford Bay Ltd. made a presentation. They reviewed the views and context of the proposal as well as the current and proposed zoning. They shared the concept and plans for Bedford Bay Estates. Development under the Bedford Waterfront Design Study and the proposed development were compared, listing the pros and cons of each. The development of single family homes was considered consistent with the existing neighborhood. It was noted that the developer had a traffic study completed.

Chair Ann Merritt thanked Leah Perrin and Kathleen O’Donovan for their presentations and reviewed the rules of procedure regarding public meetings. She then called for speakers to come forward and comment on Case 20976.

John Tolson, Shore Drive was concerned with the Crown land being leased to the developer. They commented that water lot is public space and the proposed marina should have public access. They appreciate a residential development adding six (6) family homes. They were concerned that Shore Drive may be extended to continue through, creating a second exit and changing traffic volume. The speaker noted that the paved walkway design could also create traffic issues. They were also disappointed that there were no provisions for hearing impairment provided at this meeting.

Terry Gordon, Arthur Lismer Court expressed concern about the grading required, noting that the boatyard was 20 feet lower than the other lots.

Janet McMullen, Shore Drive asked for clarification on the location of the marina.

Richard Wood, Arthur Lismer Court supported the addition of the single unit homes. They were concerned with potential flooding on the site, noting the need for adequate fill.

Peter Christie, Bedford asked about the ownership of the current trail and the proposed trail, and whether it would be given to the Municipality. They also asked where the servicing for these homes would be coming from.

Laughie McLean, Bedford asked for clarification about the trail and whether it would be moving closer to the water. They had concerns about a second exit on Shore Drive and thoroughfare issues. The speaker suggested that the pathway needs to be designed to ensure it is not used by vehicles. They asked about the extension of water and sewer on the waterside and potential site problems on the leased land. They were also concerned about future weather events and the damage and property impacts that could result.

Melissa Todd, Shore Drive spoke to quality of life issues and the potential changes from a quiet neighbourhood to additional noise and traffic as a result of development. There are existing issues with vehicle speeds and the lack of road infrastructure, sidewalks and adequate lighting. They questioned whether there could be an additional access road for trucks.

Leslie Dunnington, Shore Drive was also concerned about traffic issues, suggesting speed bumps be considered and a speed reduction to 40km/hr. on Shore Drive. There is lots of activity in the area and vehicle and pedestrian safety concerns as a result. Traffic control, lighting and sidewalks were considered important.

John Tolson, Shore Drive added that there were also safety concerns with the Canadian National Railway (CNR). They asked the developer whether land or cash would be chosen for the land dedication requirement.

Laughie McLean, Bedford questioned what will happen to CNR lands and the present walkway. They emphasized the need for a paved walkway with adequate lighting. They stated that the area was already busy with pedestrian traffic from the Bedford Waterfront. They suggested that marking a bike lane on Shore Drive could also assist in moving pedestrians to one side of the road.

Joan Christie, Bedford supported the residential zoning. They suggested the pathway design needs to consider multiple exit points for safety. They also agreed that the lack of sidewalks creates challenges.

Melissa Todd, Shore Drive supported the residential zoning. They asked about the length of construction once approvals are given. They noted that with two large developments planned for the area there could potentially be five (5) years of construction and disruption to the neighbourhood.

Janet MacMillan, Shore Drive supported the proposed development. They suggested that the traffic issues may be mitigated by the new residential cul de sac.

Leah Perrin clarified that the Federal government owns the water lot and are the ones to decide to lease or not. The municipality can only make suggestion and share feedback gathered. They reviewed that at this stage only the amendments to the Municipal Planning Strategy and Land Use By-law are being considered. Once these are decided upon the developer will make a subdivision application. At that point the rules surrounding roads, services and parkland planning are considered. Leah Perrin shared that she is available to answer questions throughout the process.

Kathleen O'Donovan noted that Crown land is not public land and that the federal government now lease instead of selling land. They appreciate the concerns about the trail and will include design features to act as a deterrent to vehicles and inappropriate use. The grading of the site is being reviewed and noted that there are strict regulations around infill for environmental concerns. This site is being designed to adhere to the most recent regulations. They intend on using easements, trail construction and money in kind to address parkland planning requirements. They confirmed that the servicing will not move to the street and that CNR controls the existing trail.

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Councillor Tim Outhit asked for the opportunity to address some of the general comments raised outside of the specific development questions. The Councillor agreed with the challenges noted concerning the existing trail. There is a need for a properly designed, safe pedestrian path. They reviewed how speed bumps are presently used by the municipality and suggested that there were some other speed calming methods that can be used. At this time there is no room for sidewalks on Shore Drive but they agreed that improved lighting could be addressed.

The Chair called three times for any other speakers. There were none.

Chair Ann Merritt thanked all those in attendance for taking part in the meeting.

3. ADJOURNMENT

The meeting was adjourned at 8:25 p.m.

Sharon Chase
Legislative Assistant