



P.O. Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Item No. 11.5.1
Halifax Regional Council
June 29, 2021

TO: Mayor Savage Members of Halifax Regional Council

SUBMITTED BY: ORIGINAL SIGNED

Councillor Russell, Chair, North West Community Council

DATE: June 15, 2021

SUBJECT: **Case 21996: Municipal Planning Strategy amendments for 18 Scotia Drive, Bedford**

ORIGIN

June 14, 2021 meeting of North West Community Council, Item 13.1.2.

LEGISLATIVE AUTHORITY

Halifax Regional Municipality Charter, Part 1, Clause 25(c):

The powers and duties of a Community Council include recommending to the Council appropriate by-laws, regulations, controls and development standards for the community.

RECOMMENDATION

That North West Community Council recommend that Regional Council:

1. Give First Reading to consider the proposed amendments to the Municipal Planning Strategy and Land Use By-law for Bedford, as set out in Attachments A and B of the staff report dated May 14, 2021, to designate the former Sunnyside Elementary School (Waverley Road Site), 18 Scotia Drive, Bedford, as R (Residential) and apply the RTU (Two Dwelling Unit) Zone, and schedule a public hearing; and
2. Adopt the proposed amendments to the Municipal Planning Strategy and Land Use By-law for Bedford, as set out in Attachments A and B in the staff report.

BACKGROUND

At their June 14, 2021 meeting, North West Community Council received a staff recommendation report dated May 14, 2021 to consider proposed amendments to the Municipal Planning Strategy and the Land Use By-law for Bedford to designate the former Sunnyside Elementary School (Waverley Road Site), 18 Scotia Drive, Bedford, as R (Residential) and apply the RTU (Two Dwelling Unit) Zone.

For further information refer to the attached staff report dated May 14, 2021.

DISCUSSION

At their June 14, 2021 meeting, North West Community Council considered the staff report dated May 14, 2021 and approved a recommendation to recommend that Regional Council give first reading to Case 21996, schedule a public hearing and adopt the proposed amendments, as set out in Attachments A and B of the staff report dated May 14, 2021.

During North West Community Council's discussion of Case 21996, Community Council suggested that staff prepare maps and information that shows the impact of applying RTH (Residential Townhouse) zoning to this area when the staff report is before Regional Council.

For further information refer to the attached staff report dated May 14, 2021.

FINANCIAL IMPLICATIONS

As outlined in the attached staff report dated May 14, 2021.

RISK CONSIDERATION

As outlined in the attached staff report dated May 14, 2021.

COMMUNITY ENGAGEMENT

In accordance with the July 29, 2020 direction of the Minister of Municipal Affairs and Housing under section 14 of the Emergency Management Act, Community Council meetings are being held virtually.

The meeting held on June 14, 2021 was livestreamed and video recordings are available at Halifax.ca.

Community Council agendas and reports are posted on Halifax.ca, and draft minutes of the meeting will be made available on Halifax.ca.

ENVIRONMENTAL IMPLICATIONS

As outlined in the attached staff report dated May 14, 2021.

ALTERNATIVES

North West Community Council did not provide alternatives.

For further information on alternatives as it relates to this item, refer to the staff report dated May 14, 2021.

ATTACHMENTS

Attachment 1 - Staff recommendation report dated May 14, 2021.

A copy of this report can be obtained online at halifax.ca or by contacting the Office of the Municipal Clerk at 902.490.4210.

Report Prepared by: Andrea Lovasi-Wood, Legislative Assistant, Municipal Clerk's Office 902.490.6732

P.O. Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Item No. 13.1.2
North West Community Council
June 14, 2021

TO: Chair and Members of North West Community Council

SUBMITTED BY: - Original Signed -
Kelly Denty, Executive Director of Planning and Development

- Original Signed -
Jacques Dubé, Chief Administrative Officer

DATE: May 14, 2021

SUBJECT: **Case 21996: Municipal Planning Strategy amendments for
18 Scotia Drive, Bedford**

ORIGIN

- Application by HRM Corporate Real Estate
- On November 26, 2019, Regional Council initiated the MPS amendment process

LEGISLATIVE AUTHORITY

Halifax Regional Municipality Charter (HRM Charter), Part VIII, Planning & Development

RECOMMENDATION

It is recommended that North West Community Council recommend that Regional Council:

1. Give First Reading to consider the proposed amendments to the Municipal Planning Strategy and Land Use By-law for Bedford, as set out in Attachments A and B, to designate the former Sunnyside Elementary School (Waverley Road Site), 18 Scotia Drive, Bedford, as R (Residential) and apply the RTU (Two Dwelling Unit) Zone, and schedule a public hearing; and
2. Adopt the proposed amendments to the Municipal Planning Strategy and Land Use By-law for Bedford, as set out in Attachments A and B.

BACKGROUND

HRM Corporate Real Estate (the applicant) wishes to enable housing on most of 18 Scotia Drive in Bedford (the subject site). This proposal cannot be considered under existing MPS policies, so the applicant is requesting amendments to the Municipal Planning Strategy (MPS) and Land Use By-law (LUB) for Bedford to permit the development of low-density residential uses on the subject site.

The subject site was home to the Sunnyside Elementary School (Waverley Road Site) until the school closed in 2012. The Halifax Regional School Board transferred possession of the subject site to HRM in 2014. Her Majesty the Queen in right of the Province of Nova Scotia conveyed the legal title to the property to HRM in 2020. HRM determined the site held no municipal value (see Attachment E) and Regional Council declared the site surplus on September 9, 2014.

In 2015, Regional Council asked staff to re-assess if part of property should be retained as open space. On February 16, 2016 Council chose to keep two pieces; one piece of the site for a future pocket park and another piece as part of the Bedford Educational Centre's soccer field. Council confirmed that the rest of the site is surplus. On November 26, 2019, Regional Council initiated the MPS amendment process to consider residential uses on the subject site.¹

Subject Site	18 Scotia Drive (PID 00428961)
Location	North of Rocky Lake Drive, west of the Bedford Bypass
Regional Plan Designation	Urban Settlement
Community Plan Designation (Map 1)	Institutional
Zoning (Map 2)	Institutional (SI) Zone
Size of Site	Approximately 1.2 hectares (2.9 acres), though 0.08 hectares (0.2 acres) are reserved for a future pocket park
Street Frontage	About 226 metres (741 feet): <ul style="list-style-type: none">• 81 metres (265 feet) on Scotia Drive• 145 metres (476 feet) on Bedford By-pass
Current Land Use(s)	Former school site, currently vacant
Surrounding Use(s)	The surrounding area is comprised of residential, institutional, and open space uses: <ul style="list-style-type: none">• North: Nicholas Meaghers Park (Park (P) Zone)• East: Bedford Bypass, Rocky Lake Elementary School (SI Zone), and low-density dwellings (Residential Two Unit Dwelling (RTU) Zone)• South: Low-density dwellings (Residential Single Dwelling Unit (RSU) Zone)• West: Low-density dwellings (RTU Zone)

Surrounding Context

18 Scotia Drive is an irregularly shaped lot with frontage on Scotia Drive and the Bedford Bypass. The subject site is north of Rocky Lake Drive and west of the Bedford Bypass, in a neighbourhood of one and two-unit dwellings. The site is south of Nicholas Meaghers Park. In the broader neighbourhood, there are also other parks, institutional uses (Bedford Baptist Church) and light industrial uses (Bedford Trade Mart).

Proposal Details

Corporate Real Estate is asking to redesignate the subject property from the Institutional Designation to the Residential Designation. They are also asking to rezone the subject site from the SI Zone to the Two

¹ Halifax Regional Municipality. November 26, 2019. [Case 21996 Initiation Report](#).

Dwelling Unit (RTU) Zone. If approved, Corporate Real Estate will have the Property advertised for sale. A developer could develop the property by extending Scotia Drive, subdividing it into lots, and building single-unit or two-unit dwellings. Staff advise that the subject site is large enough to consider a future street expansion. It appears the site could accommodate about 25 units (in semi-detached buildings).

Regional Plan, MPS and LUB Context

The Regional Municipal Planning Strategy (Regional Plan) designates the subject site as Urban Settlement. This designation covers areas where HRM has approved development serviced with central sewer and water systems, plus undeveloped lands that may be serviced during the lifespan of the Regional Plan. The Regional Plan's housing objectives include:

- developing at least 75% of new housing in the Regional Centre and in urban communities;
- focusing new growth where services are already available;
- protecting neighbourhood stability; and
- designing communities to support neighbourhood revitalization.

The Bedford Municipal Planning Strategy designates the subject site as Institutional. This designation only allows the development of institutional uses and is only applied to lots with institutional uses.

The subject site is in the SI (Institutional) Zone, which allows institutional uses like schools, places of worship, libraries, and special care facilities. As such, low-density residential uses are not permitted. There is currently no policy in the MPS to consider a Land Use By-law amendment to allow residential uses.

COMMUNITY ENGAGEMENT

The engagement process meets the intent of the HRM Community Engagement Strategy, the *HRM Charter*, and the Public Participation Program approved by Council on February 25, 1997. The level of community engagement was consultation. Information was provided through the HRM website, through a sign posted on the subject site and through letters mailed to nearby property owners. A public information meeting was held on February 24, 2020. Attachment D contains a copy of a summary from the meeting. The public comments received include the following topics:

- Support for the proposed zoning that allows two-unit houses;
- Support for the whole site or more of the site being retained for parkland;
- Some speakers noted the proposed pocket park is too small; and
- Concerns about future re-zonings of the site.

Regional Council must hold a Public Hearing before they can consider approving the proposed MPS and LUB amendments. Should Regional Council proceed to a public hearing, staff will notify property owners within the notification area on Map 2 by mail. Staff would also publish print ads in the newspaper.

The proposal will potentially impact neighbouring residents and property owners.

North West Planning Advisory Committee

COVID-19 has impacted the Municipality's public meeting processes and public health orders have restricted large gatherings. As a result, the North West Planning Advisory Committee meeting was held via Microsoft Teams rather than an in-person meeting. North West Planning Advisory Committee reviewed the application for Case 21996 at their June 24, 2020 virtual meeting and recommended approval of the application. A copy of NWPAC's report will be provided to Community Council under separate report.

DISCUSSION

The MPS is a strategic policy document. It sets out the goals, objectives and direction for long term growth and development in the Municipality. Amendments to an MPS are significant undertakings and Council is

under no obligation to consider such requests. In this case, staff advise that MPS and LUB amendments to permit two-unit houses are recommended. The following paragraphs review the proposed MPS and LUB amendments.

Proposed Amendments

Staff considered the existing MPS policy, local context, and public feedback when drafting the proposed MPS and LUB amendments. Attachments A and B contain the proposed MPS and LUB amendments. A summary of the proposed amendments are as follows:

- Designating the subject site as Residential, to enable the RTU Zone;
- Rezoning the subject site to RTU (Residential Two Unit) Zone; and
- A portion of the subject site is to be retained by the Municipality for park purposes.

The RTU Zone allows both single-unit and two-unit houses. For a single-unit dwelling, the minimum lot size is 6,000 square feet (557 square metres) and the minimum street frontage is 60 feet (18 metres). For a two-unit dwelling, the minimum lot size is 3,000 square feet (279 square metres) and the minimum street frontage is 30 feet (9 metres).

Changing the Designation from Institutional to Residential

Most Institutional designations are based on the historic use of the property, such as a church or school. The school board identified that the site is no longer needed for school purposes. Due to its age, the former school was demolished.

Requests to redesignate institutional sites are common after the use is discontinued. When using a property for institutional uses is no longer practical or desirable, changing the designation may be appropriate. In this instance, the site is not needed as a future school. This site is located on a cul-de-sac and is surrounded by single and two-unit dwellings. It is unlikely another institutional use could be located here without having a negative impact on surrounding land uses. In instances such as these, considering a new land use designation is appropriate.

The proposed residential designation² is consistent with the surrounding neighbourhood and would enable comparable and compatible land uses, especially when considering lower density residential land uses.

Selecting an Appropriate Zone

Within the Residential designation, four zones are typically considered:

- RSU (Residential Single Unit) Zone
- RTU (Residential Two-Unit) Zone
- RTH (Residential Townhouse) Zone
- RMU (Residential Multiple Unit) Zone

The access road for the site, Scotia Drive, has RTU properties, which are developed as semi-detached dwellings. Further, lands to the west are developed with the same land use. Because of this, staff have determined the most appropriate residential zone for this site would be the RTU (Residential Two-Unit) Zone. This zone allows two-unit dwellings and one-unit dwellings, similar to what exists near the subject site.

Of note, the Bedford MPS requires an MPS amendment for rezoning that result in increased density. If this application is approved, any future request to rezone to either RTH (Residential Townhouse) or RMU (Residential Multiple Unit) would also require an MPS amendment.

² Halifax Regional Municipality. [Bedford Municipal Planning Strategy \(MPS\)](#). Pages 13 – 31.

Parkland

HRM is keeping a 789 sq. metre (8,500 sq. feet) portion of the site for a park (Map 3), as part of Regional Council's original motion to declare the site surplus. Staff are proposing to redesignate and rezone the entire parcel to the Residential designation and the RTU Zone. As the RTU Zone enables park use, the redesignation and rezoning will allow the park use.

Conclusion

Staff have reviewed the application and the existing policy context. Staff advise that the MPS should be amended to designate the subject lands Residential and enable the development of the proposed site through the RTU (Residential Two-Unit) Zone. Therefore, staff recommend that the North West Community Council recommend that Regional Council approve the proposed MPS and LUB amendments.

FINANCIAL IMPLICATIONS

The HRM costs associated with the processing of this planning application can be accommodated within the 2021-2022 operating budget for Cost Centre C320, Regional Policy.

HRM will benefit by completing the sale of the land. Completing the real estate transaction will allow for acquisition proceeds to be transferred into capital fund reserve for use on other HRM initiatives. The construction of houses will allow a further increase to the residential tax base. Also, HRM will no longer be responsible for maintenance of the property. Although there is no specific cost item for this ongoing maintenance, staff have responded to littering and loitering complaints.

RISK CONSIDERATION

There are no significant risks associated with the recommendations contained within this report. This application involves proposed MPS amendments. Such amendments are at the discretion of Regional Council and are not subject to appeal to the N.S. Utility and Review Board. Information concerning risks and other implications of adopting the proposed amendments are contained within the Discussion section of this report.

ENVIRONMENTAL IMPLICATIONS

The site had hydrocarbon impacted soils, but these have been removed. The site has been remediated to allow future residential land uses.

A consultant undertook a Phase II Environmental Site Assessment in 2014. The assessment found hydrocarbon impacted soil. Remediation of the site took place in December of 2020 and January of 2021, when about 44 tonnes of impacted soil were excavated and removed. Clean backfill (crushed rock) replaced the excavated soil. Further testing was undertaken on the site, and the remediation report states: "known PAH [Polycyclic Aromatic Hydrocarbons] impacted soil associated with the site has been appropriately and sufficiently addressed pursuant to the requirements of the Contaminated Site Regulations and associated Ministerial Protocols."

ALTERNATIVES

The North West Community Council may choose to recommend that Regional Council:

1. Modify the proposed amendments to the MPS and LUB for Bedford, as set out in Attachments A and B of this report. If this alternative is chosen, specific direction regarding the requested modifications is required. Substantive amendments may require another public hearing to be held before approval is granted. A decision of Council to approve or refuse the proposed amendments is not appealable to the N.S. Utility & Review Board as per Section 262 of the *HRM Charter*.
2. Refuse the proposed amendments to the MPS and LUB for Bedford. A decision of Council to approve or refuse the proposed amendments is not appealable to the N.S. Utility & Review Board as per Section 262 of the *HRM Charter*.

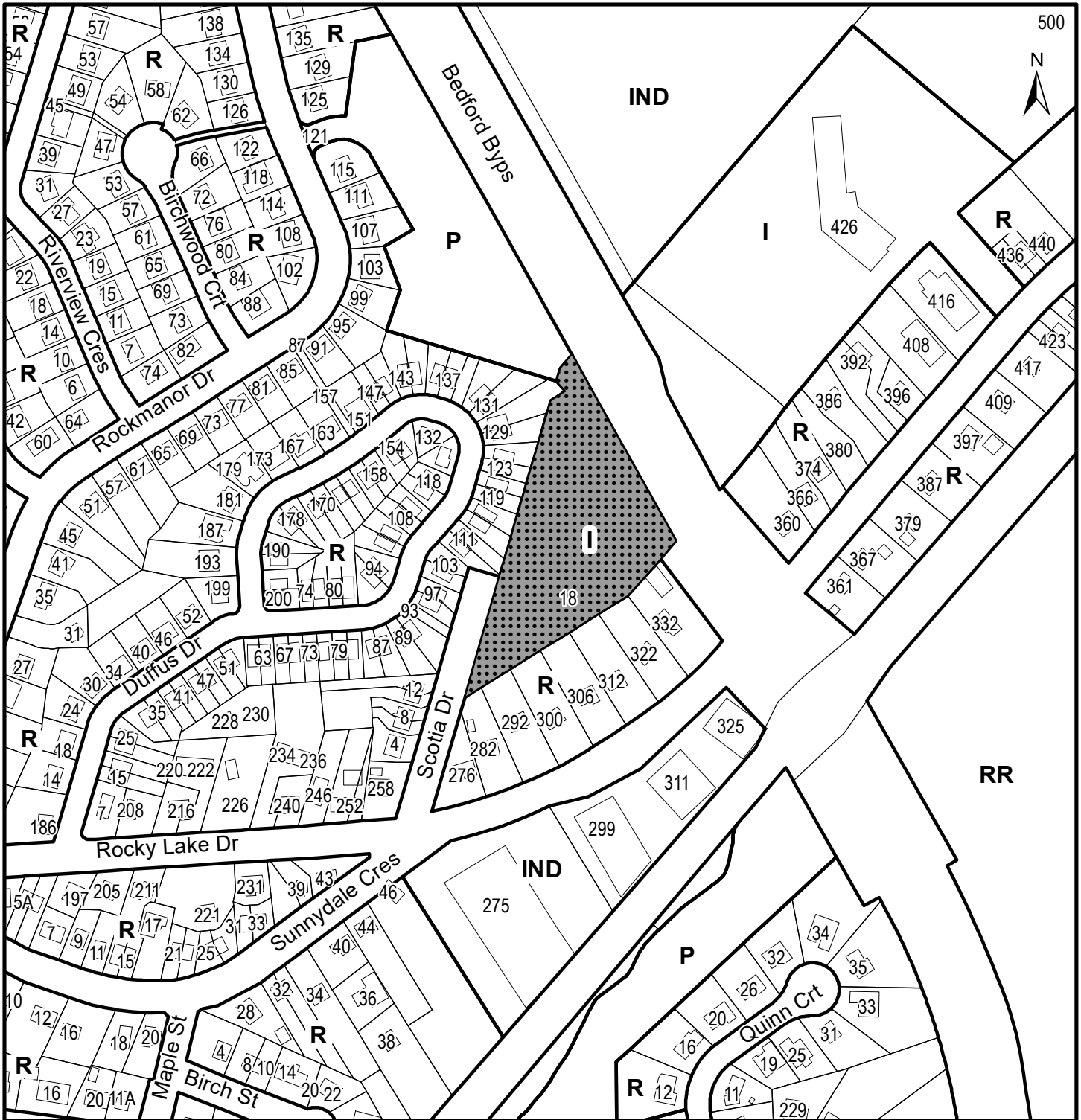
ATTACHMENTS

Map 1: Generalized Future Land Use
Map 2: Zoning and Notification Area
Map 3: Proposed Park

Attachment A: Proposed MPS Amendments
Attachment B: Proposed LUB Amendments
Attachment C: Proposed Zone
Attachment D: Applicant's Proposal
Attachment E: Public Information Meeting (PIM) Notes (February 24, 2020)
Attachment F: North West Planning Advisory Committee Recommendation (June 24, 2020)

A copy of this report can be obtained online at halifax.ca or by contacting the Office of the Municipal Clerk at 902.490.4210.

Report Prepared by: Andrew Bone, Planner III (retired)
Sean Gillis, Planner II, 902-237-3424



Map 1 - Generalized Future Land Use

18 Scotia Drive,
Bedford

 Subject Property

Bedford
Plan Area

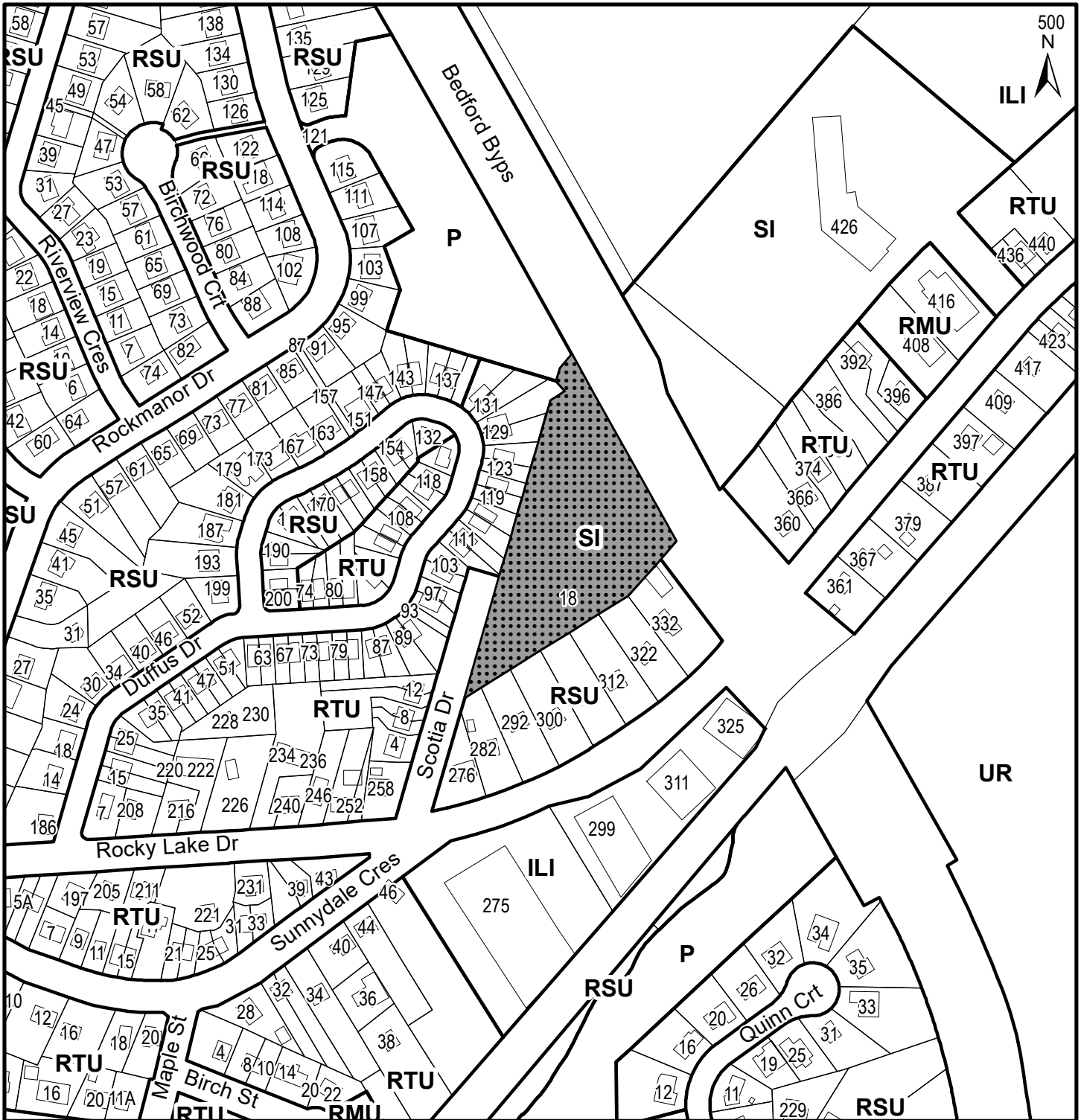
Designation

- I Institutional
- IND Industrial
- P Park and Recreation
- R Residential
- RR Residential Reserve



This map is an unofficial reproduction of a portion of the Generalized Future Land Use Map for the plan area indicated.

The accuracy of any representation on this plan is not guaranteed.



Map 2 - Zoning

18 Scotia Drive,
Bedford

HALIFAX

 Subject Property

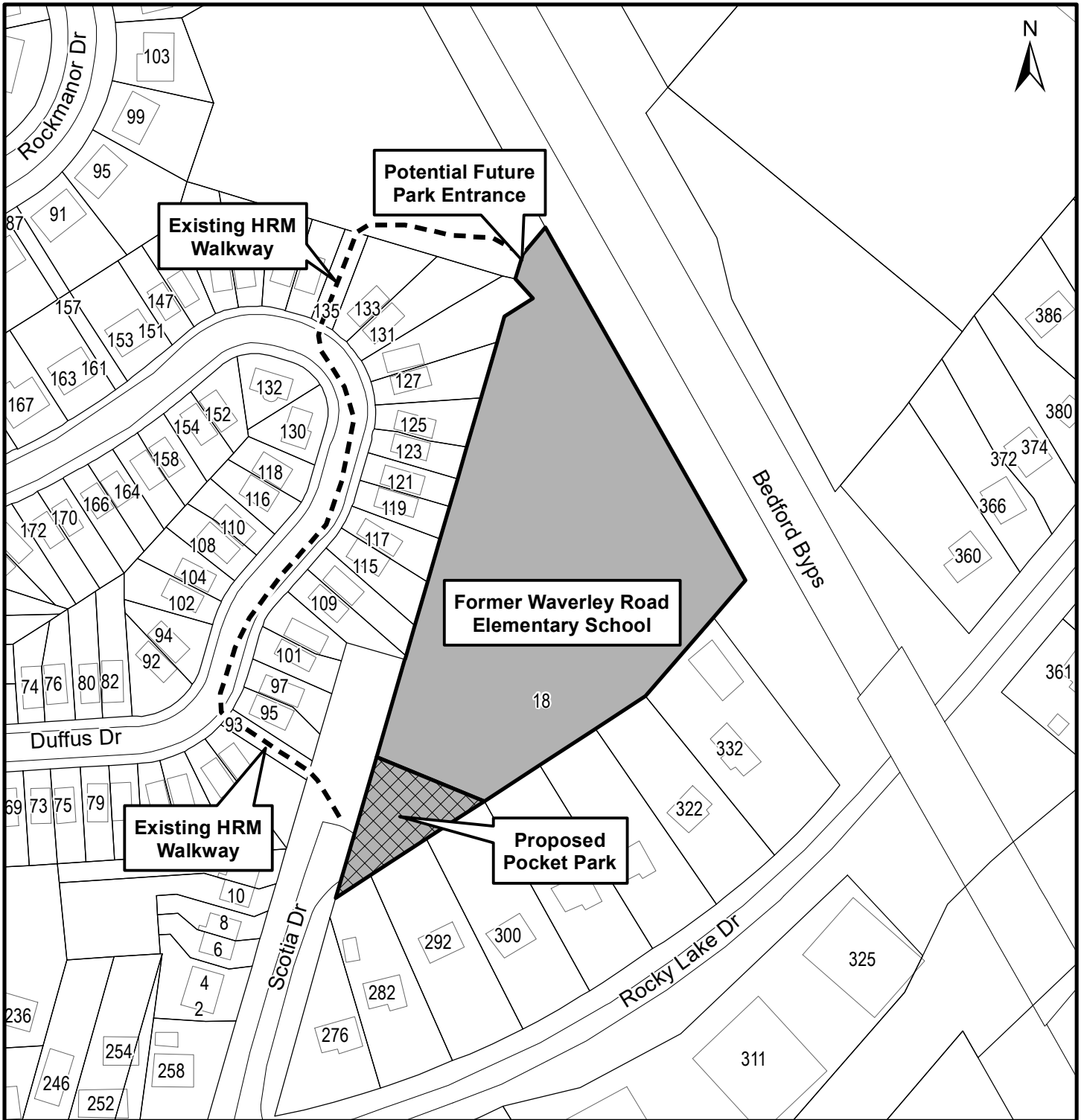
- Zone**
- ILI Light Industrial
 - P Park
 - RMU Multiple Dwelling Unit
 - RSU Single Dwelling Unit
 - RTU Two Dwelling Unit
 - SI Institutional
 - UR Urban Reserve



This map is an unofficial reproduction of a portion of the Zoning Map for the plan area indicated.

The accuracy of any representation on this plan is not guaranteed.




Bedford
Bedford By-Law Area

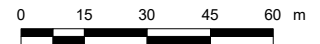


Map 3 - Proposed Park

18 Scotia Drive,
Bedford

HALIFAX

-  Subject Property - Former Waverley Road Elementary School
-  Proposed Pocket Park
-  Pathway



The accuracy of any representation on this plan is not guaranteed.

ATTACHMENT A

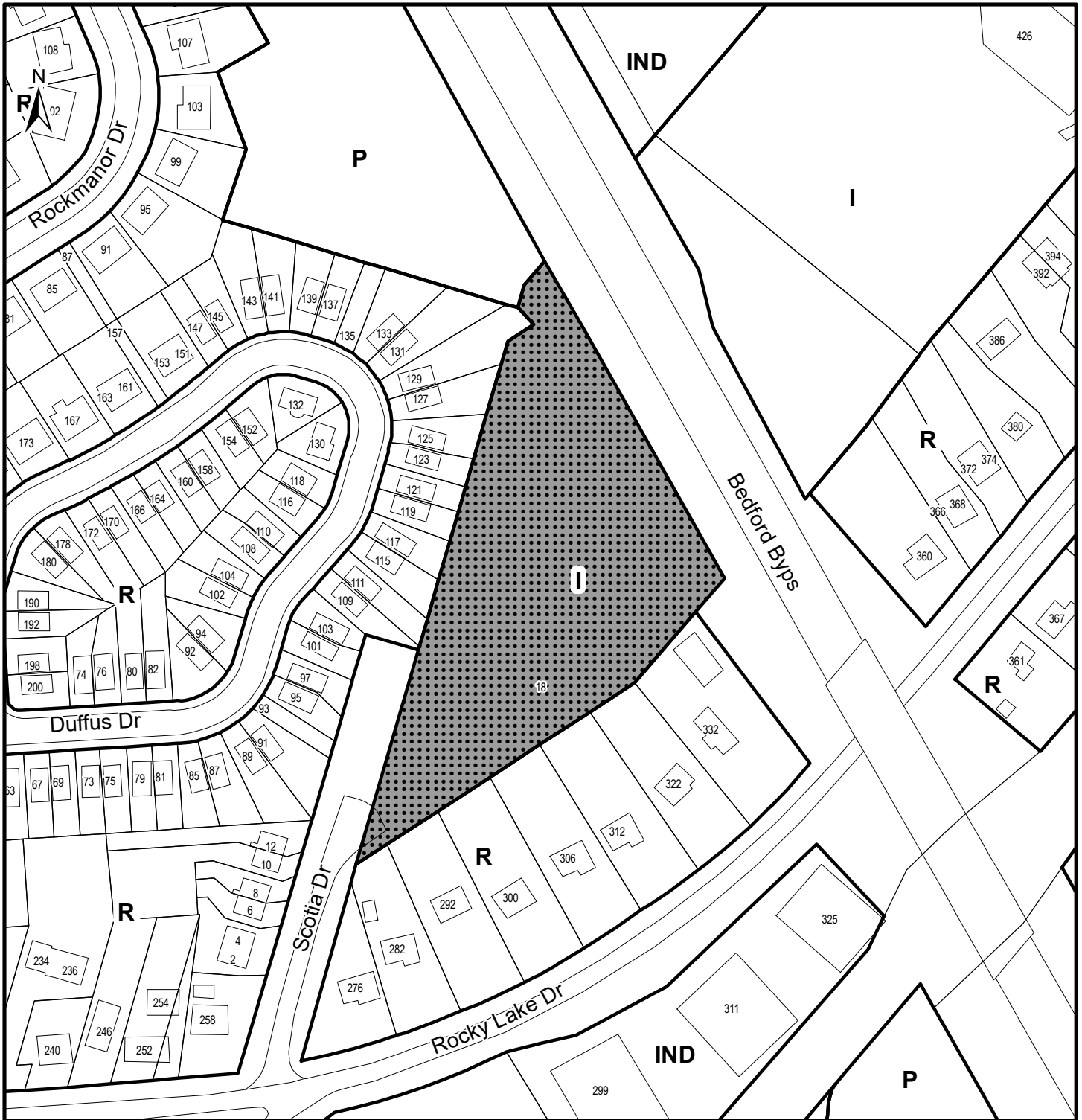
Proposed Amendment to the Municipal Planning Strategy for Bedford

BE IT ENACTED by the Regional Council of the Halifax Regional Municipality that the Municipal Planning Strategy for Bedford is hereby further amended as follows:

1. The Bedford Generalized Future Land Use Map shall be amended to re-designate the portion of 18 Scotia Drive, Bedford designated I (Institutional) to R (Residential) as shown on Schedule A attached hereto.


I, Iain MacLean, Municipal Clerk for the Halifax Regional Municipality, hereby certify that the above-noted amendment was passed at a meeting of the Regional Council of the Halifax Regional Municipality held on [DATE], 201[#].

Iain MacLean
Municipal Clerk



Schedule A

18 Scotia Drive,
Bedford

 Area proposed to be redesignated from I (Institutional) to R (Residential)

Designation

- I Institutional
- IND Industrial
- P Park and Recreation
- R Residential

HALIFAX



This map is an unofficial reproduction of a portion of the Generalized Future Land Use Map for the plan area indicated.

The accuracy of any representation on this plan is not guaranteed.

Halifax Peninsula
Land Use By-Law Area

ATTACHMENT B

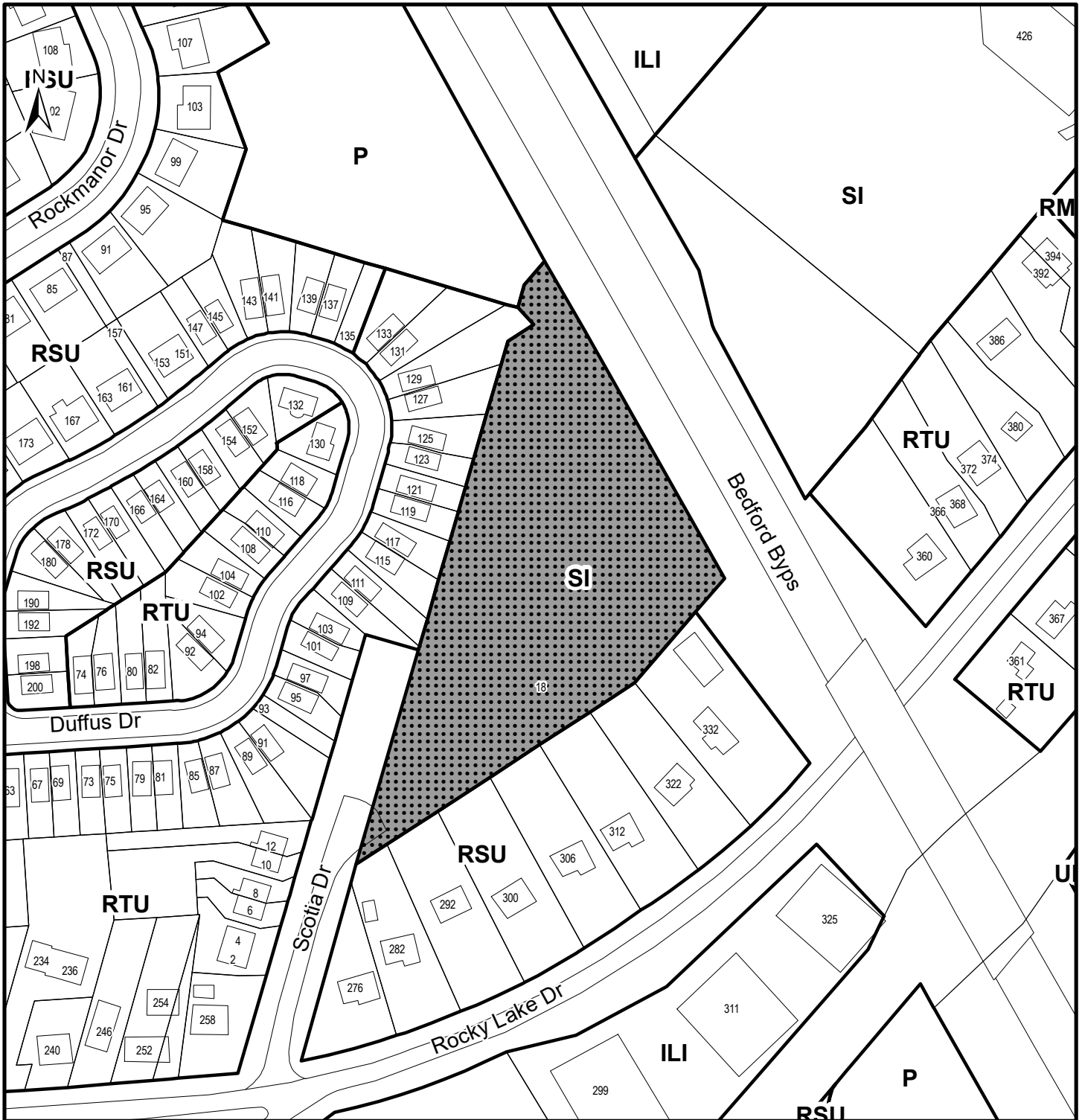
Proposed Amendment to the Land Use By-law for Bedford

BE IT ENACTED by the Regional Council of the Halifax Regional Municipality that the Land Use By-law for Bedford is hereby further amended as follows:

1. Schedule A - Bedford Zoning shall be amended to rezone the portion of 18 Scotia Drive, Bedford zoned SI (Institutional) Zone to RTU (Residential Two Dwelling Unit) Zone as shown on Schedule B attached hereto.


I, Iain MacLean, Municipal Clerk for the Halifax Regional Municipality, hereby certify that the above-noted by-law was passed at a meeting of the Regional Council of the Halifax Regional Municipality held on [DATE], 201[#].

Iain MacLean
Municipal Clerk



Schedule B

18 Scotia Drive,
Bedford

 Area proposed to be rezoned
from SI (Institutional)
to RTU (Residential Two Dwelling Unit)

Halifax Peninsula
Land Use By-Law Area

Zone

- ILI Light Industrial
- P Park
- RMU Multiple Dwelling Unit
- RSU Single Dwelling Unit
- RTU Two Dwelling Unit
- SI Institutional
- UR Urban Reserve



This map is an unofficial reproduction of
a portion of the Zoning Map for the plan
area indicated.

The accuracy of any representation on
this plan is not guaranteed.

Attachment C
Proposed Zone

PART 7: RESIDENTIAL TWO DWELLING UNIT (RTU) ZONE

No development permit shall be issued in a Residential Two Dwelling Unit (RTU) Zone except for one or more of the following uses:

- a) all uses permitted in the RSU Zone subject to the RSU Zone requirements;
- b) a semi-detached dwelling;
- c) a duplex dwelling;
- d) a linked dwelling;
- e) a basement apartment added to a single dwelling unit so that the building contains only two dwelling units;
- f) special care facilities for up to 10 residents
- g) neighbourhood park;
- h) uses accessory to the foregoing uses.

ZONE REQUIREMENTS RTU

In any Residential Two Dwelling Unit (RTU) Zone, no development permit shall be issued except in conformity with the following requirements:

	<u>Duplex Dwellings & Singles with Basement Apartment</u>	<u>Each Semi-Detached Unit or Linked Dwelling Unit</u>
Minimum Lot Area	6,000 Sq.Ft.	3,000 Sq.Ft.
Minimum Lot Frontage	60 Ft.	30 Ft.
Minimum Front Yard	15 Ft. on Local and Collector Streets; 30 Ft. on Arterial	15 Ft. on Local and Collector Streets; 30 Ft. on Arterial
Minimum Rear Yard	20 Ft.	20 Ft.
Minimum Side Yard	8 Ft.	8 Ft.
Minimum Common Side Yard For Link Homes	N/A	2.5 Ft.
Minimum flankage yard	15 Ft. on Local and Collector Streets; 30 Ft. on Arterial	15 Ft. on Local and Collector 30 Ft. on Arterial
Maximum Height of Building	35 Ft.	35 Ft.
Maximum Number of Dwelling Units Per Lot	2	1
Maximum Lot Coverage	35%	35%

SUMMARY

PID: 00428961
Civic 18 Scotia Drive, Bedford
Existing Use: Vacant 2.9 acre lot
Former use: Sunnyside Elementary School (Waverley Road Site)
Regional MPS Designation: US - Urban Settlement
Secondary MPS Designation: I - Institutional (Bedford)
Existing Zone: SI - Institutional
Surplus Status: Surplus except 8500 square foot park area
Proposed Secondary MPS Designation: R - Residential
Proposed Zone: RTU - Residential Two Dwelling Unit

INTRODUCTION

This application is for the Secondary Municipal Planning Strategy (SMPS) amendment and rezoning of 18 Scotia Drive, Bedford, PID 00428961 to allow low density residential uses. The site is designated Institutional and zoned Institutional. The Regional Municipal Planning Strategy designates this site Urban Settlement.

HRM is the owner of 18 Scotia Drive, Bedford, PID 00428961. An approximately 2.9 acre, irregularly shaped lot which has frontage on Scotia Drive and backs onto the Bedford Bypass. The property is the former site of the Sunnyside Elementary School (Waverley Road Site).



Sunnyside Elementary School (Waverley Road Site) was constructed in 1952. As a result of school district boundary alteration and reassignment of students to a underutilized school (Basinview Elementary), the school was closed by the former Halifax Regional School Board in 2012 and conveyed to HRM in 2014.

The property was reviewed by multiple staff committees, representing Parks and Recreation, Halifax Public Libraries, Transportation and Public Works, Planning and Development and also included a review by senior staff. The conclusion that there is no current or anticipated future municipal use of the property led to a request to Regional Council to declare the site surplus to municipal needs. The site was declared surplus by Regional Council in July 2014 (Attachment 'A') and the building was demolished in the summer of 2017 due to the deteriorated state of the structure.

Given the previous community use of the property, Regional Council reserved an 8500 square foot parcel for park purposes (Attachment 'A'). A pocket park will be developed in the near future, exact programming to be determined in conjunction with the future development of the former school site.

HRM Corporate Real Estate's (CRE) intent is to complete a market value sale of the property to a private developer for the development of a public street and low density residential dwellings (including single unit dwellings, semi-detached dwellings, duplex and link house dwellings). This application will show that the current Institutional designation and zone are no longer appropriate for this property and its redevelopment is inline with several of Regional Council's objectives, including housing affordability, enabling efficiency of existing services.

PLAN AMENDMENT/REZONING BEING REQUESTED

The site is currently designated US – Urban Settlement in the Regional Municipal Planning Strategy (RMPS). The site is proposed to be marketed and sold to allow a low density residential infill development and the current 'Institutional' 'Secondary MPS designation and 'Institutional' zone prohibit this use. Low density residential use is similar to the uses present on abutting properties, including the neighbouring Oakridge Estates. The site presents a good infill opportunity as municipal services are present at the property line and it is close to the nearby commercial shopping hub of the Bedford Highway and presents access to the arterial road network.

It is proposed the property be re-designated 'R – Residential' and rezoned 'RTU – Residential Two Dwelling Unit' in order to facilitate the redevelopment of this lot.

Staff have performed a high-level review of the site's potential to support a short public street extension and development of RTU zone uses. Parks and Recreation stated that there is a surplus of parks in the immediate area, however a connection to existing abutting parkland would be preferable. Development Engineering has advised that a road extension is possible and Planning and Development have confirmed that parkland dedication will be required for the additional residential lots. This dedication could comprise of land, cash or a combination of both. Given the abutting HRM park, a walkway connection could be established as part of a future subdivision application.

ALIGNMENT OF THE AMENDMENT WITH THE RMPS

The proposed SMPS amendment and rezoning conforms with several RMPS policies.

The subject site is an infill development with a small portion reserved for parkland purposes. The former community use will be retained as a pocket park. Also, HRM owned parkland abuts the rear of this property. The abutting park site is designated as Park in the Bedford MPS and is comprised of a 3.3 acre mostly undeveloped site, containing a basketball court and vegetated area and is known as Nicholas Meaghers Park:



A proposed low density residential neighbourhood could include a walkway connection to enhance pedestrian connections between Scotia Drive and Nicholas Meaghers Park.

Settlement and Housing

This amendment will provide for an infill development of a property within the service boundary. The property will contribute to the RMPS's requirement of 75% of new housing units be within the Regional Centre and Urban Communities.

Existing municipal services in the form of transit, water, wastewater, stormwater, street access and parkland are in the immediate vicinity of this site. It is anticipated that a short street extension to Scotia Drive will be required in order to add 10 to 12 single unit dwellings or up to 24 semi-detached or duplex dwellings.

The existing abutting neighbourhood was developed in the 1990's and is comprised of single unit, link and semi-detached dwellings totaling 102 units. This neighbourhood is in close proximity to numerous commercial services, including offices, banking, medical clinics, shopping, grocery stores, restaurants and shopping malls all provided for on the nearby Bedford Highway. It is anticipated that the subject property will be developed in a similar manner, albeit at a smaller scale.

Residents have a greater range of transportation options for these types of infill developments. Walking, bicycling and transit options for commutes, or for more local commercial destinations are available.

The redevelopment of this site will allow the property to be revitalized and become an active, integrated community. Currently it has limited use and potential.

***RMPS Policy S-1:** The Urban Settlement Designation, shown on the Generalized Future Land Use Map, encompasses those areas where HRM approval for serviced development has been granted and to undeveloped lands to be considered for serviced development over the life of this Plan.*

The site is within the Urban Settlement designation which allows for the serviced redevelopment of land. The proposal for low density residential uses is similar to existing development patterns in the area as well as in the lands directly to the west - Duffus Drive.

An existing pedestrian walkway off Duffus Drive (between civic 91 and 95 Duffus Drive) allows for a connection to Scotia Drive and will allow continued access to the lands as they become developed. This interconnected neighbourhood is in keeping with Policy S-1.

Redevelopment of this infill property allows connections to transit routes and has the potential to create neighbourhood walks and a connection to the existing Nicholas Meagher Park.

***RMPS Policy S-30:** When preparing new secondary planning strategies or amendments to existing secondary planning strategies to allow new developments, means of furthering housing affordability and social inclusion shall be considered including:*

- a) creating opportunities for a mix of housing types within designated growth centres and encouraging growth in locations where transit is or will be available;*
- b) reducing lot frontage, lot size and parking requirements;*
- c) permitting auxiliary dwelling units or secondary suites within single unit dwellings;*
- d) permitting homes for special care of more than three residents of a scale compatible with the surrounding neighbourhood;*
- e) permitting small scale homes for special care as single unit dwellings and eliminating additional requirements beyond use as a dwelling;*

The proposed low density residential use will allow single unit dwellings, duplex, link, and semi-detached dwelling types. This includes any combination of no more than two residential units in one dwelling. This range of housing types allow for a variety of purchasers from various socio-economic groups.

The successful re-designation and rezoning would allow other as-of-right uses which are permitted in the RTU zone including special care facilities for up to 10 residents.

The reuse of the site will allow for added density within the service boundary.

Municipal Water Services, Utilities and Solid Waste

Infill development is the most efficient means of utilizing existing municipal services.

***RMPS Policy SU-2:** HRM shall establish an Urban Service Area under the Regional Subdivision By-law to designate those areas within the Urban Settlement Designation and the Harbour Designation where municipal wastewater collection and water distribution systems are to be provided. The Area shall initially include all lands within existing service boundaries established under secondary planning strategies at the time of adoption of this Plan. Lands within the Urban Service Area shall only be developed with municipal wastewater collection and water distribution systems. Any service boundary established under existing secondary planning strategies shall be replaced by the Urban Service Area boundary in the Regional Subdivision By-law.*

The proposed redevelopment aligns with policy SU-2 as the infill will allow for connection to existing municipal water, wastewater and storm water infrastructure.

ANALYSIS OF THE CHANGES IN CIRCUMSTANCE DEMONSTRATING WHY THE EXISTING SMPS POLICY IS NO LONGER APPROPRIATE

The Sunnyside Elementary School (Waverley Road Site) was closed by the former Halifax Regional School Board and transferred to the municipality. The property was classified as surplus by Regional Council, meaning there are no present or future anticipated municipal uses for the former building or the site itself.

The property was classified as Ordinary which considers properties that are ordinary or routine in nature and which no longer have a municipal interest. No community group has expressed an interest in this property and there has been no interest from other government departments/agencies. The property does not form part of a large economic development due to its location and it is not part of Halifax/Dartmouth Common, parkland dedicated, or held in trust.

The property was deemed surplus to municipal needs by Regional Council, in other words under the umbrella of municipal responsibilities there is no purpose which the property is suited for. The site is zoned SI (Institutional), which includes uses typically of a municipal nature (libraries, fire and police stations, public buildings, post offices, park and opens space uses) and other uses that could be considered for private development (recreation centres, churches, special care facilities, and day care facilities). The reduced scope of potential uses for this site severely limits its potential to be developed in conjunction with the RMPS's vision.

This large area of vacant land within the urban service boundary presents an opportunity for infill development of a residential nature. The site best lends itself to a redevelopment similar to existing abutting uses, namely low density residential uses. Repurposing the property as a low density residential development is an appropriate use for the site.

The Institutional Designation is intended to include schools, churches fire halls, and libraries as permitted uses in the SI zone.

Policy S-3: It shall be the intention of Town Council to permit new utility and institutional uses on any land use designation, except WFCDD, CCDD, and RCDD designation, through the zoning amendment process subject to the rezoning criteria in Policy Z-3. No lands will be rezoned for such uses.

With the surplus status of the school by the former Halifax Regional School Board and subsequent surplus status by Regional Council, the potential for as of right development of this property is significantly diminished.

In recent years growth in the area of the Bedford Municipal Plan has been directed to Bedford South and Bedford West developments. The Scotia Drive area of Bedford has not seen the growth or the need for additional municipal services as other areas of the former town. The types of uses contemplated in the I zone are less likely to be created in the subject property area. Given that reasonable reuse of the lot with the current designation/zone is not anticipated and such lands are not to be rezoned, the rezoning of the lands would be prudent.

The site will present a more positive impact to the neighbouring lands as a redevelopment site similar to adjacent uses.

ASSESSMENT OF THE IMPACT OF THE REQUESTED AMENDMENT ON THE LOCAL COMMUNITY AND BROADER REGION

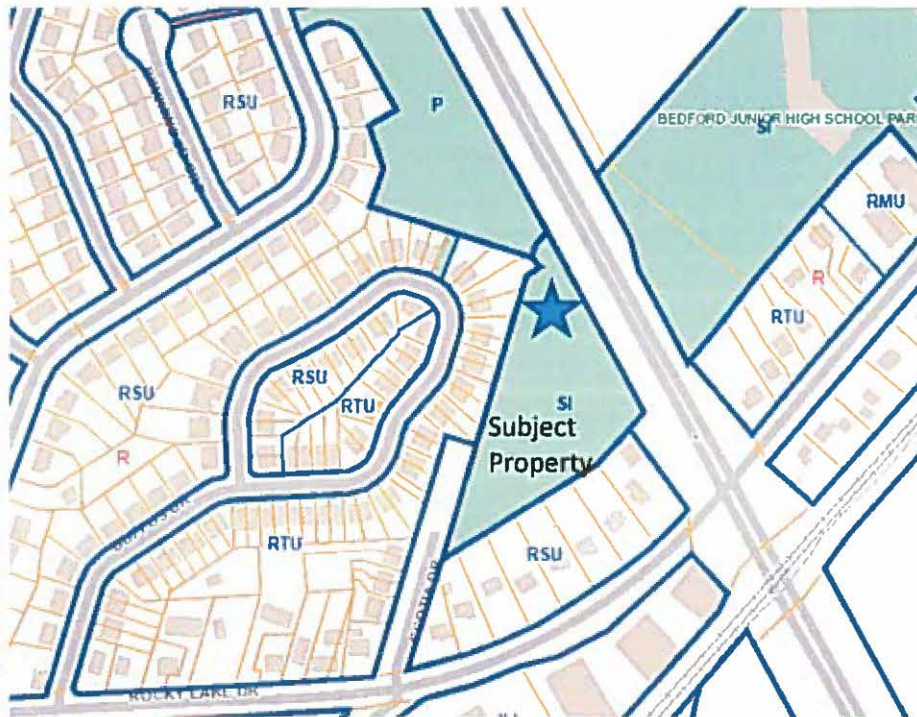
The proposed amendment of the SMPS from Institutional to Residential will allow the now vacant site of a former school to be redeveloped with low density housing. This infill development will allow connectivity to existing street, transit and piped infrastructure, as well as create opportunity for connectivity between neighbourhoods using existing walkway system and the potential creation of a connection to an abutting neighbourhood park.

The amendment and rezoning to RTU will allow a prospective developer the ability to extend the existing Scotia Drive street and create 10 to 12 residential single unit lots, or alternatively, 20-24 semi-detached or duplex dwellings.

The Bedford Municipal Planning Strategy is proposed to be amended as part of this application. The site is currently designated 'Institutional' and zoned 'SI-Institutional'. Areas immediately abutting this property are designated R (Residential) to the south and west. A small portion of HRM owned parkland to the north abuts the subject property and is designated P (Park). The property abuts the Bedford Bypass highway on the east side which provides a natural boundary from the lands farther north which are designated I (institutional) for an existing school.



The abutting properties' zones are in line with the above noted designations – Residential Two Unit (RTU) immediately abutting the subject property with Residential Single Unit (RSU) farther to the west, Park (P) to the north and Institutional (SI) to the east.



Policy R-4: It shall be the intention of Town Council to establish a "Residential" designation on the Generalized Future Land Use Map. The Residential designation shall permit the full range of residential uses as well as park uses and special care facilities for up to 10 residents. Institutional uses and utilities may be permitted by rezoning. Special care facilities for more than 10 residents may be permitted by development agreement.

When considering the multiple surrounding designations, the abutting residential designation and zoning appears to be the dominant one in terms of proximity and influence on the subject property. In fact, this designation shares most of its boundary with the subject property.

The designation has allowed the creation of the abutting low density residential neighbourhood which is comprised of a mix of residential uses. This neighbourhood allows for affordable housing options as per Policy R-18:

Policy R-18: It shall be the intention of Town Council to encourage the construction of housing to meet the needs of households experiencing difficulties due to housing affordability and/or housing design. Residents experiencing these difficulties may include the elderly, the physically challenged, or households with low or moderate incomes.

It is proposed that the RTU zone also be applied to the subject property. This will also align with Policy R-18 by allowing a variety of housing types to be constructed. The housing types allows for a multiple configuration of dwellings including for which elderly parents can live independently with their immediate family, and affordable options such as semi-detached or link homes and single unit dwellings.

Given the site abuts an existing neighbourhood, this proposal provides opportunity to transform the existing vacant lot into another thriving community. The property has frontage on an existing public street with municipal water, sewer and storm water services aligning with Policy R-27:

Policy R-27: It shall be the intention of Town Council to consider applications to infill within existing residential areas. Infilling shall be encouraged to enable efficient use of municipal infrastructure.

A small street extension will be required to optimize the density of the site. Otherwise the property offers direct access to adjacent municipal parks, walkway connection to abutting residential neighbourhood, sidewalks access to Rocky Lake Drive, access to transit routes and the nearby Bedford Mainstreet District along the Bedford Highway.

URGENCY OF THE REQUEST AND WHY IT CANNOT AWAIT THE NEXT HRM INITIATED PLAN REVIEW

Staff request an immediate initiation of the approvals necessary for this application.

Completing the real estate transaction will allow for acquisition proceeds to be transferred into capital fund reserve for use on other HRM initiatives. The construction of houses will allow a further increase to the residential tax base, in addition to the jobs that will be created as the development progresses.

The development of the pocket park is on hold until the development of the surplus site has been approved. The configuration of the street/sidewalk will impact the park boundaries so it is necessary to defer park development.

HRM will no longer be responsible for maintenance of the property, although there is no specific cost item for this ongoing maintenance, staff have responded to littering and loitering complaints.

Original Signed



Submitted by HRM Corporate Real Estate

Mike Cowper, Senior Real Estate Officer

Attachment 'A' – Halifax Regional Council Minutes and associated Staff Reports:
February 16, 2016, October 6, 2015, September 9, 2014

14.1.7 Surplus Municipal Property at 18 Scotia Drive, Bedford

The following was before Council:

- A staff recommendation report dated January 25, 2016

MOVED by Councillor Outhit, seconded by Councillor Nicoll

THAT Halifax Regional Council

1. Retain approximately 8,500 square feet of land at the southern end of the former Waverley School property PID# 00428961 for a future pocket park;
2. Retain approximately 51,000 square feet of PID# 00428961 across Highway 1, the Bedford By-pass, as a portion of the Bedford Educational Centre soccer field; and
3. Declare the balance of PID# 00428961 as surplus in accordance with Regional Council's motion of September 9, 2014. → ORDINARY.

MOTION PUT AND PASSED UNANIMOUSLY.

Not present: Councillors Dalrymple and Mosher.

14.1.8 New South Peninsula School – Proposed Gym Enhancements

The following was before Council:

- A staff recommendation report dated February 11, 2016
- Correspondence dated February 11, 2016 from Scott Reinhardt

MOVED by Councillor Mason, seconded by Councillor Nicoll

THAT Halifax Regional Council direct staff to inform the Halifax Regional School Board and Department of Education and Early Childhood Development that Halifax Regional Municipality will not be participating in a gym enhancement for the new South Peninsula P-6 School.

Councillor Mason advised that if the motion is defeated, he will move a modified version of the second alternative motion contained in the staff report.

Council entered into a discussion with several Councillors commenting that the municipality should capitalize on these kinds of opportunities due to looming shortages in community recreational facilities. Other Councillors expressed concern with the potential cost and lack of needs assessment.

Denise Schofield, Manager, Program Support Services, responded to a question from Council, indicating that should an enhancement be approved, disbursement of funds would take place upon project completion and establishment of the Joint Use Agreement.

MOTION PUT AND DEFEATED. (3 in favour, 12 against)

In favour: Deputy Mayor Whitman, Councillors Walker and Adams.

Against: Mayor Savage, Councillors: Hendsbee, Karsten, Nicoll, McCluskey, Mancini, Mason, Watts, Rankin, Johns, Craig and Outhit.

Not present: Councillors Dalrymple and Mosher.

HALIFAX

P.O. Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Item No. 14.1.7
Halifax Regional Council
February 16, 2016

TO: Mayor Savage and Members of Halifax Regional Council

Original Signed by 

SUBMITTED BY:

John Traves, Q.C. Acting Chief Administrative Officer

Original Signed by 

Mike Labrecque, Deputy Chief Administrative Officer

DATE: January 25, 2016

SUBJECT: Surplus Municipal Property at 18 Scotia Drive, Bedford

ORIGIN

September 9, 2014 Halifax Regional Council motion:

MOVED by Deputy Mayor Fisher, seconded by Councillor Karsten that Halifax Regional Council:

1. Declare the properties contained in Attachments B, C, D, E and F of this report surplus to municipal purposes and that the properties are declared to be categorized as per Attachment B, C, D, E and F for the purposes of Administrative Order 50, respecting the Disposal of Surplus Real Property, and;
Motion Put and Passed Unanimously.

October 6, 2015 Halifax Regional Council motion:

MOVED by Councillor Outhit seconded by Councillor Johns

That Regional Council direct staff to retain a portion of the property for open space and prepare a report that includes a site plan to articulate the area recommend for retention along with the detailed financial implications. **Motion Put and Passed Unanimously.**

LEGISLATIVE AUTHORITY

Halifax Regional Municipality Charter:

- Section 61 (1) The Municipality may acquire and own property granted or conveyed to the Municipality either absolutely or in trust for a public or charitable purpose; (3) The property vested in the Municipality, absolutely or in trust, is under the exclusive management and control of the Council, unless an Act of the Legislature provides otherwise; (5) The Municipality may (a) acquire property, including property outside the Municipality, that the Municipality requires for its purposes or for the use of the public; (b) sell property at market value when the property is no longer required for the purposes of the Municipality;

RECOMMENDATION ON PAGE 2

- Section 88 (1) The Council may expend money required by the Municipality for; (k) recreational programs; (x) lands and buildings required for a municipal purpose; (ah) playgrounds, trails, including trails developed, operated or maintained pursuant to an agreement made under clause 82(c), bicycle paths, swimming pools, ice arenas and other recreational facilities;(ai) public grounds, squares, halls, museums, parks, tourist information centres and community centres.

RECOMMENDATION

It is recommended that Halifax Regional Council:

1. Retain approximately 8,500 square feet of land at the southern end of the former Waverley School property PID# 00428961 for a future pocket park;
2. Retain approximately 51,000 square feet of PID# 00428961 across Highway 1, the Bedford By-pass, as a portion of the Bedford Educational Centre soccer field; and
3. Declare the balance of PID# 00428961 as surplus in accordance with Regional Council's motion of September 9, 2014.

BACKGROUND

Regional Council declared the former Waverly School at 18 Scotia Drive as surplus on September 9, 2014. At the April 28, 2015 meeting of Regional Council, the area councillor asked that the property be re-examined to determine if a portion of it should be retained as a playground as it had not been clear that the playground behind the school would be sold as part of the surplus school property. Regional Council directed staff to carry out the necessary evaluation. Staff provided an assessment in a Council Report on October 6, 2015. Staff found that the community was adequately provided through two existing parks, Oakmount House Park and Nicolas Meagher Park. Nicolas Meagher Park is only partially developed. That report also pointed out that in assessing the property, a remnant portion of the Waverly School property was found across the highway and contains part of a community soccer field (see Attachment 1). That portion of the site was outlined in the original staff report as not surplus to School Board and Municipal needs. Council agreed that those lands should be retained. This is actioned in recommendation 2 of this report.

Council also directed that a small portion of the school be retained to provide a pocket park for the community and that there be details of the potential impact of the retention of the small park on the sale of the school site. This report provides those details.

DISCUSSION

The map on Attachment 1 indicates the recommended portion of the site to be retained as determined in consultation with the area Councillor. The southern portion of land is currently a parking area for the school and would provide a flat, developable area for a pocket park. The size would allow for minor improvements, such as benches, trees and a small play structure. From the perspective of sale of the remainder of the site, removal of the southern triangle from the surplus property is expected to be able to leave a developable portion of land. However, the developability of the property can only be confirmed through an actual application for subdivision or building permit. Further, with the retention of the land by HRM for a future park, any future subdivision and development of the surplus lands would not likely result in a recommendation to acquire additional parkland. However, a walkway connection into adjacent Nicolas Meagher Park from any future development would be a recommended objective (see Attachment 1). Owing to a short steep hill this would be a tertiary level pedestrian access. Primary access to Nicholas Meagher Park from any future development would be through the existing HRM walkway and connect to the park entrance from Duffus Drive (see Attachment 1).

FINANCIAL IMPLICATIONS

The anticipated financial implications associated with retaining portions of the Waverly School lands for open space are:

- The cost to subdivide the parkland from the original surplus lands is estimated to be \$7,500 plus applicable taxes. Those funds are available under 2015 Approved Capital Budget # CPX01149 Park land Acquisition.
- A Class D order of magnitude cost to improve the south end of the parking area as a pocket park is estimated as \$110,000. This would include site preparation, trees, lawns, street light, play structure and benches. This includes the Councillor's objective of moving one of the existing play pieces to this site. No current capital budgets (2016/17) have been approved for creation of this park and the project would be subject to capital budget allocation through future Capital Budget approval processes.
- It is anticipated that maintenance costs would not be incremental to the costs already associated with the exiting school grounds and carried out by HRM Parks.
- Removal of approximately 8500 sq. feet of lands from the southern portion of surplus property is expected to reduce the market value of the property.
- Removal of the 51,000 sq. feet of lands across Highway 1 associated with the soccer field at Bedford Education Centre will not affect the anticipated market price as this portion of land was not intended to be declared surplus as outlined in the previous Council report.

COMMUNITY ENGAGEMENT

Not applicable

ENVIRONMENTAL IMPLICATIONS

The property has undergone stage one and two environmental reviews and necessary remediation has occurred as part of the school being turned over to the Municipality by the Halifax Regional School Board.

ALTERNATIVES

- Alternative 1: Regional Council could choose to not retain the identified lands at the southern end of the former Waverley School property PID# 00428961 for a future pocket park. In that case, it would still be expected that a walkway connection would be negotiated from any future development of the surplus lands to adjacent Nicolas Meagher Park as an access to that park.
- Alternative 2: Regional Council could choose to not retain the identified lands from PID# 00428961 across Highway 1, the Bedford By-pass, as a portion of the Bedford Educational Centre soccer field. These lands were previously indicated as associated with the Bedford Education Centre and not surplus to School Board and Municipal needs.
- Alternative 3: Regional Council could choose to not declare the balance of PID# 00428961 as surplus in accordance with Regional Council's motion of September 9, 2014. The parcel is not required for municipal purposes.

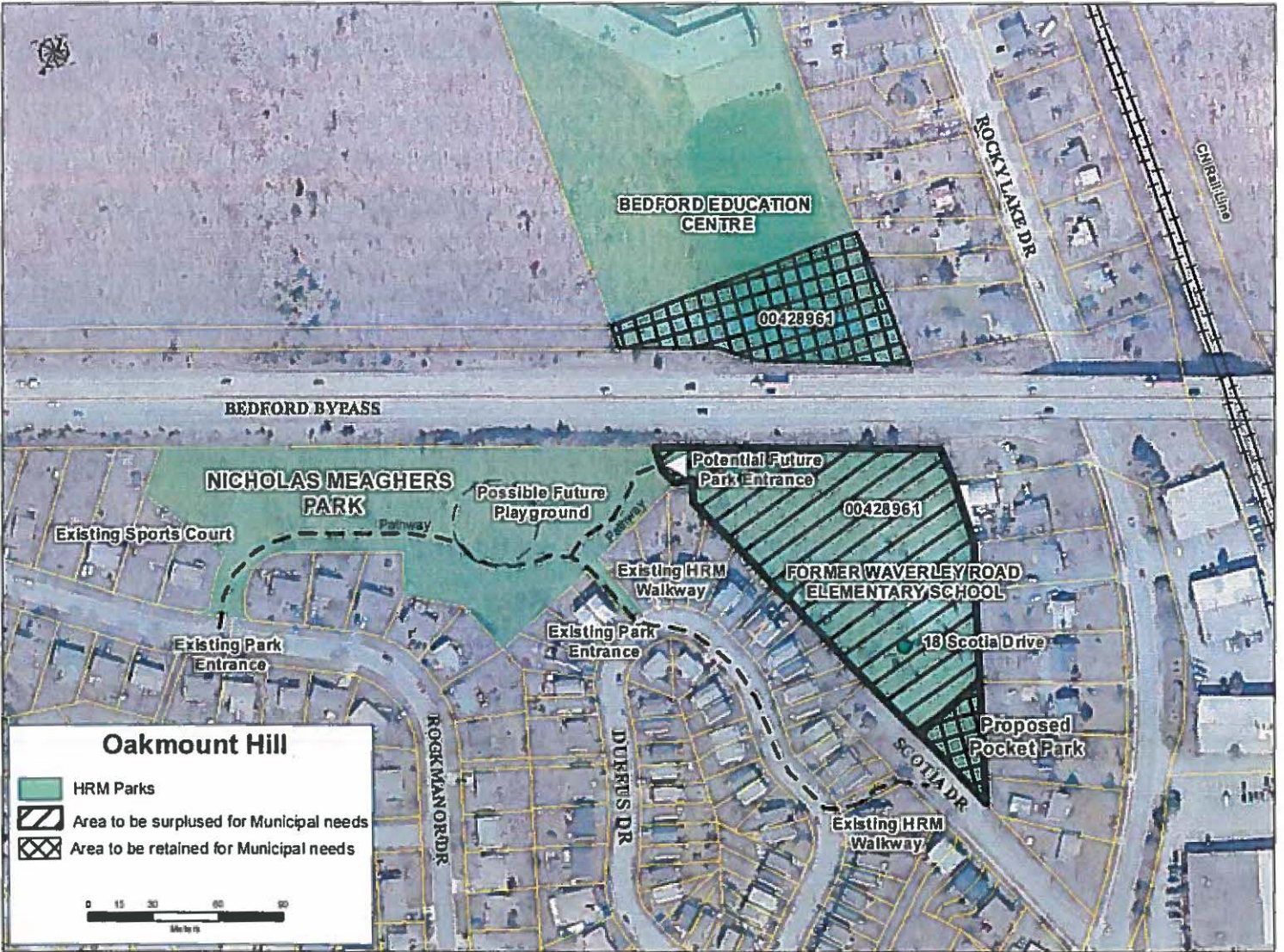
ATTACHMENTS

Attachment 1: Site Plan of Waverly School indicating area to be retained for parkland.

A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/cagenda.php> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Peter Bigelow, Manager, Policy & Planning, 902-490-6047

Attachment 1



In response to a question from Councillor Karsten, Mr. Peter Stickings, Manager of Corporate Real Estate noted that if the amendment passes, a staff report would assess whether an FLA agreement would be appropriate for the facility.

Councillor Johns requested information regarding the history of the property. Mr. Stickings responded that the background and current usage of the centre were recognized in the review. He advised that the property was placed in the Community Interest Properties category for which there is a standard process under *Administrative Order 50 – Respecting the Disposal of Surplus Real Property* for non-profit organizations to submit proposals for ownership.

Councillor Mason remarked that since the property is in the Community Interest Properties category, the amendment was not required. He described the process for disposal of properties as outlined in section 4, subsection 1(e) of *Administrative Order 50*.

The Mayor left the Council Chamber at 1:16 p.m. and Deputy Mayor Nicoll assumed the Chair.

Councillor Hendsbee explained that the rationale for the amendment was to establish an FLA to provide support for the operational costs of maintaining the property.

MOTION TO AMEND PUT AND PASSED. (9 in favour, 6 against)

In favour: Councillors: Dalrymple, Hendsbee, Karsten, McCluskey, Mosher, Adams, Rankin, Whitman and Outhit.

Against: Deputy Mayor Nicoll, Councillors: Mason, Watts, Walker, Johns and Craig.

Not present: Mayor Savage, Councillor Fisher

Mayor Savage returned to the meeting and assumed the Chair at 1:28 p.m.

AMENDED MOTION PUT AND PASSED UNANIMOUSLY.

Not present: Councillor Fisher

11.1.3 Surplus Municipal Property at 18 Scotia Drive, Bedford

The following was before Council:

- A staff recommendation report dated September 15, 2015

MOVED by Councillor Outhit, seconded by Councillor Craig

THAT Halifax Regional Council continue with the sale of surplus property at 18 Scotia Drive, Bedford (PID# 00428961), as shown on Attachment 2 of the staff report dated September 15, 2015 and as per Regional Council's approval at the July 29, 2014 meeting of Halifax Regional Council in accordance with Administrative Order 50.

Councillor Outhit requested that the motion be defeated, commenting that a portion of the site could be used as a playground, and the remaining portion disposed declared surplus and, he noted that the area is currently under served with respect to recreational space.

MOTION PUT AND DEFEATED UNANIMOUSLY.

Not present: Councillor Fisher

Councillors Adams, Mosher and Craig declared they had intended to vote against the motion and Council agreed to record their votes as such.

MOVED by Councillor Outhit, seconded by Councillor Johns

That Regional Council direct staff to retain a portion of the property for open space and prepare a report that includes a site plan to articulate the area recommended for retention along with the detailed financial implications.

MOTION PUT AND PASSED UNANIMOUSLY.

Not present: Councillor Fisher

11.1.4 Call for Submissions – Canada Giver 150 Build Program

This matter was dealt with earlier in the meeting. See page 4 for details.

11.2 NORTH WEST COMMUNITY COUNCIL

11.2.1 Hammonds Plains Common Area Rate Request

The following was before Council:

- A recommendation report from North West Community Council dated September 22, 2015, with attached staff report dated August 6, 2015

MOVED by Councillor Whitman, seconded by Councillor Walker

THAT Halifax Regional Council approve an allocation of up to \$75,000 from the Hammonds Plains Common Area Rate to facilitate the construction of a Veterans Monument in Uplands Park, Hammonds Plains.

Councillor Whitman spoke in regard to the effort being undertaken by the local community group and the community support for the project and asked Council for their support.

MOTION PUT AND PASSED UNANIMOUSLY.

Not present: Councillor Fisher

11.3 AUDIT AND FINANCE STANDING COMMITTEE

11.3.1 Proposed Administrative Order 2015-003-ADM, Respecting the Halifax Explosion 100th Anniversary Grants Program

The following was before Council:

- A recommendation report from the Audit and Finance Standing Committee dated September 23, 2015, with attached staff report dated August 18, 2015

MOVED by Councillor Watts, seconded by Councillor McCluskey

THAT Halifax Regional Council:


1. Approve Administrative Order Number 2015-003-ADM, the Halifax Explosion 100th Anniversary Grant Program as outlined in the revised copy circulated at the Audit and Finance Standing Committee meeting on September 16, 2015 (Attachment 1 of the Audit and Finance Standing Committee Report dated September 23, 2015);
2. Approve funding in the amount of \$100,000 from Account M311-8004 for implementation of the Halifax Explosion 100th Anniversary Grants Program in fiscal year 2015-16; and

HALIFAX

P.O. Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Item No. 11.1.3
Halifax Regional Council
October 6, 2015

TO: Mayor Savage and Members of Halifax Regional Council

Original signed by 

SUBMITTED BY:

Richard Butts, Chief Administrative Officer

Original Signed by 

Mike Labrecque, Deputy Chief Administrative Officer

DATE: September 15, 2015

SUBJECT: Surplus Municipal Property at 18 Scotia Drive, Bedford

ORIGIN

April 28, 2015 Regional Council motion:

MOVED by Councillor Outhit, seconded by Councillor Whitman that Halifax Regional Council request staff to explore any requirements for retention of a portion of the surplus municipal property at 18 Scotia Drive, Bedford, PID# 00428961, for the purposes of public open space which a portion of the property currently provides and prepare a report for Council's consideration.

MOTION PUT AND PASSED UNANIMOUSLY

LEGISLATIVE AUTHORITY

Halifax Regional Municipality Charter, Section 79 (1) The Council may expend money required by the Municipality for: (k) recreational programs; (x) lands and buildings required for a municipal purpose; (ah) playgrounds, trails, including trails developed, operated or maintained pursuant to an agreement made under clause 82(c), bicycle paths, swimming pools, ice arenas and other recreational facilities;(ai) public grounds, squares, halls, museums, parks, tourist information centres and community centres.

RECOMMENDATION

It is recommended that Halifax Regional Council continue with the sale of surplus property at 18 Scotia Drive, Bedford (PID# 00428961), as shown on Attachment 2 of this report and as per Regional Council's approval at the July 29, 2014 meeting of Halifax Regional Council in accordance with Administrative Order 50.

BACKGROUND

The Waverley Road Elementary School Property was closed by the Halifax Regional School Board in 2012 and turned over to the Municipality in 2014. The site is 5 acres and contains a former school building and an elementary school level playground which was provided by the Municipality.

At the July 29, 2014 meeting of Halifax Regional Council, the school property was declared surplus to municipal needs in accordance with Administrative Order 50. It should be noted that the surplus property associated with Waverley Road School indicated in Council's approval refers to the southern portion of the property on the south side of the Bedford By-pass. The portion of the site north of the Bedford By-pass and associated with the Bedford Education Centre is not surplus to School Board and Municipal needs.

At the April 28, 2015 meeting of Regional Council, the area councillor asked that the property be re-examined to determine if a portion of it should be retained as a playground as it had not been clear that the playground behind the school would be sold as part of the surplus school property. Regional Council directed staff to carry out the necessary evaluation.

Community History and Profile

The Oakmount Hill neighbourhood is a well-established residential area of Bedford (See Attachment 1). The Waverley Road Elementary School was built in the 1950s at the time of initial establishment of the neighbourhood with the present day Bedford Education Centre following in 1960. In 1979, the Bedford By-pass truncated future neighbourhood growth to the north and separated the two schools. The neighbourhood is currently defined by the Bedford By-pass, Bedford Highway (Highway 1), Bicentennial Highway and the Canadian National Railway line. It is considered "moderate" on the walkability scale, but is somewhat car dependent for access to services. The neighbourhood consists of approximately 505 homes with a population of just over 1300 persons. While a few infill opportunities still exist, it is considered to be largely built-out. The community primarily consists of detached single family with a few semi-detached units. The population density is considered low with two pockets of medium density housing. Demographically, there are:

- 125 children aged 0 – 14 years
- 100 young adults between 15-19 years
- 842 adults between 20 and 60 years
- 235 adults 60+ years

Existing Public Open Space

There are municipal open space properties within the neighbourhood (See Attachment 1) including:

- Waverley School (5 acres) – Playground and Wooded Area
- Oakmount House Neighbourhood Park (1 acre) – Playground and Wooded Area
- Nicolas Meaghers Park (3.3 acres) – Basketball Court and Wooded Area

In addition, a community field is located at the adjacent Bedford Education Centre and regional sport fields are located at Range Park across the Bedford Highway at the bottom of Oakmount Drive. The Bedford Sackville Connector Greenway Regional Trail serves the neighbourhood and is accessed at Range Park or Bedford Mall.

DISCUSSION

The neighbourhood is currently well served with public open space. While the school was open, the existing playground served the student population with adjacent residents also able to benefit from the use of the playground. Without the school property residents are still well served in terms of proximity to neighbourhood public open space owing to Oakmount House and Nicholas Meaghers parks. Based on spatial analysis, almost all residents are able to access the playground at Oakmount House Park within reasonable walking distances. Generally, the furthest residence is 650 metres away with most persons living well within that distance. Nicolas Meaghers Park is currently not well developed but is of adequate size to accommodate any future park requirements. In addition, the former Waverley school property is at the northern end of the neighbourhood and therefore does not benefit all neighbourhood residents. The

central Oakmount House Park is a more strategic property in terms of access.

Further, the triangular property configuration of the Waverley school property does pose special challenges. The site is located at the end of a cul-de sac with limited exposure to public streets, no significant views, and a relatively low sense of place. Retention of a portion of the site housing the existing playground would require creation of new access to that site. As well, moving the existing playground to the front of the former school property either results in a very small playground or reduces the lands available for redevelopment to only a few odd shaped lots. A better option is to negotiate a park access to Nicolas Meaghers Park if there is any future development located on the property. This is a similar situation to the recent development of semi-detached residences immediately to the west.

Owing to the proximity of other parks within the neighbourhood, proximity to community and regional facilities, demographics and location of the property, retention of all or a portion of the Waverley School Property for open space is not warranted. Opportunities to gain a third access to Nicolas Meaghers Park from any private development of the surplus school site would be explored to improve the access to that park.

FINANCIAL IMPLICATIONS

There are no financial implications associated with staff's recommendation within this report. Any retention of a portion of the school lands would require subdivision of the lands and capital investment to create the park. Retention would also likely impact the potential return on sale of the balance of the property.

COMMUNITY ENGAGEMENT

No community meeting or engagement was held as part of staff's analysis.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications associated with the staff recommendation in this report.

ALTERNATIVES

Regional Council could direct staff to retain a portion of the property for open space and prepare a report that includes a site plan to articulate the area recommended for retention along with the detailed financial implications.

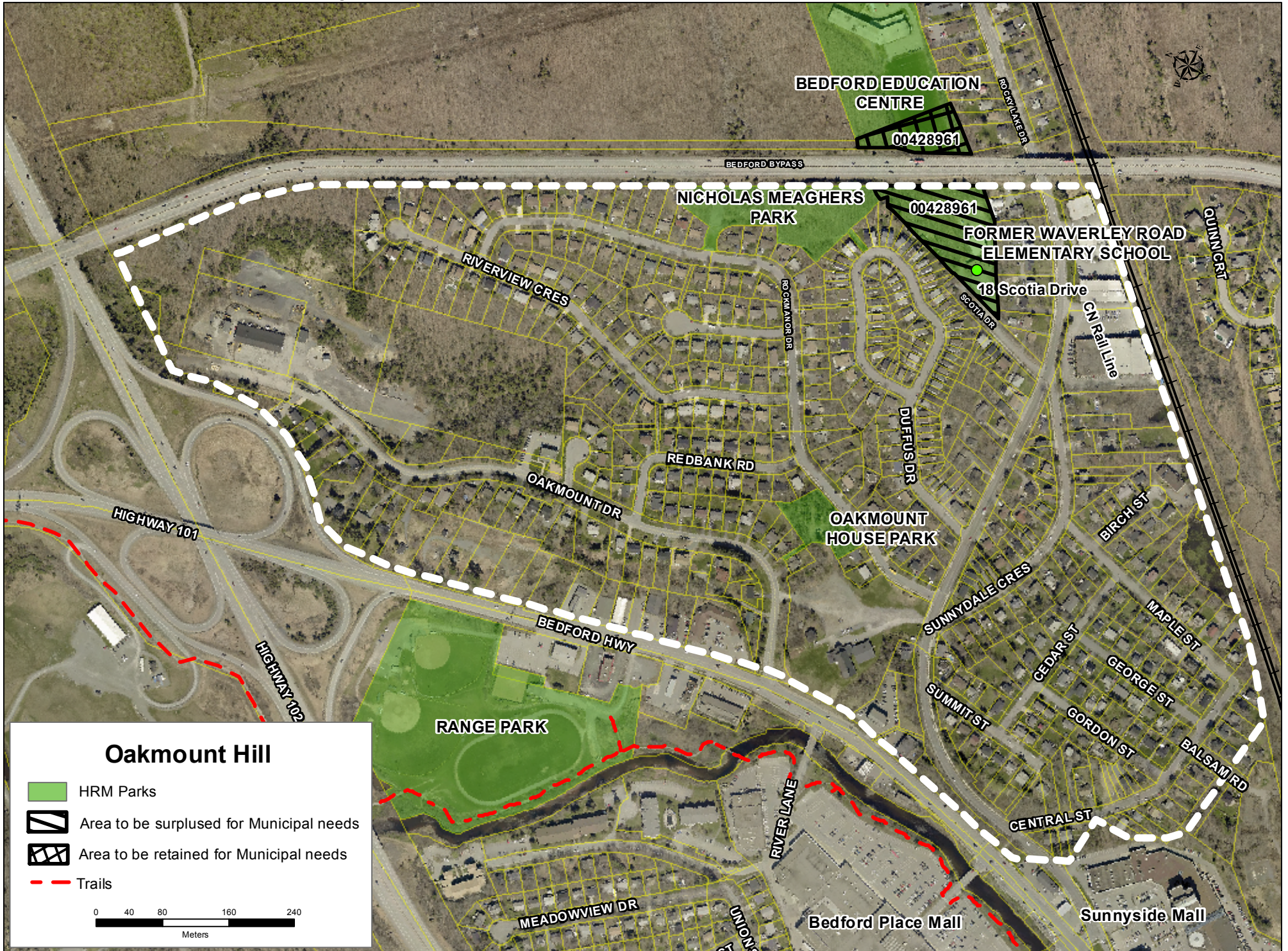
ATTACHMENTS

Attachment 1 – Map of Oakmount Hill Neighbourhood
Attachment 2 – Map of Surplus Property 18 Scotia Drive

A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/cagenda.php> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 902.490.4210, or Fax 902.490.4208.

Report Prepared by: Jan Skora, Coordinator, Parks Planning, Parks and Recreation (902) 490-6783
Peter Bigelow, Manager, Policy and Planning Parks and Recreation (902) 490-6047

Attachment 1 - Map of Oakmount Hill Neighbourhood





For a detailed list of correspondence received refer to the specific agenda item.

10.2 Petitions

10.2.1 Councillor Mason

Councillor Mason submitted a petition with 2,339 signatures requesting that Regional Council reject the staff recommendation to dispose of 1588 Barrington Street—The Khyber Building.

8. CONSIDERATION OF DEFERRED BUSINESS:

8.1 Administrative Order 50 – Disposal of Surplus Real Property

The following was before Council:

- A staff recommendation report dated June 13, 2014
- Correspondence submitted by: Michael McCormack, Ehryn Torrell, Sarah Hollenberg, Miriam Moren, Henrietta Tremblay, Marshall Haywood, Denault Blouin, Emma Fitzgerald, Carey Jernigan, Jody Zinner, Spencer Ramsay, Kirk Thompson, Jesse Mitchell, Barbara Allen, Amanda Griffin, Mary Evans MacLachlan, Russell Louder, Sydney Smith, Carol Johnstone, Caitlin Rooney, Daniel Joyce, Mark King, Raychelle Sierra Marsman, Dr. David Brian Howard, Sarah MacDonald, Caitlin McGuire, Shay Enxuga, Amanda Gaul, Noah Dalton, Mike Keefe, Angela Grace Arsenaault, Sera Senakovicz, Natalie J. Vanderzand, Elizabeth Babych, Erin MacKinnon, Aaron Webster, Naiomi MacLean, Savanna Darby, Anthony Casey, Kelly MacNeil, William Robinson, Eva Bryant, Philip Pacey, Shannon Donovan, Freeman A. Dryden, Powell MacDougall, Anthony Clementi, Emma Senft, Pat Saunders, Melissa van Maasdyk, Sandra Guinan, Judy Haiven, Martha Cooley, Brenda Gilbert, Margot Metcalfe, Aaron Riswick, Margie Vigneault, Ron Balla, AJ Boutilier, Brian Blee, Andrew Crawford, James MacSwain, Liane Khoury, Robert MacDonald, Erica Butler, Jeffrey Pinhey, Anna Taylor, Gillian Dykeman, Julia Kinsman, Kandis Friesen, Colin MacKenzie, Charles Austin, Stephen Marsh, Matt Charlton, Travis Ellis, Andrew Murdoch, Samuel Mason, Kenda Landry, Dan Reid, Tiffany Naugler, Duncan Cowie, Daniel Ledwell, Matthew Packman, Anne Davison, Kyle Evans, Kelly Armstrong, Dave Gunning, Graham MacDougall, Trevor Murphy, Ryan Delehanty, Andy MacDonald, Mike Greatorex, Kyle Cunjak, Hope Larson, Danika Daley, Sage Kolodziejski, Kate O'Neill, Renee Downs, Ryan McNutt, Chris Kelly, A.C. Butt, Aran McKittrick, Sue Carter Flinn, Panos Giannoulis, Dylan Law, David Cutler, Sylvie Ouellet, Chris Foster, Matt Williams, Erin Howe, Darcie Nelligan, Jon Epworth, Tyler Messick, Jayson Melanson, Daniel Samson, Adam Gunn, Bria Stark, Sarah Cole, Jackson MacIntosh, Brian Schirk, Chad Webber, Jerry Granelli, Tami Publicover, Shirley Brown, Charlene Wilson, Willis Ryan, Ivy Matheson, Katie Bush, Heather Cassils, Alexa Dodge, Jennifer Powley, Ruth Minnikin, Philomena Hughes, Becka Barker, Dereck Thibault, Dana Moore, Karen van Burkleo, Mike Downs, Shaun Anderson, Kathleen Legendre, Scott Niftall, Bruce Stevens, Elizabeth Pacey, Philip Pacey, Rebecca Singer, Judith Cookey, Sian Webley, Sally Raab, Stewart Frank, Tim Fogarty, Kathy Richards, Deborah Clark, Lisa Arbuckle, Sarah Richard, Lauren Oostveen, Kate Matheson, Melanie MacDonald, Heather Burke, Stephanie Muise, Jenny Gammon, Paul MacKinnon, Melanie Stone, Scott Brown, Dani Miller, Jillian Banfield, Josh Pothier, Ami McKay, Cecil Castellucci, Stephanie Purcell, Solomon Fagan, Sandra Wells, Dan Jardine, Matthew Thauvette, Tressa Haney, Matthew Grimson, Chase Sourland, Alex Turgeon, Dustin Cummings, Kyla Brown, Shannon McCarney, Jenny Fearon, Jessica Nagle, Sarah Lowe, Katie Tower, Kristy Sanders, Pat Doyle, Joshua Herbin, John Thompson, Erin Ferguson, Daniel MacDonald, Joe Sarahan, Jeff Chew, Rebecca A. Jamieson, Thomas Ryan MacMillian, Nora Conboy, Victoria Walsh, Cheryl Lucas, Ian Daye, Paula Fredericks, Katie Belcher, Len Ottesen, Nicole Trask, Michael DeYoung, Dusty Keleher, Kristen Sharpe, Shawn McEwen, Brendan Morley, Cole DeMan, Glen Leck, Colleen MacIsaac, Dave Mitchell, Kate Dyke, Alanna Swinemar, Anna Plaskett, Alyssa Chapeskie, Dave Cullen, Karen Foster, Robert Sinclair, Molly Blackie, Devin McLean, Krista Mary Keough, Sandi Rankaduwa, Jerry O'Hanley, Brennan Wyatt, Brandon DeVries, Dan McDowell, Peter Lund, Veronica Simmonds, James Robertson, Connie Littlefield,

Craig Leonard, Eryn Foster, Anne Marie MacAuley, Nora Powell, Jen Bennett, Karen Smith, Chris Dawson, Amanda Fullerton, Andrew Church, Laura Dingwell, Madison Bernard, Christine Mulcahy, Chris Cameron, Kristen Crewe, Joanna Close, Nick MacDonald, Sandy Smith, Caroline Mauel, Adrienne Silnicki, Alaska Elisabeth McMillan, Melissa Kinsman, Angie Fenwick Gibb, Emily Vey Duke, Christine Smith, Claire Seringhaus, Angela MacLeod, Graham Read, Janet Morris, Matt Lordly, Robin Spittal, Jon Bishop, Dale Wilson, Tom King, Kate Redding, Fred Richard, and Karen Nieuwland.

MOVED by Deputy Mayor Fisher, seconded by Councillor Karsten that Halifax Regional Council:

- 1. Declare the properties contained in Attachments B, C, D, E and F of the June 13, 2014 staff report surplus to municipal purposes and that the properties are declared to be categorized as per Attachment B, C, D, E and F for the purposes of Administrative Order 50, respecting the Disposal of Surplus Real Property, and;**
- 2. Approve a change in categorization of the surplus property at 80 Grono Road, show on Attachment G, from Ordinary to Community.**

Mr. Peter Stickings, Manager, Real Estate and Land Management, and Ms. Jane Fraser, Director, Planning and Infrastructure responded to questions.

Councillor Adams referred to Attachment C of the staff report, and asked for Council's consideration of deferring the property at 30 Latter Pond Lane, Herring Cove pending a staff report in regard to funding. He explained that a community centre is attached to the fire hall, and members of the community have expressed a desire to retain the community centre. He noted that there are funds remaining in the account set up for the integration plan of the Harbour Clean up, specifically account number CPX01328 (new parks and playgrounds) which could be utilized. Councillor Adams noted that he would submit this information to the Municipal Clerk.

MOVED by Councillor Adams, seconded by Councillor Walker that the property of 30 Latter Pond Lane, Herring Cove be deferred pending a staff report.

MOTION PUT AND PASSED UNANIMOUSLY.

Not present: Councillor Johns

MOVED by Councillor Mason, seconded by Councillor Watts that 1588 Barrington Street - the Khyber Building- be removed from the disposal of surplus property list pending consideration of the following information:

- 1) A staff report to Halifax Regional Council on facility condition and renovation costs of 1588 Barrington Street**
- 2) A staff report to the Community Planning & Economic Development Standing Committee on the arts incubator pilot established by the Regional Council motion on August 10, 2010.**

Councillor Mason suggested that the issue of disposal of this building was being driven by its condition. He noted that costs to renovate have changed over the past number of years and is now estimated at \$4.6 million but there is no explanation as to how that figure was derived. He added that in 2010 Regional Council approved a plan to establish an arts incubator in Halifax on Barrington Street and at Alderney Landing in Dartmouth but nothing has ever happened with the plan. Councillor Mason expressed concern that this was a commitment Council made to the public and the arts community but it was never acted upon. He advised that he would like this programming aspect to be addressed first and then he would be prepared to consider the renovation costs of the building.

Councillor Whitman noted that the building was purchased by the City of Halifax in 1988 for one dollar. He questioned the City's intent for buying the building and who the City bought it from.


Item No. 8.1

Halifax Regional Council

July 29, 2014

September 9, 2014

TO: Mayor Savage and Members of Halifax Regional Council

SUBMITTED BY: Original signed by 
Richard Butts, Chief Administrative Officer

Original Signed by Director
Jane Fraser, Director, Planning and Infrastructure

DATE: June 13, 2014

SUBJECT: Administrative Order 50 – Disposal of Surplus Real Property

ORIGIN

This report originates with the April 9, 2013, Regional Council approval of Administrative Order 50 respecting the Disposal of Surplus Real Property.

LEGISLATIVE AUTHORITY

- The Municipality's powers with regard to real property are under Section 61, 63 and Section 64 of the *HRM Charter*.
- Administrative Order 50

RECOMMENDATION

It is recommended that the Halifax Regional Council:

1. Declare the properties contained in Attachments B, C, D, E and F of this report surplus to municipal purposes and that the properties are declared to be categorized as per Attachment B, C, D, E and F for the purposes of Administrative Order 50, respecting the Disposal of Surplus Real Property, and;
2. Approve a change in categorization of the surplus property at 80 Grono Road, shown on Attachment G, from Ordinary to Community.

BACKGROUND

On April 9, 2013, Council approved Administrative Order 50 for the disposal of surplus real property. Administrative Order 50 provides a regular and comprehensive disposal approach by bringing before Council an inventory of candidate properties for review and decision with respect to: (1) surplus; and (2) category/disposal method. It also recognizes that certain properties may, from time to time, be strategic for the growth of HRM or key for community, and that these properties can be identified early in the process and streamed into the most appropriate property category based on the definitions set out in the policy. The policy requires that, at a minimum of at least once a year, a surplus property report be brought forward to Regional Council.

PROPERTY REVIEW AND DECLARATION OF SURPLUS

The disposition of surplus property under Administrative Order 50 includes the following steps:

1. Staff will facilitate at least one annual review of the Municipality's real property inventory in order to identify potentially surplus properties.
2. All Business Units are solicited to identify any municipal requirements for those properties identified as potentially surplus.
3. Following the Business Unit reviews and identification of the operationally surplus property, staff, using the property category definitions under Administrative Order 50, will categorize the inventory of the properties and list them by category.
4. Surplus properties are categorized as follows:
 - Economic Development;
 - Community Interest;
 - Ordinary;
 - Remnant; and
 - Extraordinary.
5. Local Councillor and Community Councils will be informed of the inventory of the properties and the proposed categories by staff. Property information packages will be distributed to Area Councillor and Community Councils for feedback.
6. Recommendation report to Council containing recommended lists of properties to be declared surplus and the recommended categorization and disposition method. Council may approve the recommendations, may remove any property from any list, and may move any property from one list to another list, and may declare the lists, or any of them, surplus to the Municipality's requirements.
7. Properties recommended for market sale shall be placed on the market under the disposal methods set out in Administrative Order 50. Approval of final conveyances shall be under delegated authority or by approval of Regional Council as required.
8. Properties recommended for community process shall be advertised for non-profit organizations' proposals as set out in Administrative Order 50. Approval of less than market value sales, or leases to non-profit organizations, shall be by Council as per Section 63 of the Charter. If no submissions are received, or none are approved, then Council will direct the market value disposal under the policy.

Steps one through five of the above process have been completed. This report addresses step six and is seeking Council's approval of the report recommendation respecting the lists of properties to be declared surplus, by category as attached to this report.

Council should note that the recommendation at this time does not authorize the conveyance or sale of properties. Approval of final conveyances shall be under delegated authority or by approval of Regional Council as required.

DISCUSSION

The summary of surplus property by category is provided in Table 1 below. The full property listings and detail by property is provided as Attachments to this report.

TABLE 1

Property Category	Quantity	Area (Sq.ft.)	Assessment
Economic Development	1	2,890	\$1,357,300
Community Interest	2	99,560	\$87,100
Ordinary	5	669,961	\$8,387,200
Remnant	2	4,048	\$9,500
Extraordinary	8	54,522	\$1,718,600
Totals	18	830,981	\$11,559,700

Note: The above information was compiled using available Provincial assessment data and approximations of areas for the subject parcels. The assessment value is intended to give Council a measure of value, and may not be an accurate reflection of current market value.

6067 Quinpool Road

The property located at 6067 Quinpool Road (The former St. Pat's High School) has also been reviewed through the Administrative Order 50 process and has been identified as surplus to Municipal purposes. This matter is the subject of a separate recommendation report to Regional Council.

FINANCIAL IMPLICATIONS

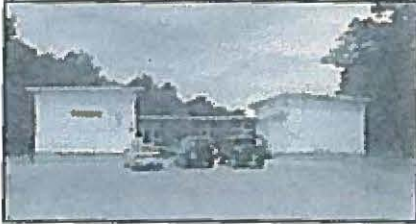
There are no financial implications noted at this time.

COMMUNITY ENGAGEMENT

This report deals with an administrative matter and, as such, public consultation was not undertaken.

**ADMIN. ORDER 50
SURPLUS ORDINARY PROPERTIES**

CATEGORY:ORDINARY



**18 Scotia Drive, Bedford
PID# 00428961**

**District: 16
Zone: SI
(Institutional)
Land Area: 5 acres
Bldg. Area: +/-10,000 ft.²**

**Disposal Method: Market Listing
Asset Condition: Poor
Operating Costs: Est. \$20,000/yr
Assessed Value: \$596,200**

**Known As: Former Sunnyside Elementary School
Notes: Former school which has been deemed surplus by HRSB. Property will transfer to HRM following appropriate environmental due diligence. The property is flanking both the North East side and South West side of the Bedford Bypass.**



**NORTH WEST PLANNING ADVISORY COMMITTEE
PUBLIC INFORMATION MEETING
MINUTES
February 24, 2020**

PRESENT: Ann Merritt, Chair
Deputy Mayor Lisa Blackburn
Councillor Tim Outhit
Nick Horne
Robert Jarvis
Ryan Donato
J. Christopher Bewsher

STAFF: Tom Crouse, Manager Acquisitions & Disposals
Mike Cowper, Senior Real Estate Officer
Holly Kent, Planning Technician
Cameron Robertson, Principal Planner
Miles Agar, Principal Planner
Alicia Wall, Legislative Support

*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.*

**North West Planning Advisory Committee Public Information Meeting Minutes
February 24, 2020**

The meeting was called to order at 7:02 p.m. at the Bedford Education Centre (Cafeteria), 426 Rocky Lake Drive, Bedford the meeting adjourned at 8:11 p.m.

1. CALL TO ORDER

Ann Merritt, Chair, called the meeting to order at 7:02 p.m. at the Bedford Education Centre (Cafeteria), 426 Rocky Lake Drive, Bedford.

The Chair welcomed members of the public and reviewed the process for the Public Information Meeting.

The Chair acknowledged members of the Committee and introduced HRM staff in attendance.

2. Case 21996 - Application to amend the Bedford MPS and LUB in order to rezone 18 Scotia Drive to the Residential Two Unit Dwelling (RTU) Zone

Miles Agar, Principal Planner, gave a presentation regarding Case 21996.

Agar indicated they are managing the application process and are the main point of contact for the public. The goal is to provide the public with as much information as possible regarding the proposal.

Agar stated this originated with a request from Corporate Real Estate to consider amendments to the Bedford Land Use By-law and Municipal Planning Strategy for this 2.94-acre site.

This property was conveyed to HRM in 2014 from the Province, Council declared the majority of it surplus in 2016 with the exception of 8,500 square feet being retained for a pocket park and the school was demolished in 2017. The property is currently designated Institutional with the surrounding properties being zoned either R-1 or RTU.

A report will be brought forward to Council with the intent to list the property on the open market.

Councillor Tim Outhit reminded attendees that the pocket park will stay and has already been approved by Council. Outhit also explained that they wanted the zoning changed prior to the property being sold to ensure some control over development and that the process has been slowed a bit due to the request for the zoning change.

The following was before the Committee:

- Staff Presentation

A copy of the staff presentation is on file.

Mike Cowper, Senior Real Estate Officer took the floor to present.

Cowper indicated the purpose of the meeting is to provide information to the public.

Cowper stated the school was closed by the former Halifax Regional School Board in 2012 and declared surplus to the Municipality in 2016 as there was no municipal need for the property. There was a similar situation in Bedford with Glen Moir which was declared surplus, rezoned and sold to developer who in turn subdivided the property into 13 lots.

Cowper advised that the current zoning conforms to the past use not the present use and that the rezoning would create an opportunity for different housing types and Transit opportunities.

A copy of the staff presentation is on file.

The Chair opened up the floor to members of the public to speak.

Ruth McMullen, Duffus Drive, stated their fence is encroaching on the subject property and inquired as to whether or not the fence would have to be moved. They would like the tree buffer to remain at the rear of their property.

Tom Crouse confirmed that HRM is aware of the encroachments and will work with the residents to find solutions.

Greg Vail, Duffus Drive, has lived in the area for about 25 year and is in favour of the rezoning. They would like to purchase the piece of their property that is encroaching and inquired as to the process.

Mike Cowper responded that properties are reviewed through the *Administrative Order 50* process and sold for fair market value unless you are a non-profit organization. Usually only remnant parcels would be offered directly to the abutters as no one else would have a use for these parcels. Unfortunately, this is not the case for this property.

Chris Cullum, Duffus Drive, expressed concern with lack of enforcement for people not abiding by the zoning.

Miles Agar stated that infractions can be reported to 311 to have an investigation started.

Doug Anderson, Rocky Lake Drive, likes the proposal.

Allison MacKenzie, Duffus Drive, would like to see a bigger park and asked if the property is rezoned and sold, could the new purchaser turn around and have the zoning changed again?

Miles Agar stated it would be possible for the developer to make a request for a zoning change, but they would have to start a whole new process.

Councillor Tim Outhit advised there is more risk of selling the property without changing the zoning first.

Sean McMullen, Duffus Drive, asked if the park is open to suggestion and if the location could be changed?

Mike Cowper stated the site has been reviewed and location of the park is the best spot for this site.

Jerome MacIsaac, Duffus Drive, asked if HRM has guidelines for parks/green space and stated there is no place on Duffus Drive for kids to play. They would like to see the whole property used as a park and no houses built.

Miles Agar stated the Regional Planning Strategy and Subdivision By-law speak to parks.

Councillor Tim Outhit advised that a study was done and initially Planning staff did not want to keep the 8,500 square foot pocket park due to its close proximity to other parks in the area.

Ruth McMullen, Duffus Drive, thanked Councillor Outhit for fighting for the pocket park.

Councillor Tim Outhit clarified that tonight's meeting is to focus on the change in zoning.

Kelly MacIsaac, Duffus Drive, feels the pocket park is too small and that it is a little late in the process to be seeking public feedback as the property has already been deemed surplus to the Municipality. They further asked if the current zoning would allow the land to remain a green space and noted the lack of gymnasium space in Bedford.

Councillor Tim Outhit stated that the two new schools in West Bedford will have gymnasiums.

**North West Planning Advisory Committee Public Information Meeting Minutes
February 24, 2020**

Mike Roach, Duffus Drive, thinks the RTU zone is okay and asked what the revenue from the sale of the land will be used for and if the park off of Rock Manor could be improved upon.

Mike Cowper advised that HRM's Fiscal Policy dictates which funds revenues go to.

Councillor Tim Outhit acknowledged the interest in the park off of Rock Manor and is working on options.

Krista, Scotia Drive, would rather see this development over a high rise building and felt the communications regarding this proposal were received a little late.

Sean McMullen, Duffus Drive, inquired as to how much notice they will receive regarding the Public Hearing.

Ann Merritt, Chair, advised to check the newspaper, online and mailouts.

3. ADJOURNMENT

The Chair thanked people for coming and providing feedback.

The meeting adjourned at 8:11 p.m.

Alicia Wall
Legislative Support



PO Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

MEMORANDUM

TO: Chair and Members of North West Community Council

CC: Andrew Bone, Planner III, Current Planning

FROM: Ann Merritt, Chair, North West Planning Advisory Committee

DATE: June 26, 2020

SUBJECT: Case 21996: HRM Corporate Real Estate is requesting to amend the Municipal Planning Strategy (MPS) and Land Use By-law (LUB) for Bedford to allow low-density residential uses (single-unit and two-unit dwellings) on a large portion of 18 Scotia Drive, Bedford. This proposal cannot be considered under existing MPS policies.

The North West Planning Advisory Committee received information from staff regarding Case 21996 at their June 24, 2020 meeting. The following recommendation to North West Community Council was approved:

THAT the North West Planning Advisory Committee has reviewed the application for Case 21996 and recommends approval of the application as presented.

This recommendation has been provided to HRM planning staff for review and consideration and will be addressed in their staff report to the North West Community Council.