



**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.

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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