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## MEMORANDUM

TO: Chair and Members of North West Planning Advisory Committee

FROM: Melissa Eavis, Planner II

DATE: March 22, 2017

**SUBJECT: Case No. 20996 - Application by Cresco Holdings Ltd. for non-substantive amendments to an existing development agreement within Sub-area 9 of the Bedford West Secondary Planning Strategy to allow for motel, hotel, and guest home uses.**

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**Background:** Cresco Holdings Ltd. has submitted a request to amend the existing development agreement for lands located within Sub-area 9 of the Bedford West Secondary Planning Strategy. The amendment is to permit additional uses, specifically motels, hotels and guest homes. These uses were intended to be included within the original agreement but were inadvertently left out.

**Location** The subject site is located around the intersection of Larry Uteck Boulevard and Hogan Court.

**Existing Use** The lands are currently vacant.

**Designation** The subject site is within the Sub-area 9 of the Bedford West Secondary Planning Strategy (BWSPS). This secondary plan falls within two plan areas, the Halifax Municipal Planning Strategy and the Bedford Municipal Planning Strategy.

**Zoning** The properties are zoned Bedford West Comprehensive Development District (BWCCD) within both the Halifax Mainland and Bedford Land Use By-law.

**MPS Policy** The existing development agreement has been enabled under Policies BW-38A, BW-39 and BW-40A within the BWSPS.

### **Public Engagement**

A public information meeting was held on March 8<sup>th</sup>, 2017 at the Ecole Secondaire du Sommet. Approximately 4 members of the public attended. There was a single speaker

who inquired as to the heights permitted under the existing agreement. The minutes from the meeting are included as Attachment A.

**Proposal**

The applicant is requesting an amendment to allow for motel, hotel, and guest home uses to be permitted within the agreement. If approved, these uses would be permitted within the areas designated as “General Commercial” within the existing development agreement.

**Input Sought from the Committee**

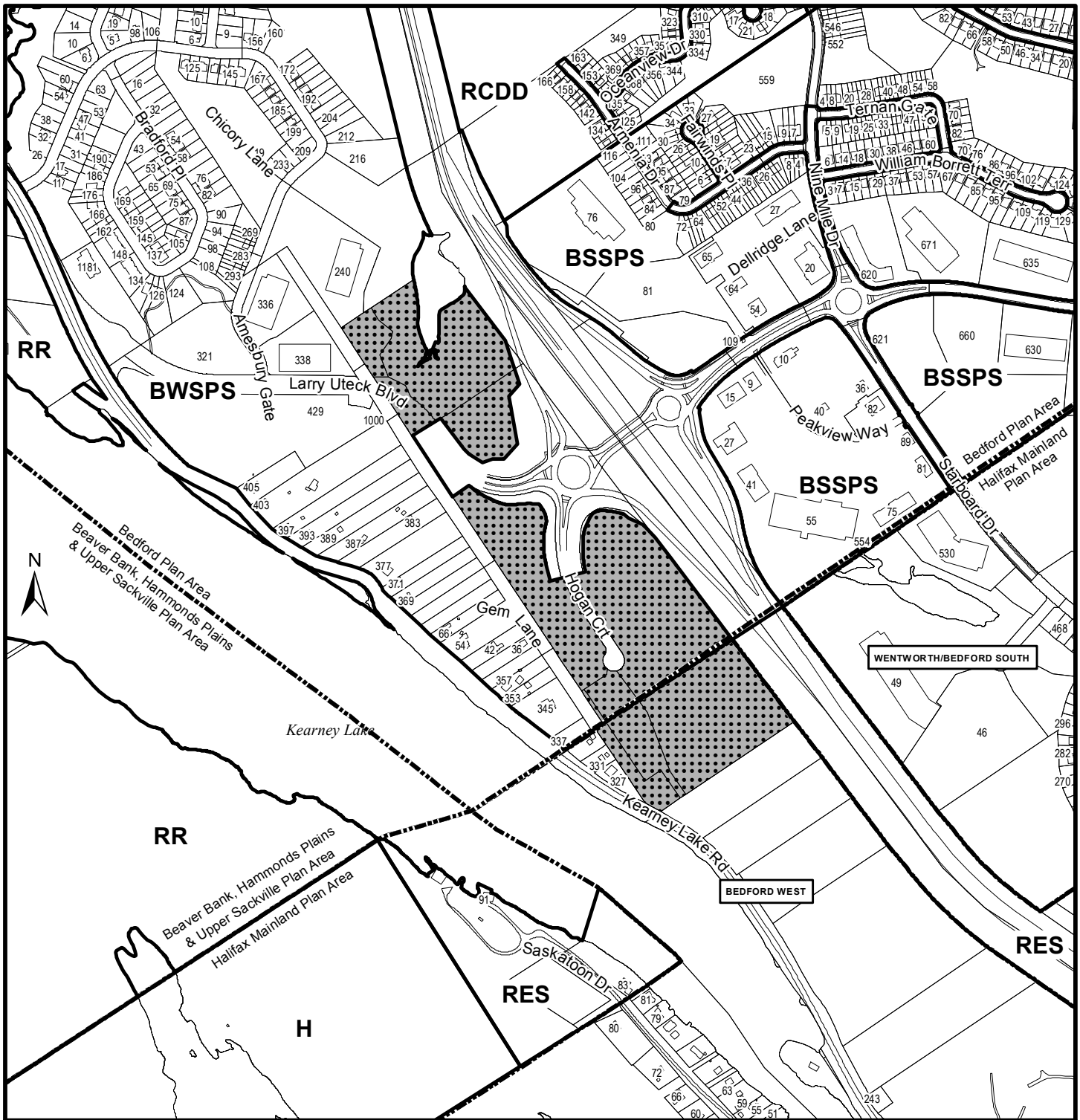
Pursuant to the Committee’s Terms of Reference, feedback is sought from the Committee relative to the proposed amendments. The recommendation will be included in the staff report to Halifax and West and North West Community Councils. Specific items that the Committee may wish to address include the following:

- Is the use appropriate for the area?
- What is the potential impact on neighbouring properties?

**Attachments**

Map 1: Generalised Future Land Use  
Map 2: Zoning and Notification Area


Attachment A: Public Information Meeting Minutes



### Map 1 - Generalized Future Land Use

**HALIFAX**

Bedford West Subarea 9,  
Bedford

 Non-Substantive Amendment  
to Existing Development Agreement

 Plan Area Boundary

Bedford &  
Halifax Plan Areas  
-Bedford West  
-Wentworth/Bedford South

**Bedford Designations**

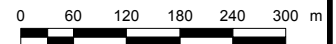
RCDD Residential Comprehensive Development District  
RR Residential Reserve  
BSSPS Bedford South Secondary Planning Strategy

**Halifax Plan Designations**

RES Residential Environments  
H Holding Area

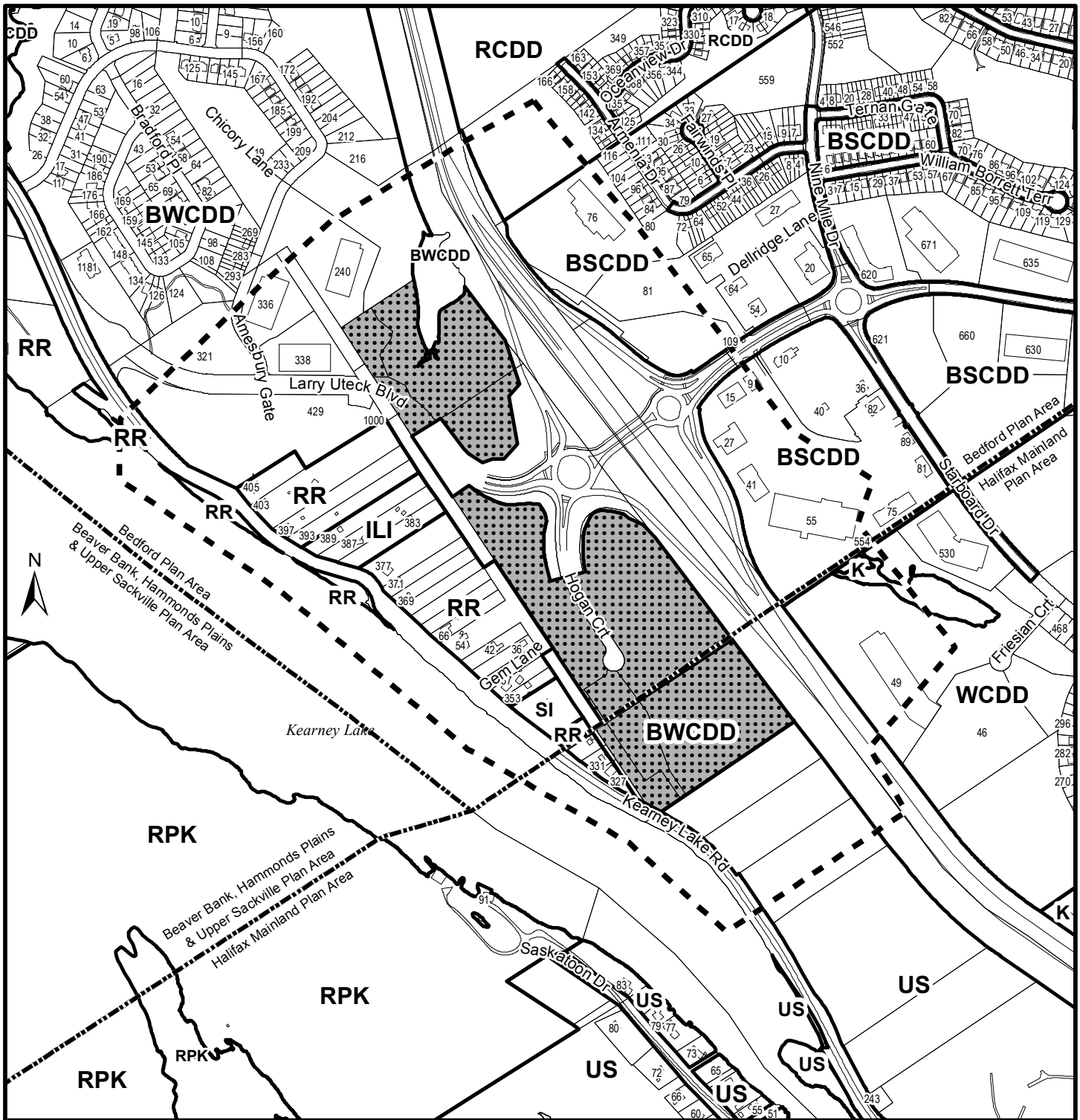
**Beaver Bank, Hammonds Plains & Upper Sackville Designations**

RR Residential 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.



## Map 2 - Zoning and Notification

Bedford West Subarea 9,  
Bedford

 Non-Substantive Amendment  
to Existing Development Agreement

 Area of Notification

 Plan Area Boundary

Bedford & Halifax Mainland  
Land Use By-Law Area

### Bedford Zones

RR	Residential Reserve
ILI	Light Industrial
RCDD	Residential Comprehensive Development District
BWCCD	Bedford West Comprehensive Development District
BSCDD	Bedford South Comprehensive Development District
SI	Institutional

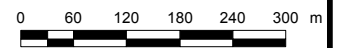
### Halifax Mainland Zones

US	Urban Settlement
WCCD	Wentworth Comprehensive Development District
BWCCD	Bedford West Comprehensive Development District
RPK	Regional Park
K	Schedule K

### Beaver Bank, Hammonds Plains and Upper Sackville Zones

RPK	Regional Park
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**HALIFAX**



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a portion of the Zoning Map for the plan  
area indicated.

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this plan is not guaranteed.

# Attachment A: Public Information Meeting Minutes

## HALIFAX REGIONAL MUNICIPALITY Public Information Meeting Case 20996

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

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Wednesday, March 8, 2017  
7:00 p.m.

Ecole Secondaire du Sommet (Classroom #1112)

### STAFF IN

**ATTENDANCE:** Melissa Eavis, Planner, HRM Planning and Development  
Alden Thurston, Planning Technician, HRM Planning and Development  
Cara McFarlane, Planning Controller, HRM Planning and Development

### ALSO IN

**ATTENDANCE:** Councillor Russell Walker, District 10  
Councillor Tim Outhit, District 16  
Farhang Fotovat, Cresco Holdings Limited

### PUBLIC IN

**ATTENDANCE:** Approximately 4

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The meeting commenced at approximately 7:00 p.m.

#### 1. Call to order, purpose of meeting – Melissa Eavis

Ms. Eavis introduced herself as the Planner and Facilitator for the application; Kevin Neatt, Cresco Holdings Limited; Councillor Tim Outhit, District 1; and Alden Thurston and Cara McFarlane, HRM Planning and Development.

Case 20996 - Application by Cresco Holdings Ltd. for non-substantive amendments to an existing development agreement within Sub-Area 9 of the West Bedford Secondary Planning Strategy to allow for motels, hotels and guest homes.

The purpose of the Public Information Meeting (PIM) is to: a) identify the proposal site and highlight the proposal; b) give the applicant an opportunity to present the proposal; and c) receive public feedback and input regarding the proposal that will be used to prepare the staff report and go forward with this application. No decisions are made at this PIM.

#### 2. Presentation of Proposal: Melissa Eavis

Ms. Eavis presented the proposal outlining the site and the relevant planning policies (BW38A, BW-39 and BW-40A) under the Bedford West Secondary Planning Strategy designation within the Bedford and Halifax Municipal Planning Strategies (MPS) and zone [BW-CDD (Bedford West Comprehensive Development District) Zone] within the Bedford and Halifax Mainland Land Use By-laws (LUB). Due to a technical oversight when the existing development agreement was being drafted, the use of motels, hotels and guest homes was missed. This process is

considered a housekeeping matter.

**Presentation of Proposal: Farhang Fotovat, Development Manager, Cresco Holdings Limited**

**Mr. Fotovat** gave some background on the site and explained that the original proposal for the existing development agreement included the use of motels, hotels and guest homes but was missed during the approval process.

### **3. Questions and Comments**

**Mr. Robinson, Kearney Lake Road** wondered how many storeys the hotel, if one was to be built on the site, would be. **Joseph Daniel, representing the Developer** – The maximum height for this area is 60 feet. **Mr. Fotovat** explained that the whole area is zoned General Commercial (list of permitted uses allowed) with two pockets of parkland. Currently, it is not known what will go on the site, but the intention is for high-end general retail, hotel, etc. **Mr. Robinson** wondered when the public would know what is going on the site. **Mr. Daniel** explained that whoever buys the land will determine its use. The purpose of expanding the list of uses is to allow what was asked for in the original proposal. It will be known what is going on the site once the development permit has been issued.

### **4. Closing Comments**

**Ms. Eavis** thanked everyone for coming and expressing their comments.

### **5. Adjournment**

The meeting adjourned at approximately 7:18 p.m.