

HALIFAX

Public Hearing for Case 21730

Development Agreement
205 Bedford Highway, Halifax

Halifax and West Community Council
August 11, 2020

Proposal

Applicant: Pathos Properties Inc.

Location: 205 Bedford Highway, at the corner of Flamingo Drive

Existing Use: A 2-storey, 13 unit apartment building

Proposal: Enter into a development agreement to allow an 8 storey residential development with ground floor commercial, subject to the provision of affordable housing units

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Planning History

In October 2018, Regional Council directed staff to consider a mixed-use development of up to eight floors, at 205 Bedford Highway, subject to creating a policy that mandates affordable housing units.

On January 14, 2020, Regional Council approved MPS amendments to enable the proposed development, through a development agreement.

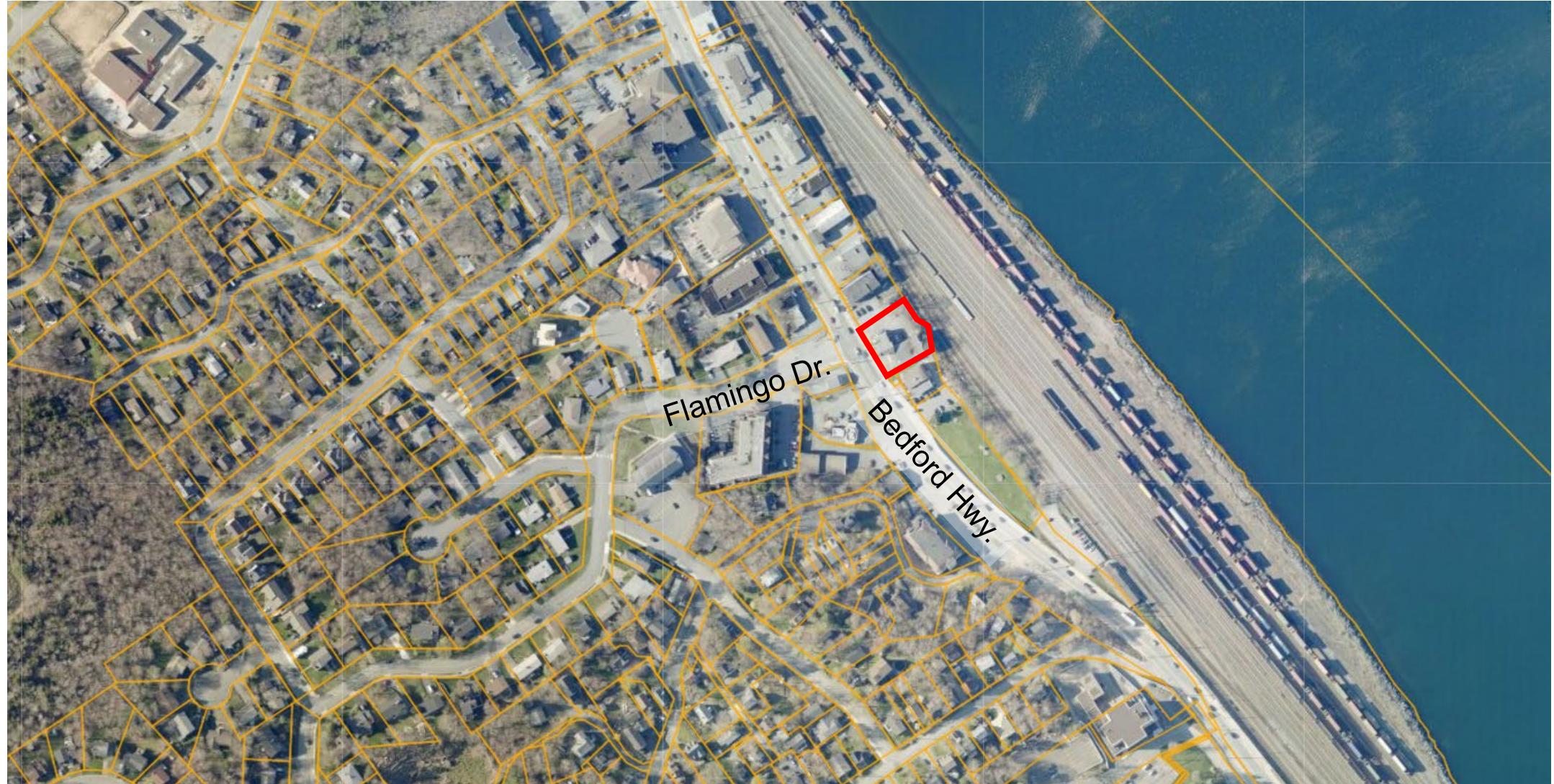
Site Context

Bedford Highway and Flamingo Drive



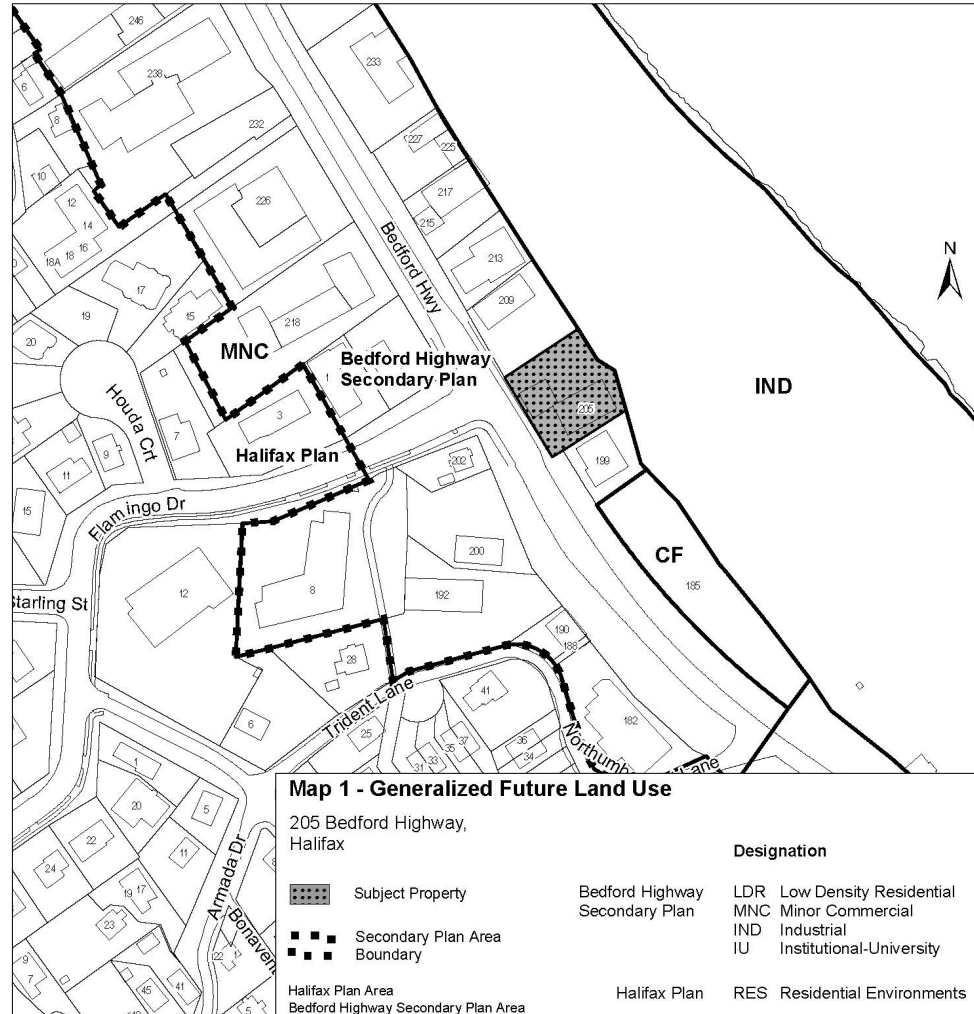
Site Context

205 Bedford Highway, Halifax



Planning Policy

Halifax Municipal Planning Strategy



The Municipal Plan designates the property as Minor Commercial.

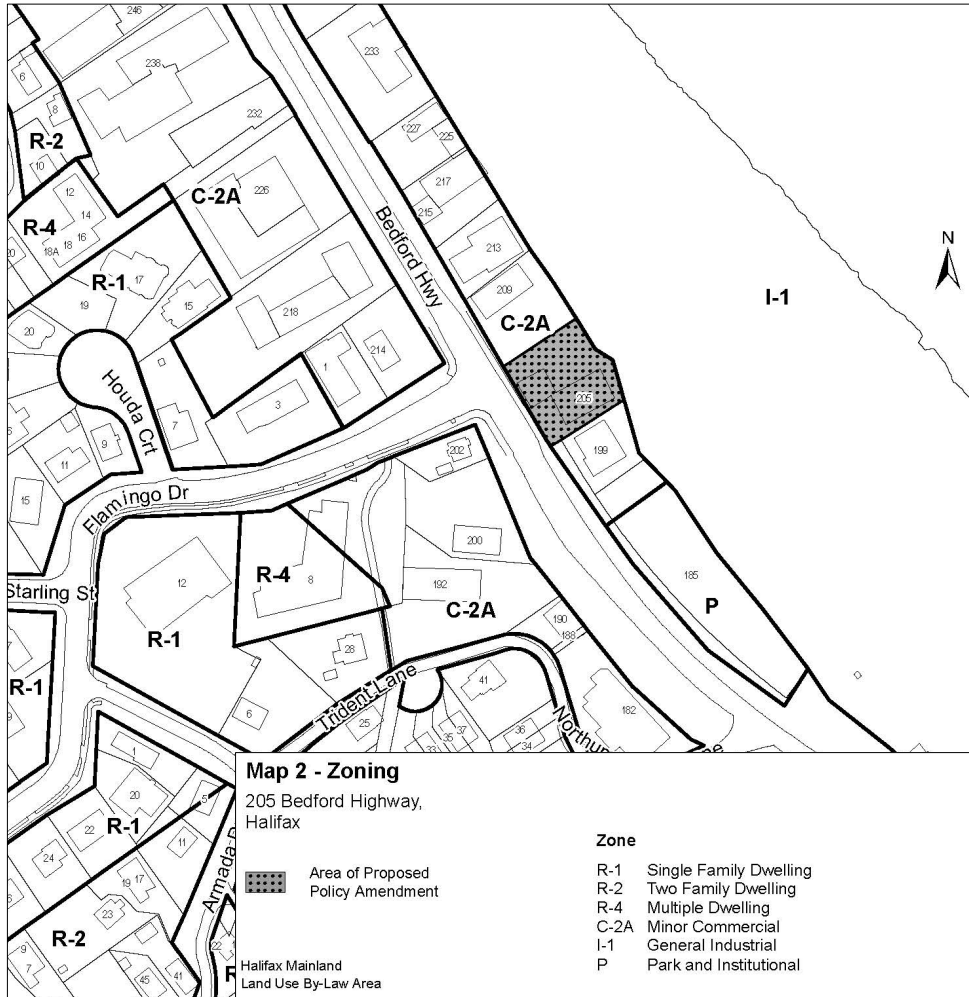
In January, Regional Council adopted site-specific policy to permit an eight storey residential/ commercial building by development agreement.

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Land Use Regulations

Halifax Mainland Land Use By-law

The Land Use By-law zones the property as C-2A Minor Commercial.



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Public Engagement Feedback

- Level of engagement completed was consultation achieved through a webpage, signage and a public information meeting (February 4, 2019).
- Feedback from the public meeting included the following:
 - Support for affordable housing, especially if mandated;
 - Some support for building design, but some concern about size;
 - Concerns about current and future traffic volumes

Proposal: Development Agreement

Policy Features

| | |
|--------------------|---|
| Maximum Height | 8 floors (26.5 metres or 87 feet), excluding elevator over-runs |
| Maximum Units | 55 units |
| Permitted Uses | Residential, Commercial and Institutional |
| Affordable Housing | 18 units, renting at a 30% discount to comparable units |
| Density Bonusing | Additional height in exchange for affordable housing units |
| Housing Agreement | Ensures affordable units are rented at the agreed price, to people of moderate or low incomes |

Policy Framework - Agreements

Agreement

| | |
|----------------------------|---|
| Development Agreement | Regulates the design and construction of the building, as per the policy adopted |
| Density Bonusing Agreement | Formalizes the exchange of additional height in exchange for affordable housing units (density bonus) |
| Housing Agreement | Ensures affordable units are rented at the agreed price, to people of moderate or low incomes |

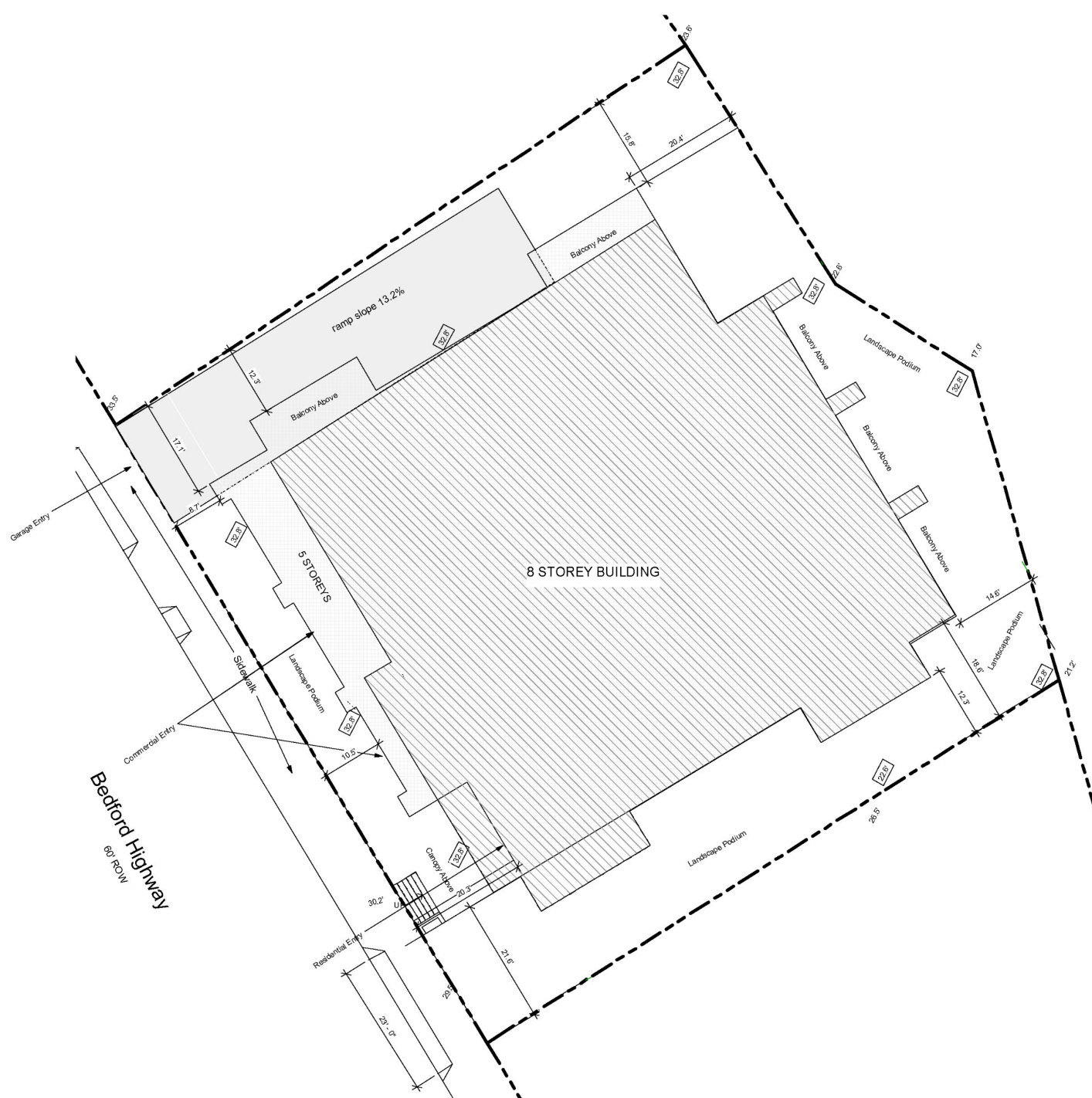
Proposal





ECTARIUS SALON & SPA

Parsons Out The West



Staff Recommendation

Staff recommend that Regional Council:

Approve the proposed development agreement to permit an eight-storey residential/commercial building that includes affordable housing units.

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Thank You