

Welcome to Tonight's Virtual Meeting!

The Meeting Will Commence At 7pm

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Public Information Meeting for Case 21946

Municipal Planning Strategy Amendment
and Development Agreement Amendment:
Southgate Drive & the Bedford Highway,
Bedford

Agenda for Tonight's Meeting

SLIDE 2

1. Welcome and Introductions
2. HRM Staff Presentation
3. Applicant Presentation
4. Public Feedback
5. Wrap-Up & Next Steps

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Public Participation and Q & A

SLIDE 3

By Phone

- Speakers list
- One speaker at a time
- To unmute, select  
- Please provide your name and community

Online

- Please use the 'Raise Hand' function if you have a question or comment at the end of the presentations
- Please mute yourself until you are ready to speak

Please respect all points of view and opinions.
A summary of comments and responses to questions will be available on the case website

Introductions

Ann Merritt – NWPAC Chair

Darrell Joudrey – HRM Planner

Jared Dalzeil, WSP Canada Inc. – Applicant

Andrea Lovasi-Wood – HRM Legislative Assistant

Maggie Holm – HRM Principal Planner

Tim Outhit, Deputy Mayor – District 16 Councillor

Role of HRM Staff

SLIDE 5

- Manage the process of the planning application
- Main contact for the applicant and general public regarding questions, comments or concerns
- Prepare amendments, negotiate agreement with applicant, draft reports and make recommendations to Council

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Purpose of this Meeting

SLIDE 6

- Provide information to the public on the proposed development at north and south corners of intersection of Southgate Drive and Bedford Highway, Bedford
- Explain the process involved for an application of this type
- Receive feedback, hear concerns, and answer questions regarding the proposed development

Feedback provided tonight will inform the process and will form part of the public record.

No decisions will be made tonight

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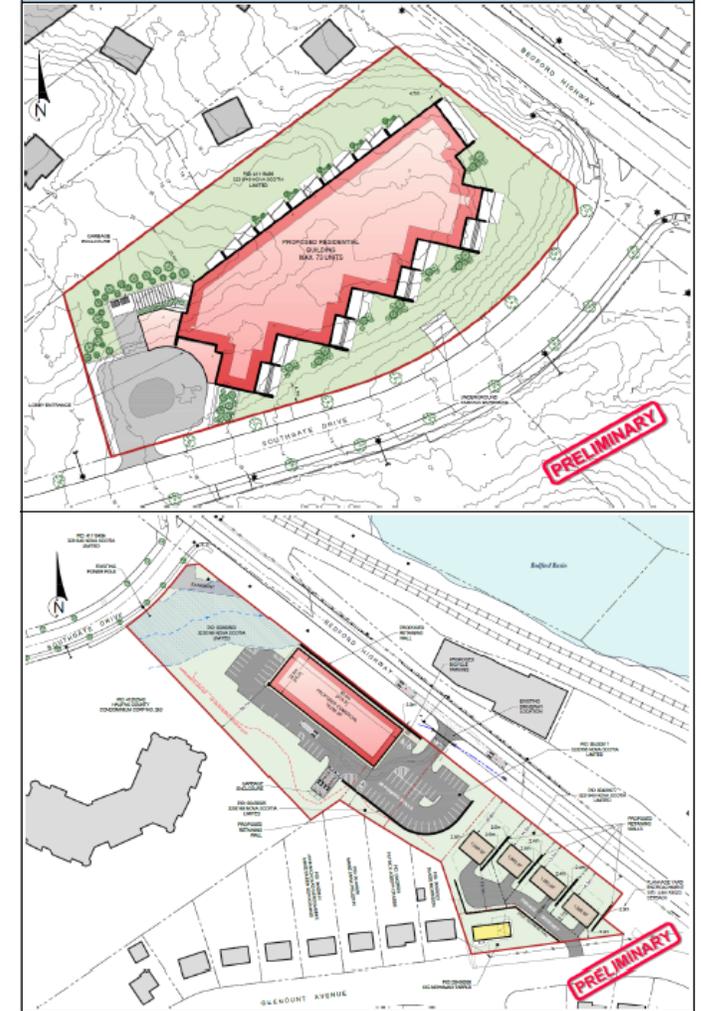
Applicant Proposal

Applicant: WSP Canada Inc.

Location: PID 41119494 (north corner of intersection of Southgate Drive and Bedford Highway) and PIDs 00360560, 00430025, 00430017, 00429977 and 00430058 (between Southgate Drive and Glenmont Avenue)

Proposal: Amend MPS and existing development agreement to enable 5 storey, 73 unit multiple unit building at Lot BH-1 and a 1 storey 16,000 sq ft commercial building and four single unit dwellings on Lot BH-2

SLIDE 7

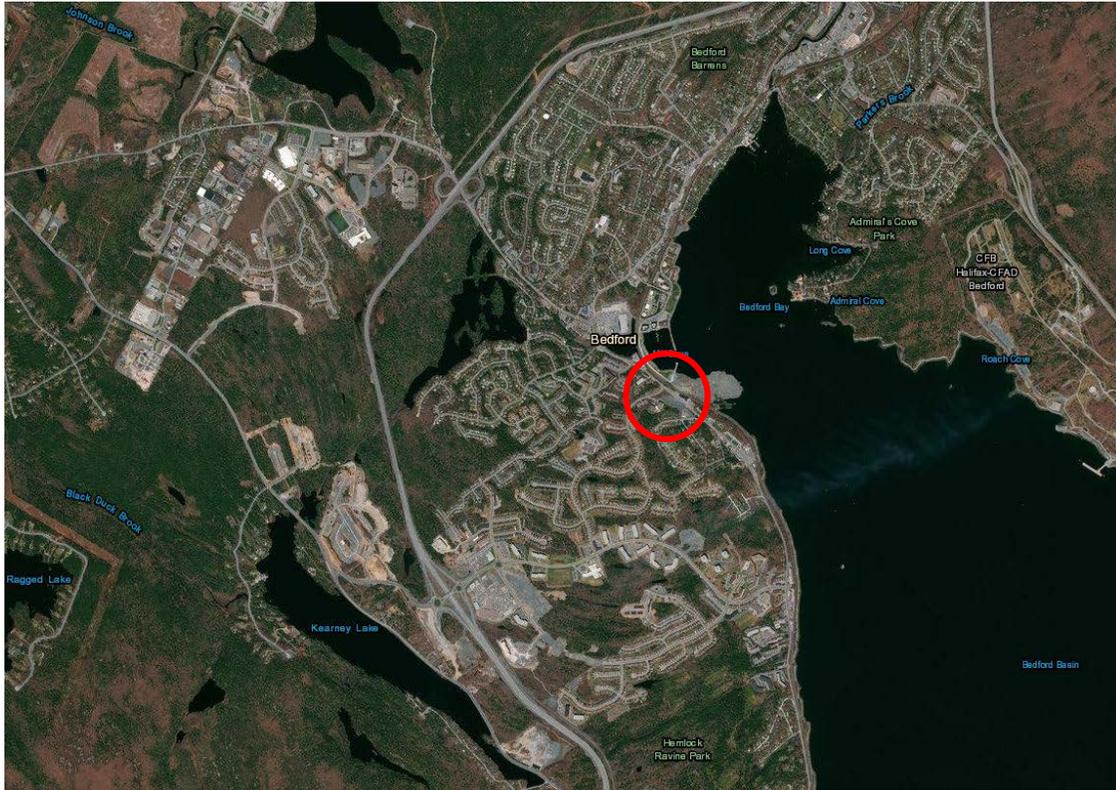


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Site Context

Southgate Drive and Bedford Highway, Bedford

SLIDE 8



General Site location in Red



Site Boundaries in Red

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Site Context

SLIDE 9

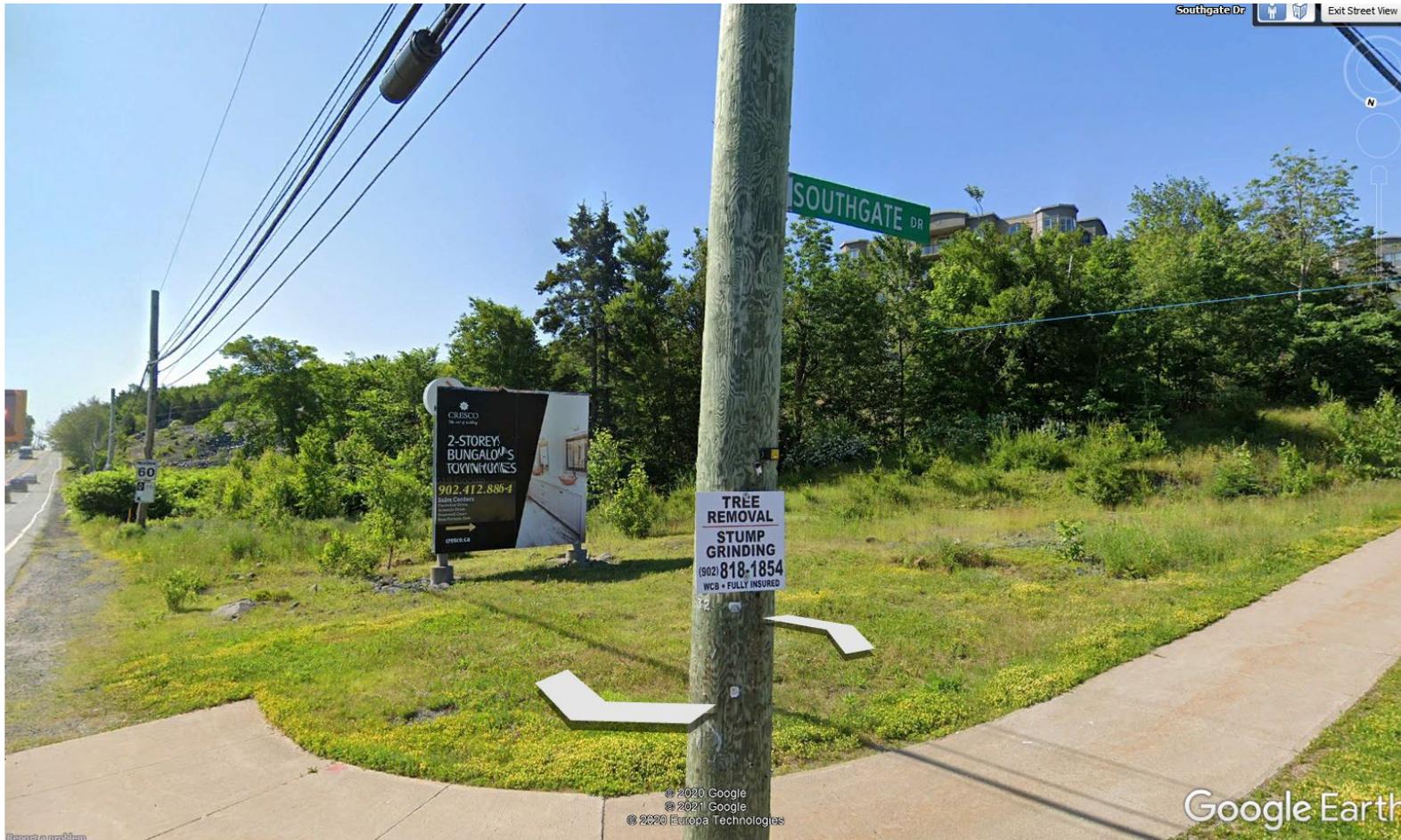


Subject site BH-1 seen from the intersection of Southgate Drive and Bedford Highway

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Site Context

SLIDE 10



Subject site BH-2 seen from the intersection of Southgate Drive and Bedford Highway

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Proposal

SLIDE 11



Proposed Site Plan BH-1

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Proposal

SLIDE 12

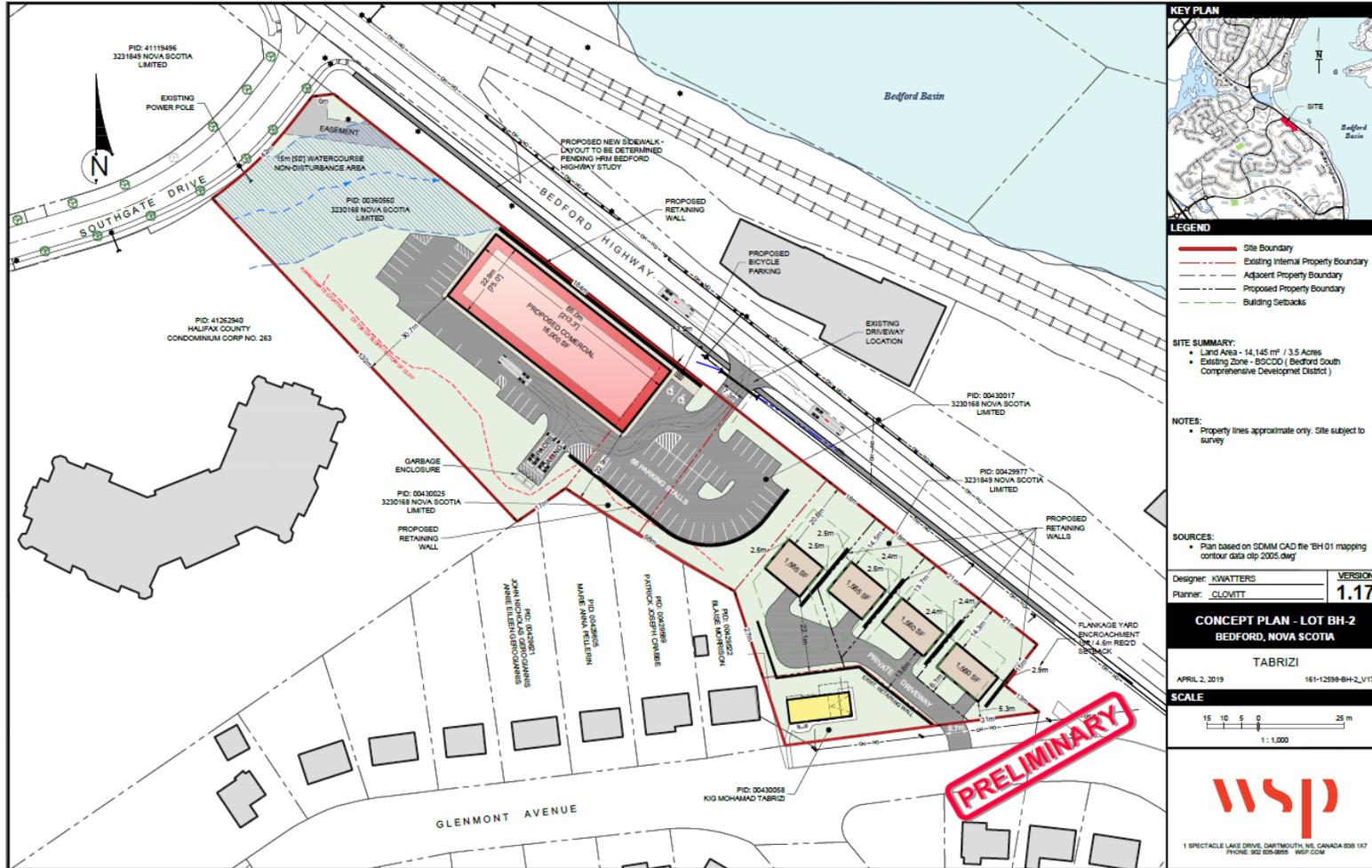


Proposed Multiple Unit Dwelling at Site BH-1

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Proposal

SLIDE 13

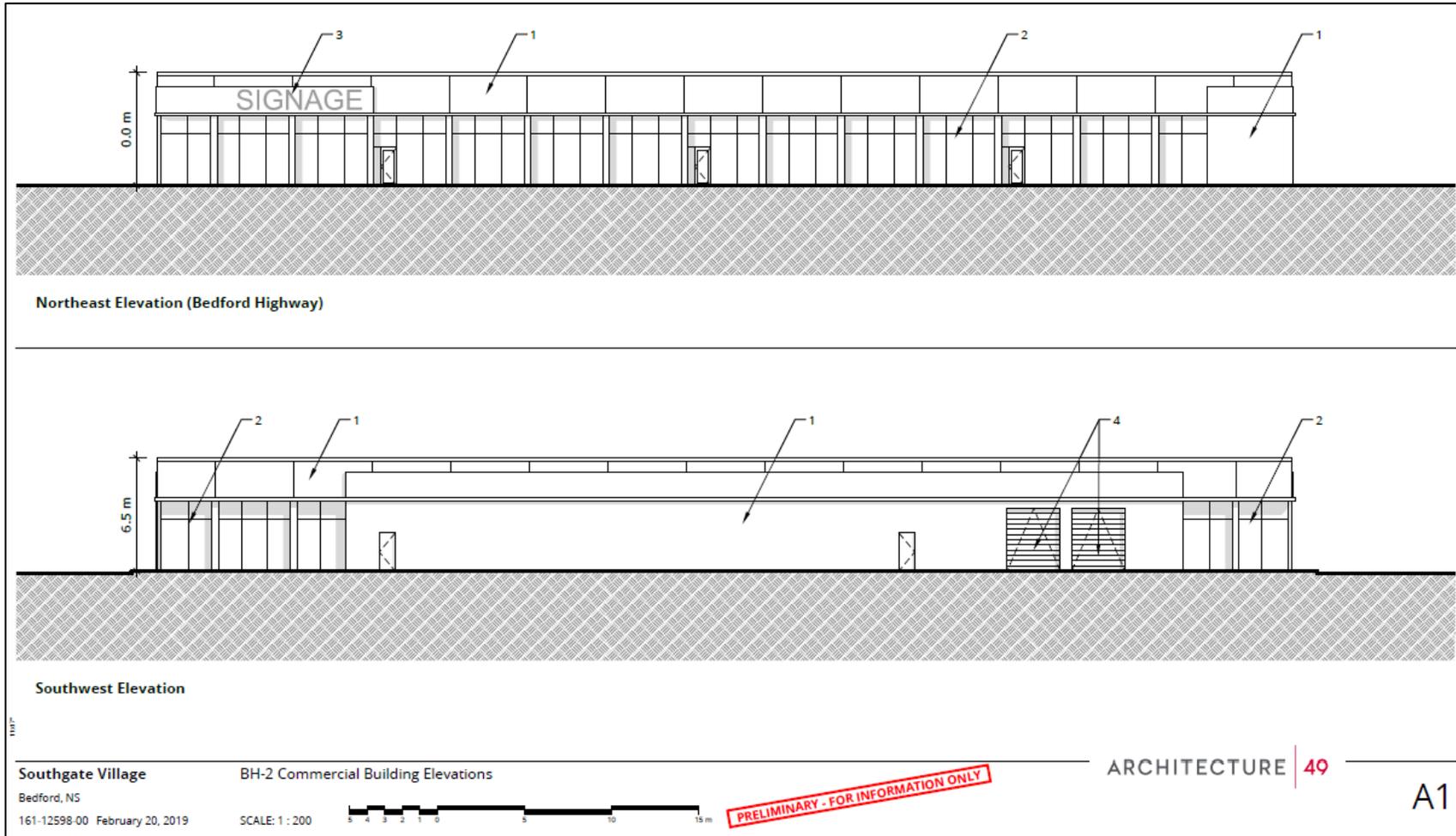


Proposed Site Plan BH-2



Proposal

SLIDE 14

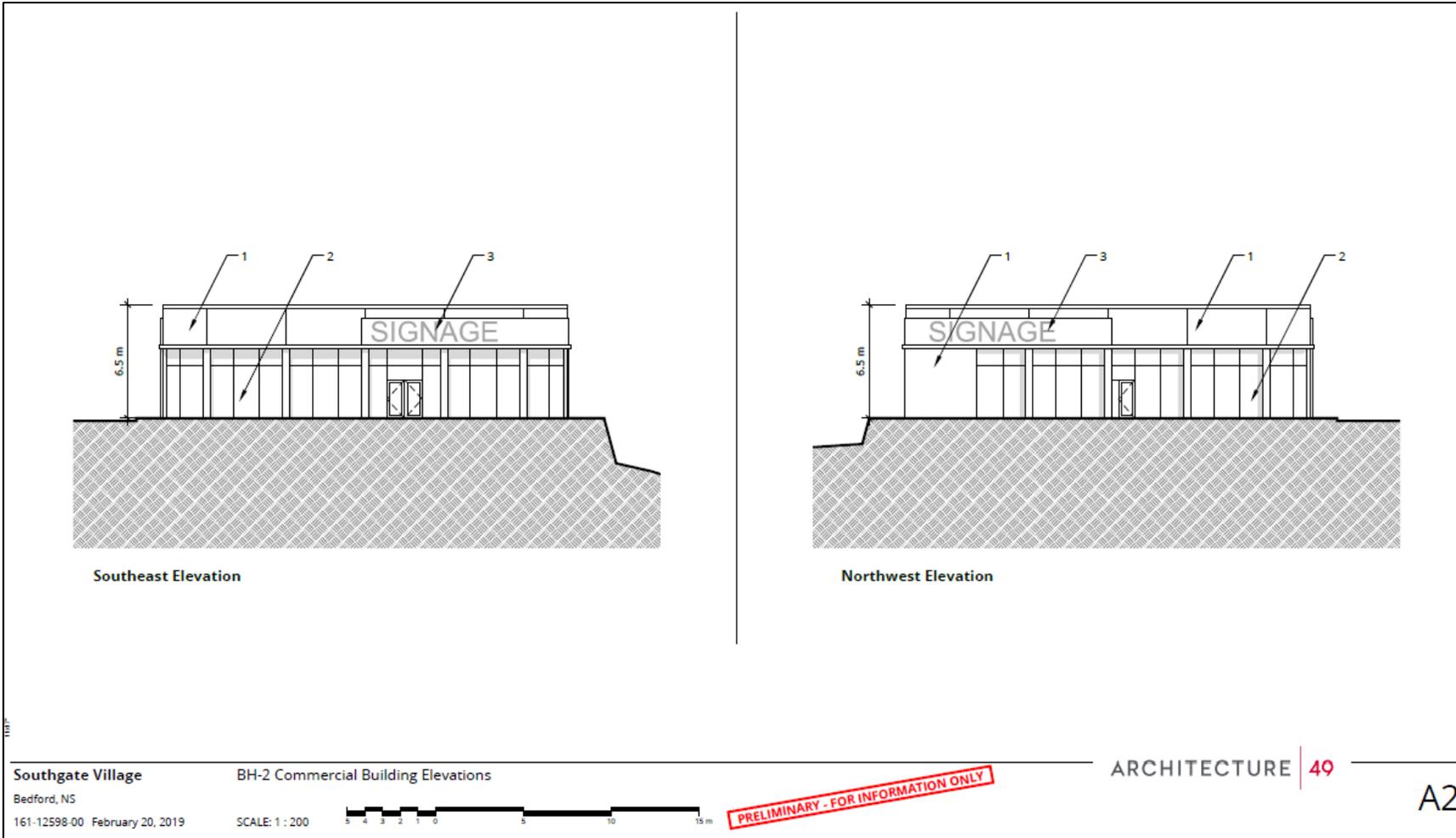


Proposed Commercial Building NE and SW Elevations at Site BH-2



Proposal

SLIDE 15



Proposed Commercial Building SE and NW Elevations at Site BH-2

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Policy & By-law Overview

SLIDE 16

Bedford Municipal Planning Strategy & Bedford LUB

- **Zone**

- BSCDD (Bedford South Comprehensive Development District)

- **Designation**

- Bedford South Secondary Municipal Planning Strategy

- **Existing Use**

- undeveloped

- **Enabling Policy**

- RN-1, RN-2, RN-3, RN-3A

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Policy Considerations of BSSMPS

SLIDE 17

- **Policy RN-1** enabled the existing development agreement for all of Neighbourhood A and the existing development agreement for site BH-2. It also enables subsequent development agreements within Neighbourhood A subject to meeting the approved concept plan;
- **Policy RN-2** lists matters to be considered for all development agreements within Neighbourhood A;
- **Policy RN-3A** specifically allows for the modified development of site BH-2;
- **Policy RN-3** enables consideration of a five-storey residential apartment for lands abutting Southgate Drive. Policy RN-3A withstood RN-3 and must be re-included to allow the proposed five storey building land use at site BH-1.
- The commercial use anticipated for BH-1 under Neighbourhood A allows a density of 30 persons per acre which is not sufficient for the number of units requested by the applicant. Hence the request to amend the existing BSSMPS policies to allow the existing densities on these two sites to be reallocated.

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What is a Development Agreement?

SLIDE 18

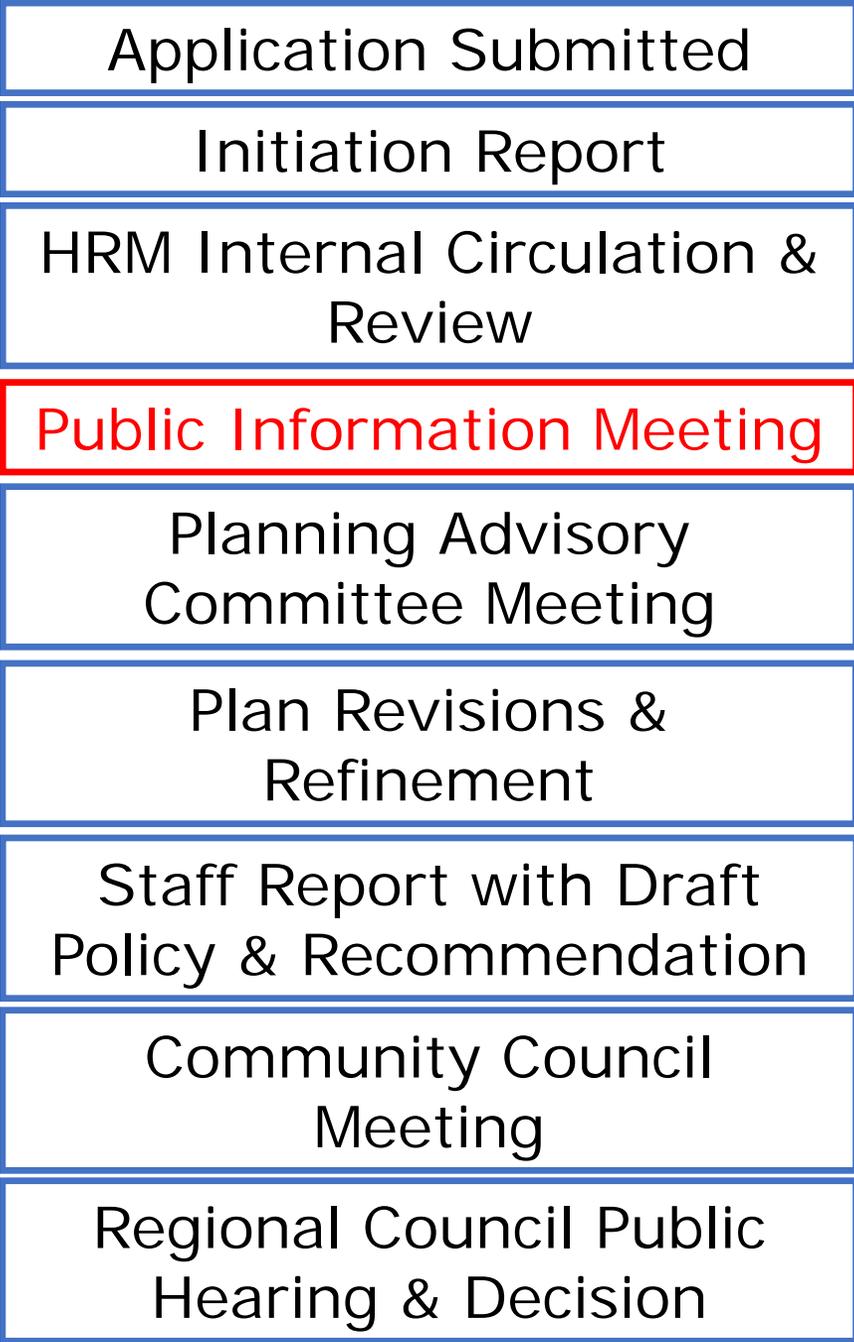
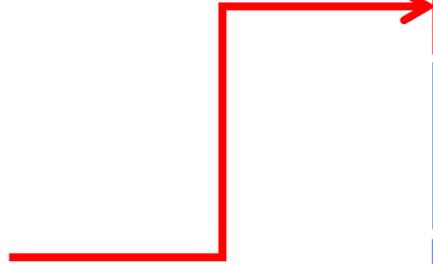
- A development agreement enables construction of a project under local planning policy
- A binding legal contract that clearly establishes standards on matters such as site plan, architecture, landscaping, and infrastructure
- Can be approved by Community Council provided that any development complies with local planning policy

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Planning Application Process - MPS

SLIDE 19

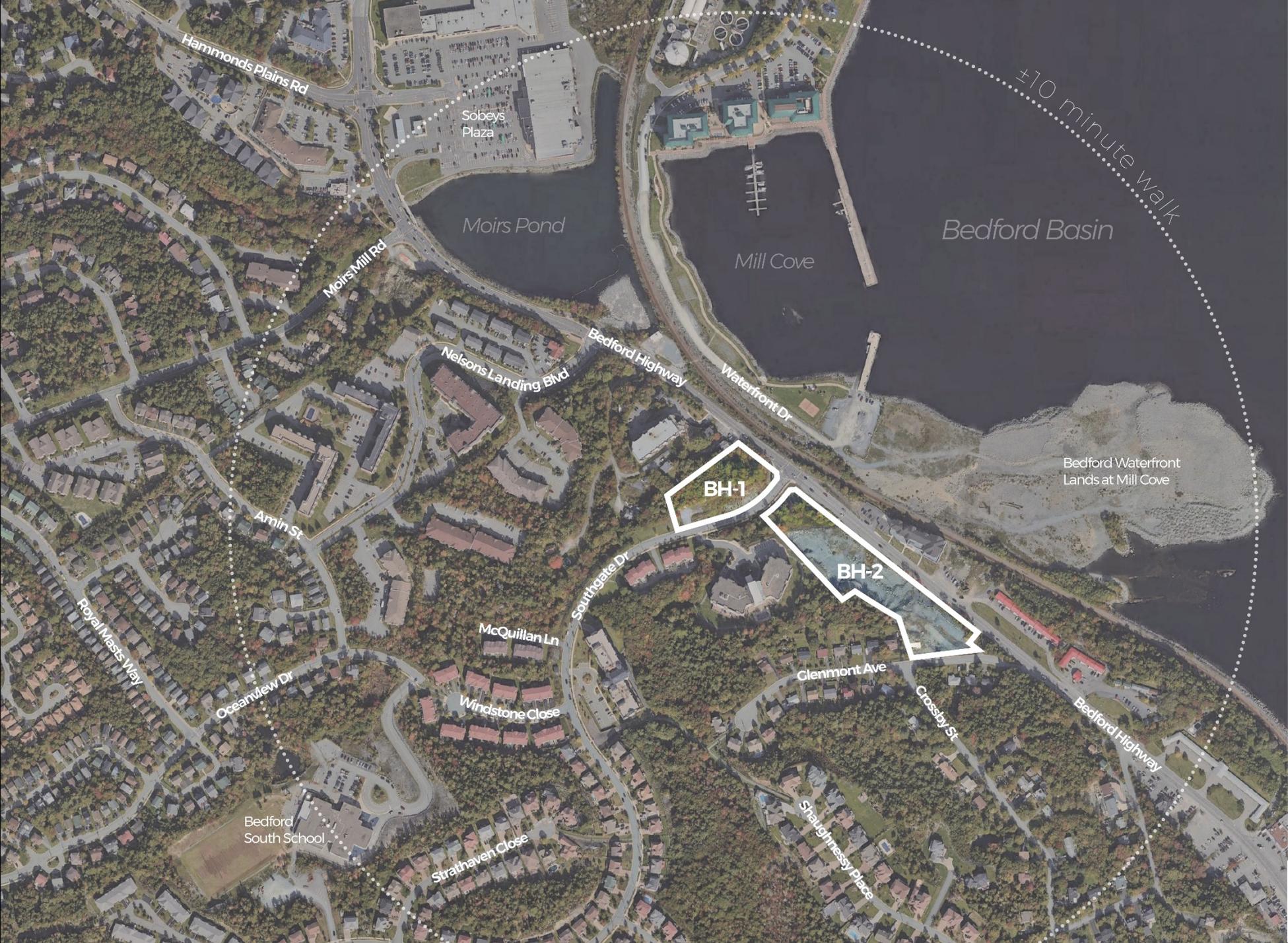
We Are Here



Presentation by Applicant

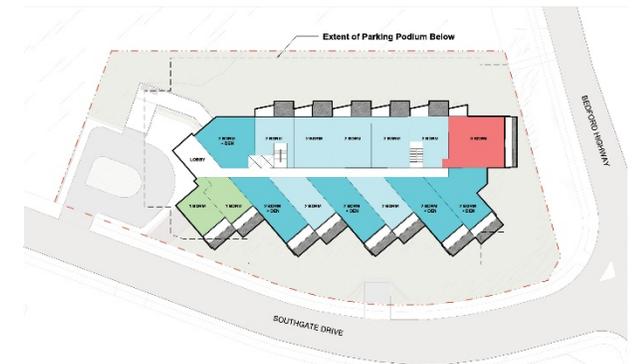
Jared Dalzeil, WSP Canada Inc.

Slide 21 Site Context



Slide 22

BH-1 Residential Building Site Plan



BH-1: Residential Building



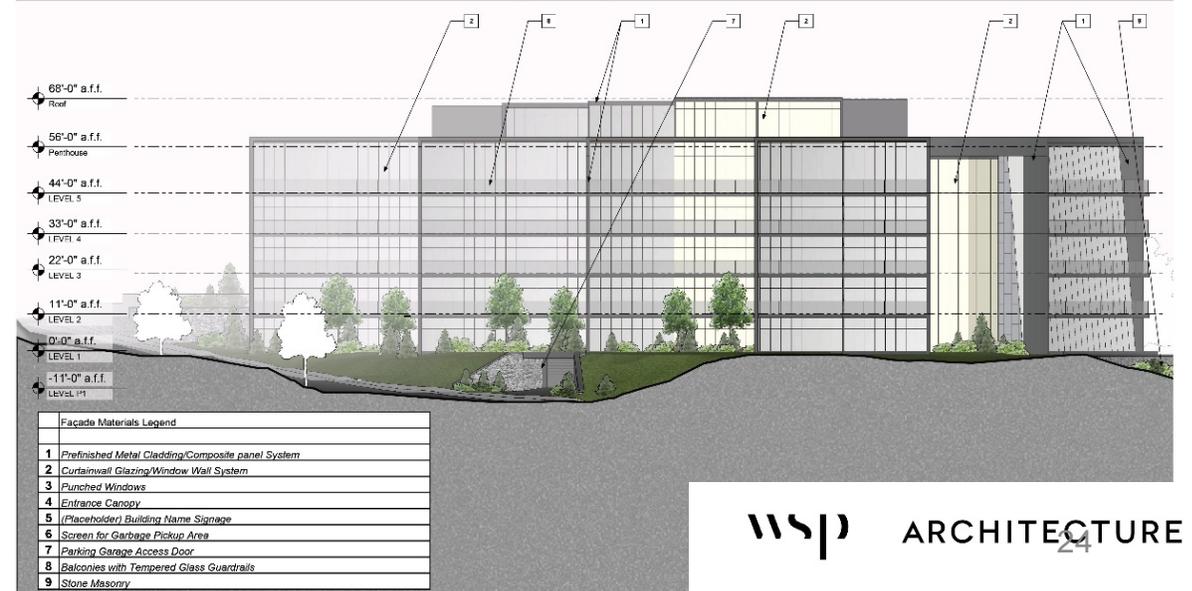
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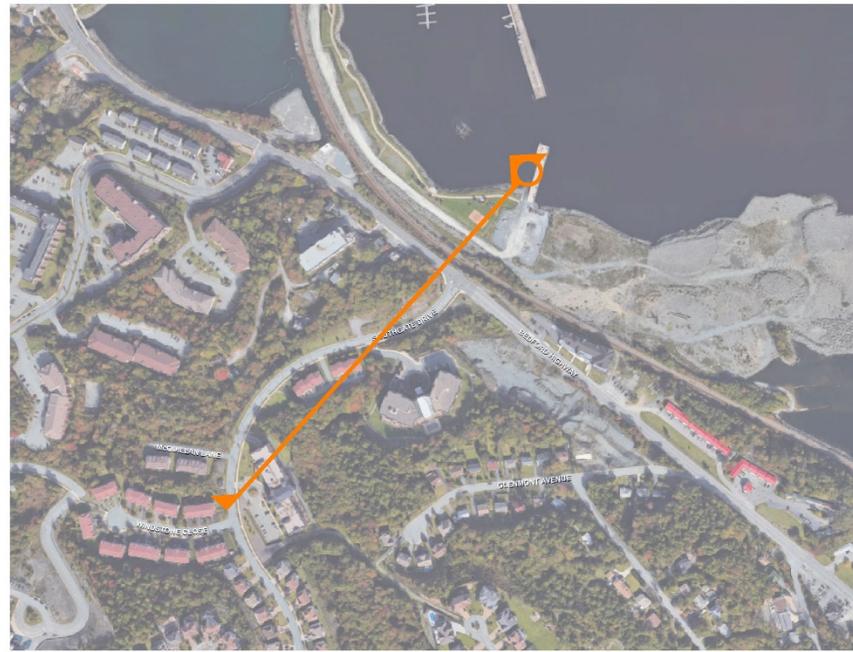
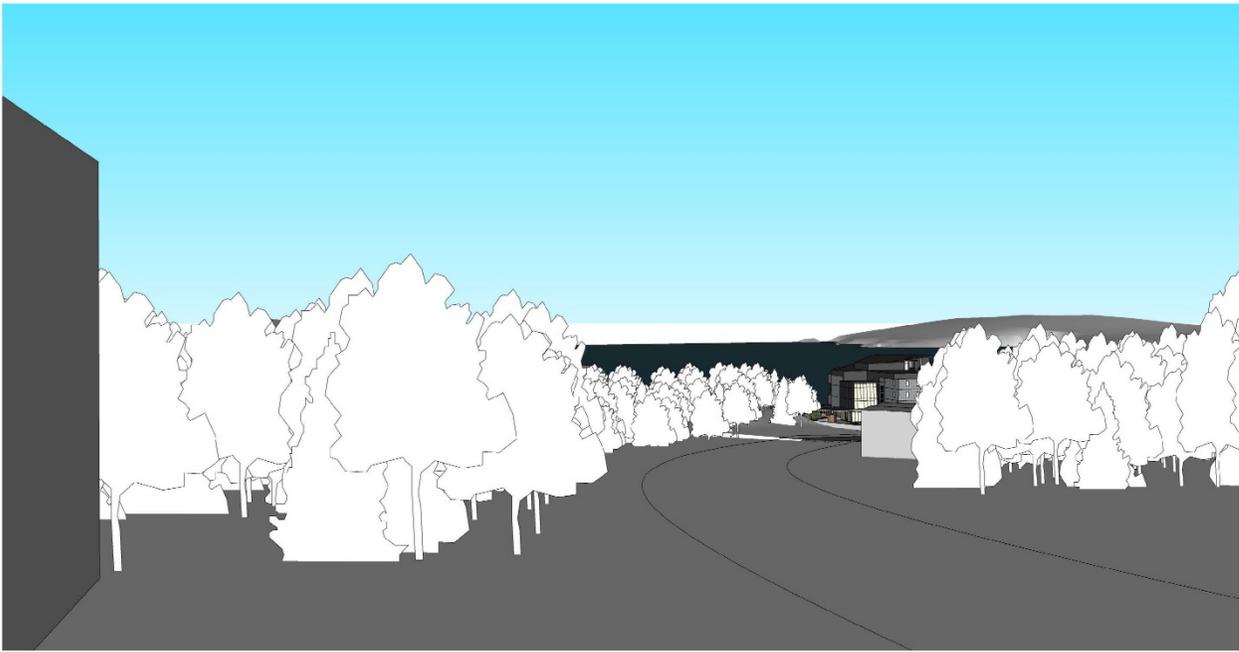


Elevation - South (Southgate Drive)

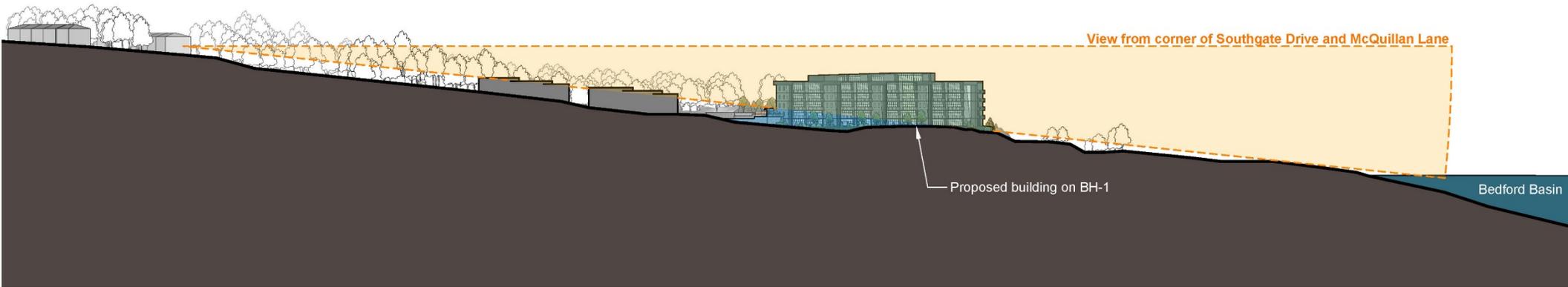


Elevation - Northeast (Bedford Highway)





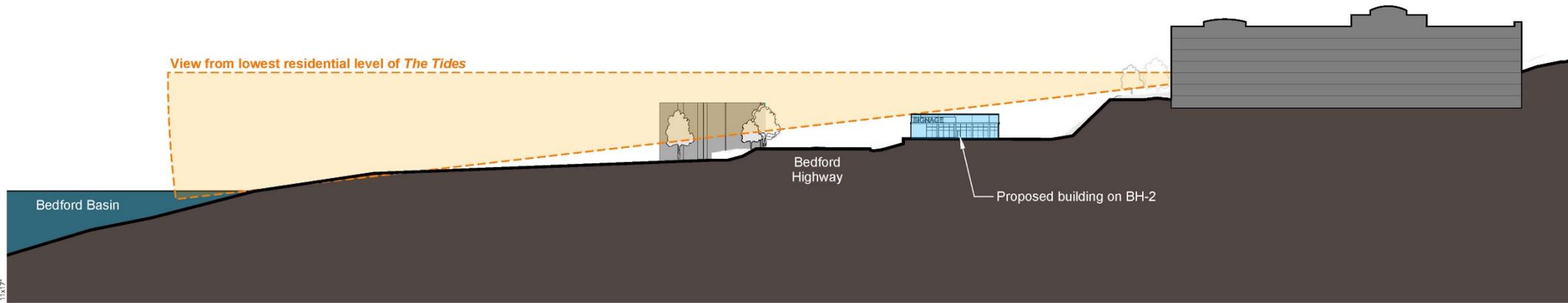
KEY PLAN (NOT TO SCALE)



BH-1 Cross Section from Southgate Drive and McQuil



KEY PLAN (NOT TO SCALE)



BH-2 Cross Section from the Lowest 'Tides' Residenti

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