



**NORTH WEST PLANNING ADVISORY COMMITTEE
PUBLIC INFORMATION MEETING
January 20, 2021**

PRESENT: Ann Merritt, Chair
Nick Horne, Vice Chair
Councillor Cathy Deagle-Gammon
Deputy Mayor Tim Outhit
Donalda MacIsaac
Jordan Foster
Gina Jones-Wilson
Jacqueline LeVert
Stacey Rudderham

REGRETS: Ryan Donato

STAFF: Andrea Lovasi-Wood, Legislative Assistant
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.

The meeting was called to order at 7:00 p.m. and the meeting adjourned at 8:46 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 7:00 p.m.

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

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

2. Case 21946: The applicant is requesting a development agreement for PID 41119496, which lands are located at the northwest corner of the intersection of Bedford Highway and Southgate Drive identified as Site BH-1, to permit a 5 storey multiple unit building. The proposal also requests to amend an existing development agreement on PIDs 00360560, 00430025, 00430017, 00429977, and 00430058, lands along Bedford Highway between Southgate Drive and Glenmont Avenue identified as Site Lot BH-2.

Darrell Joudrey, Planner II, Current Planning, presented case 21946 and confirmed they are the main point of contact for the applicant and the public. The purpose of this meeting is to provide information to the public regarding the proposed development and to receive feedback.

The sites are located at the intersection of Southgate Drive and the Bedford Highway, and are separated by Southgate Drive. The two lots involved are BH-1 and BH-2. The applicant is requesting to move the proposed residential townhouses from Lot BH-2 to Lot BH-1, resulting in all of the residential uses being contained within Lot BH-1, and all of the commercial uses being contained within Lot BH-2.

The lands are currently undeveloped and have a rugged topography. The site is zoned Bedford South Comprehensive Development District (BSCDD). A copy of the staff presentation is on file.

Jared Dalziel, Project Planner/Urban Designer, WSP Canada Inc., spoke to the proposal and noted that the underground parking for the residential building would contain 101 parking spots as well as bicycle stalls, and there would be 1, 2 and 3 bedroom units in the building.

Dalziel spoke to some of the proposed landscaping and noted that the public sidewalk would be extended along Southgate Drive. By reallocating the density from Lot BH-2 to BH-1, a better overall design is created, and it also reduces impacts on views. A copy of the presentation is on file.

The Chair opened up the floor to members of the public to speak and reviewed the rules for speakers.

David Arthur, Bedford, expressed concerns regarding the appearance of the commercial building in that it looks good from the front but not from the back which faces some of the condo units located at the Tides. They do feel the lots need to be developed.

Bill Taylor, Bedford, feels there is a lack of visitor parking and that the driveway for the visitor parking area is really close to the driveway for the Tides building.

Helen Anderson, Bedford, echoed concerns around the lack of visitor parking available and feels it could lead to people parking on the street, posing safety issues for the nearby bus stop and school drop off area. Concerns were also expressed around the amount of density, construction noise and impacts of blasting.

Serguei Iakovlev, Halifax, wanted to know when construction would commence.

Janet MacMillan on behalf of Margaret MacMurdo, Bedford, is concerned about the impacts on the view, garbage, increased traffic and inquired as to whether or not the developer has given any thought to using green rooves.

Rosemarie Sampson, Bedford, likes the look of the residential building, but is concerned about the lack of visitor parking and increased traffic.

Richard Ward, Bedford, also echoed parking concerns and expressed noise concerns with respect to things such as exhaust fans etc. Noise from commercial uses.

Alphonsus Forgeron, Bedford, agrees there is a lack of visitor parking available and noted the site line from Lot BH-1 is not very long and could pose safety issues.

Brad Walker, Bedford, asked if the penthouse makes the building a 6-storey and feels a bit too much upsizing is being done and echoed traffic concerns. They also inquired as to why 73 units were being proposed rather than the 57 units as per the Bedford Municipal Planning Strategy.

Paula MacInnis, Bedford, asked if amending the MPS for this application would impact future developments of other properties, and whether or not a shadow study has been completed. They feel there are too many units being proposed for the residential building.

In response to the comments and questions from the public, Darrell Joudrey noted the following:

- Commercial building uses, covered garbage and hidden roof structures can be negotiated as part of the development agreement.
- Since streets are public, we can't really stop the public from parking on streets, but residents parking on streets is a different issue.
- They will follow up with traffic services regarding the close proximity of the driveways.
- They will follow up with School Board regarding policies for school pick-ups and drop-offs.
- The overall parking ratio for the residential building is greater than 1:1.
- There is an Administrative Order to manage best practices for blasting.
- Halifax Transit recommended the location of the bus stop on Southgate Drive, Council wanted it at a different location.
- Construction noise is mitigated under the Noise By-law.
- These MPS amendments would only affect the proposed development and would not apply to other locations.
- A shadow study was not a requirement as part of this proposal

Jared Dalziel noted that the start date of construction is not known and whether blasting or rock picking will be used has not been determined, although both could be a possibility. The penthouse will contain a single unit, amenity space and a mechanical area.

3. ADJOURNMENT

The Chair thanked people for attending and providing feedback.

The meeting adjourned at 8:46 p.m.

Alicia Wall
Legislative Support