

NWPAC Presentation for Case 21946

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

March 3, 2021

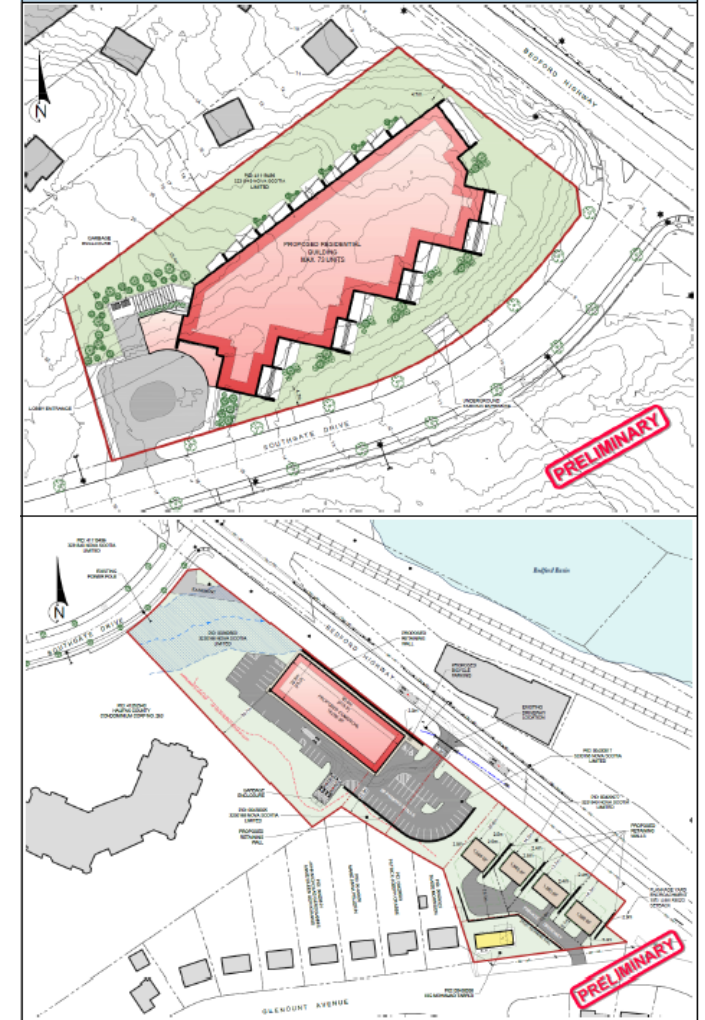
Applicant Proposal

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 2

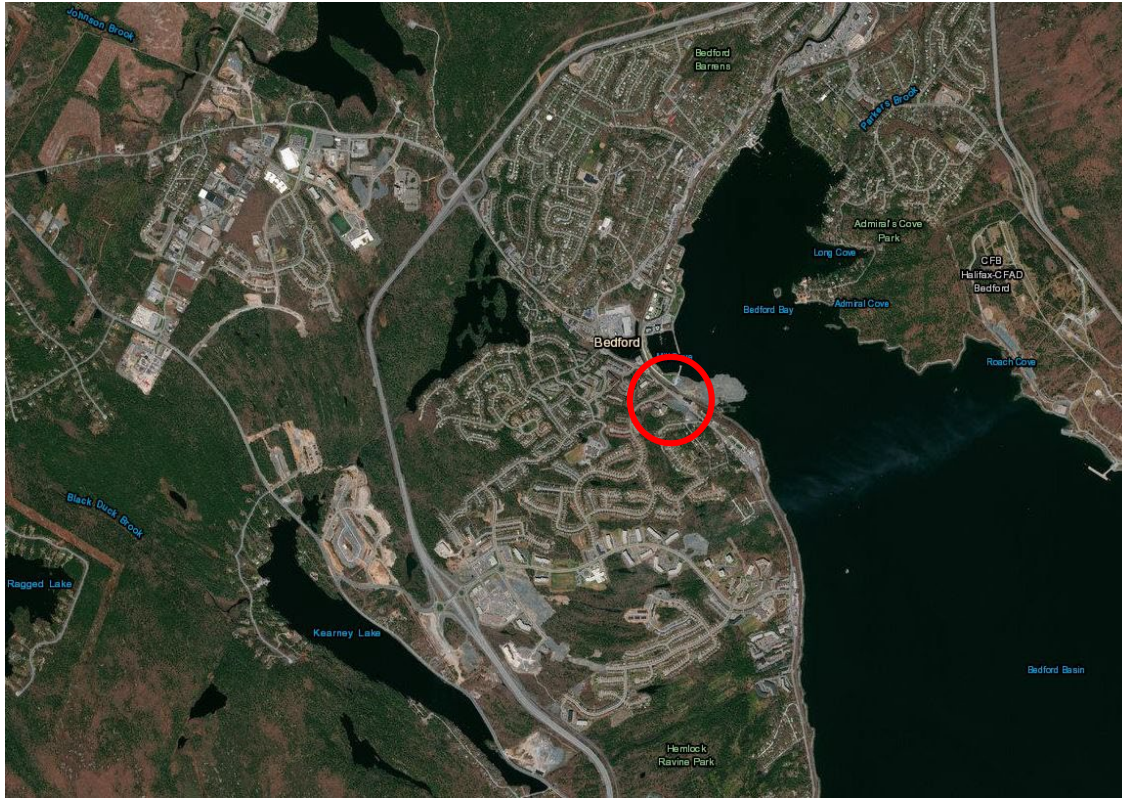


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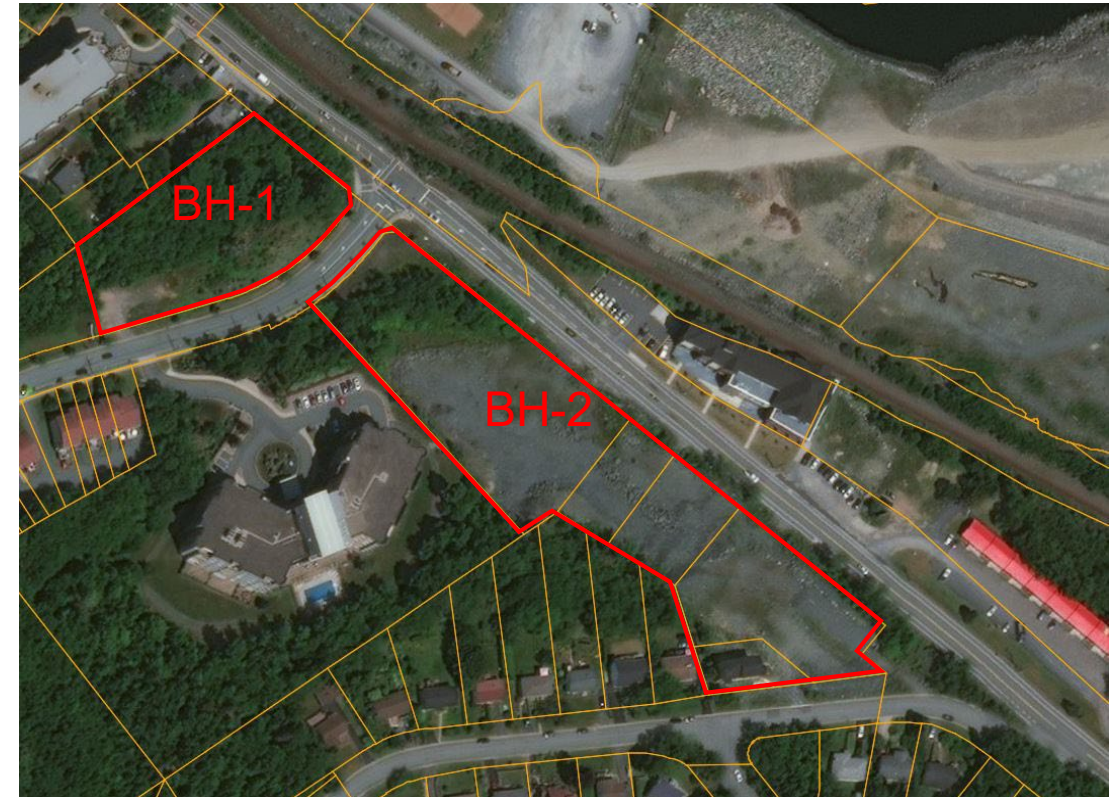
Site Context

Southgate Drive and Bedford Highway, Bedford

SLIDE 3



General Site location in Red



Site Boundaries in Red

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Site Context

SLIDE 4

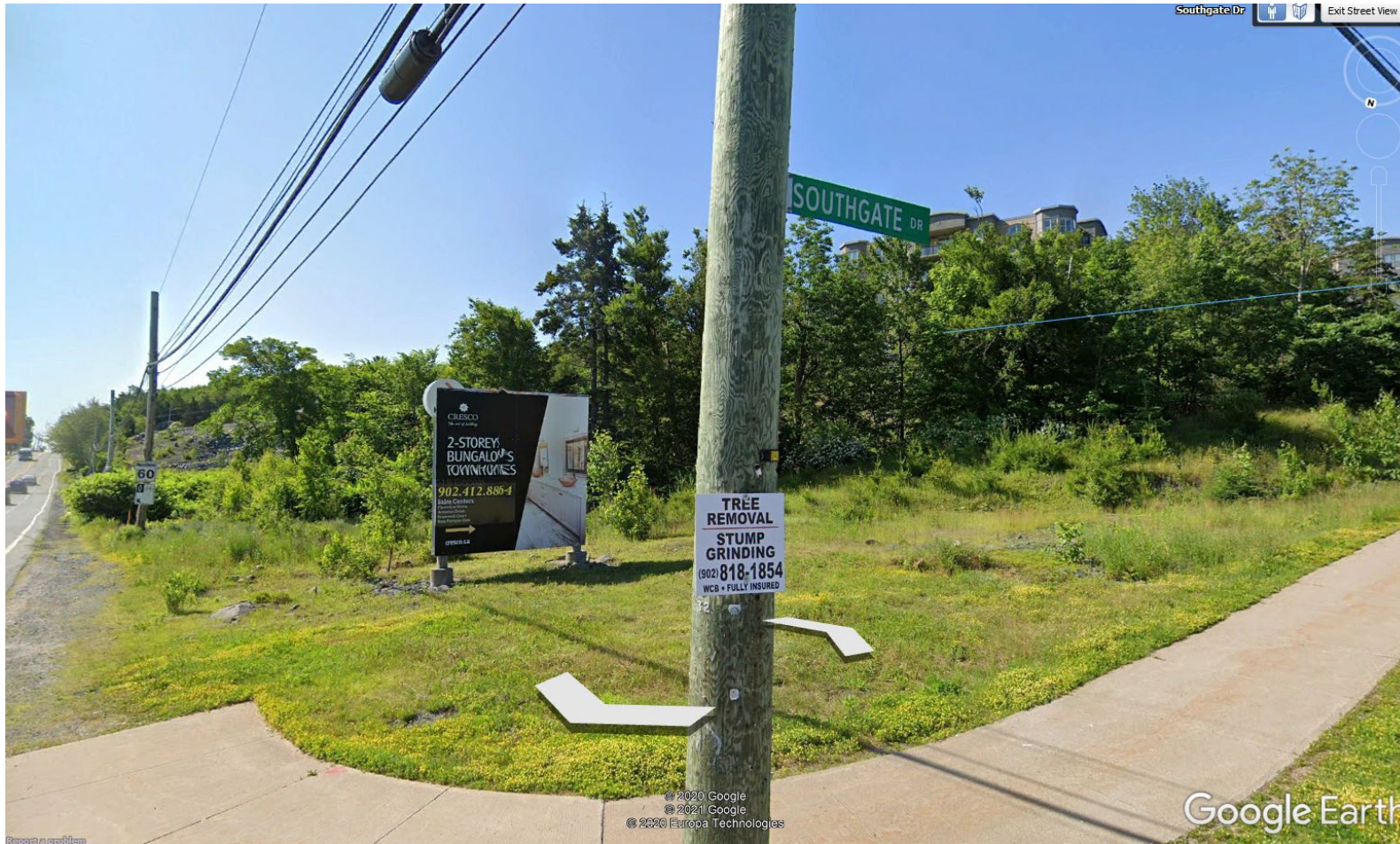


Subject site BH-1 seen from the intersection of Southgate Drive and Bedford Highway

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Site Context

SLIDE 5



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

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- What can be done about rear view of commercial building (including rooftop mechanicals, garbage enclosure, flat roof and Green roof) from Tides?;
- Is Green roof a possibility?;
- Driveway of proposed multi lines up with existing Tides driveway- could be safety issue;
- Surface parking for visitors at multi-unit insufficient;
- Transit stops could be issue – contributing to traffic lineups;
- Multi-unit has bad sight lines and will contribute to traffic issues in the local area;
- Will the multi-unit cast shadows on the SUD abutting the site?;
- Penthouse should be mechanical and amenity only as 5 storey building permitted;
- Allowed uses for commercial building – is limiting uses to professional offices best?

Proposal

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Proposed Site Plan BH-1

HALIFAX

Proposal

SLIDE 8

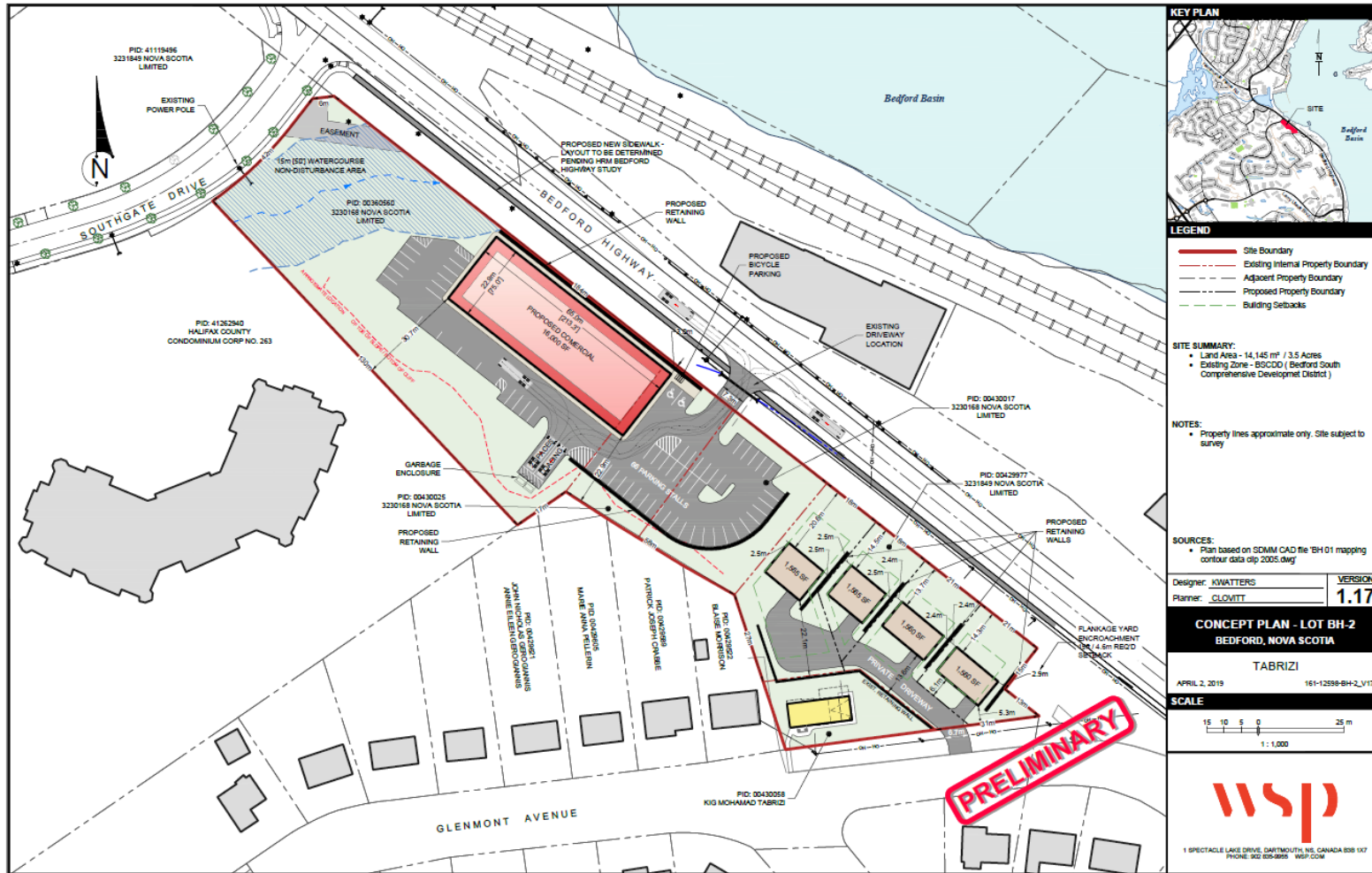


Proposed Multiple Unit Dwelling at Site BH-1

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Proposal

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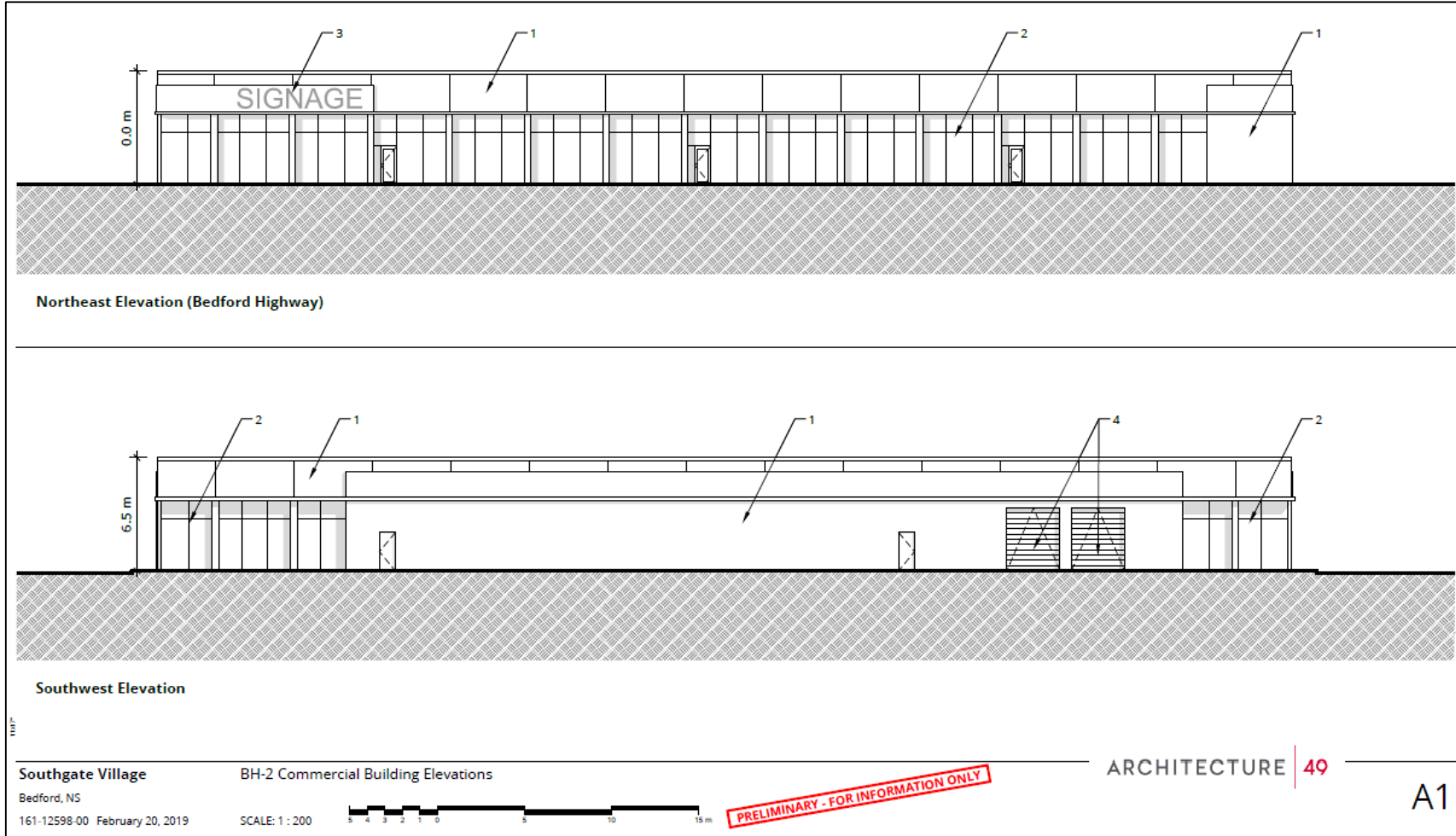


Proposed Site Plan BH-2

HALIFAX

Proposal

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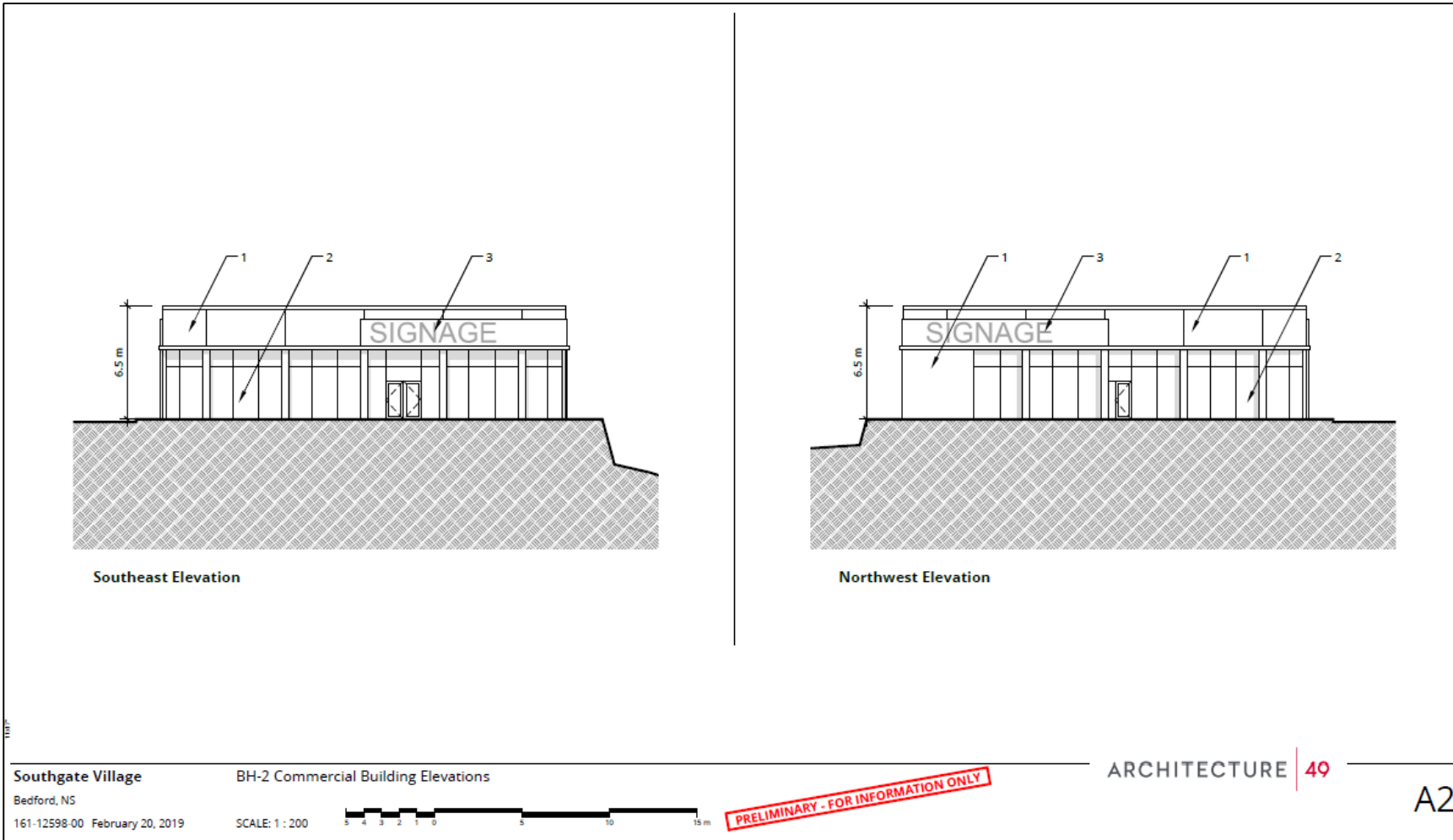


Proposed Commercial Building NE and SW Elevations at Site BH-2



Proposal

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

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Policy & By-law Overview

SLIDE 12

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

HALIFAX

Policy Considerations of BSSMPS

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- **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.

HALIFAX

What is a Development Agreement?

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- 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

HALIFAX

Bird's Eye View - From West



Bird's Eye View - From East

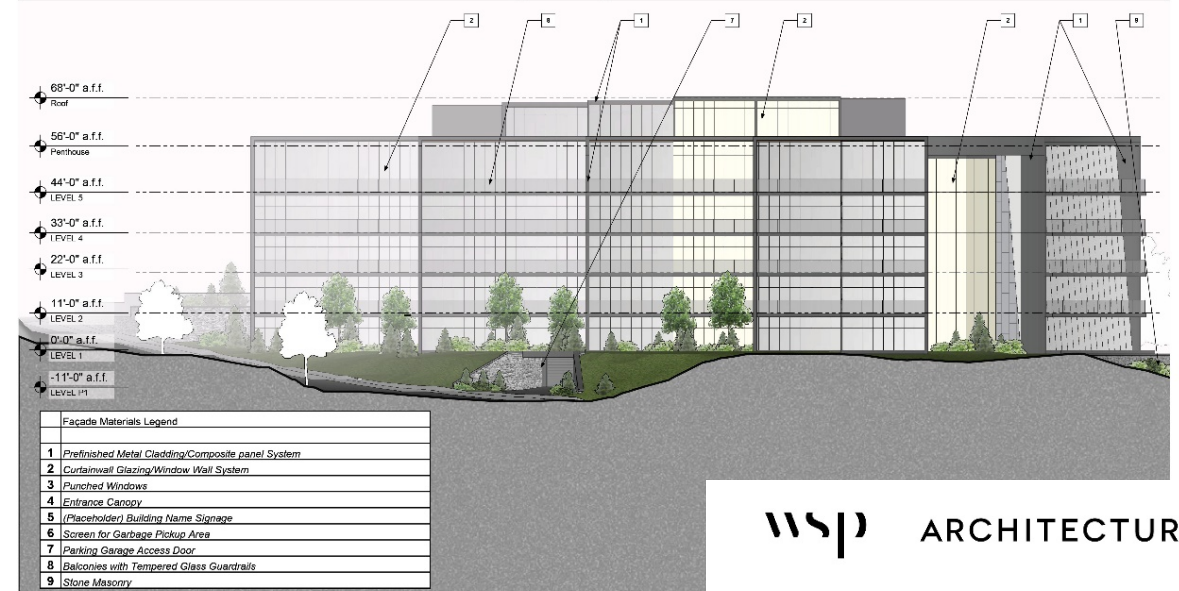


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Elevation - South (Southgate Drive)

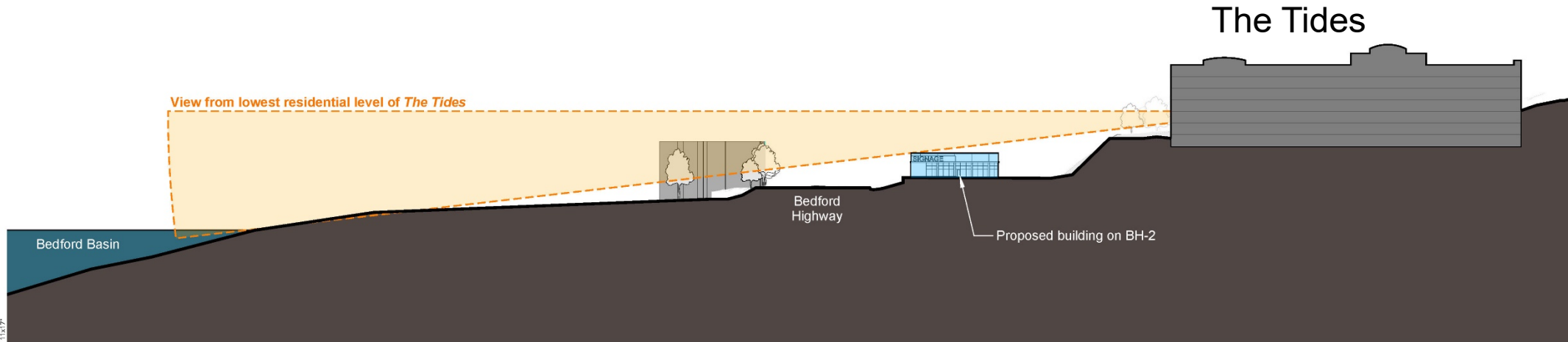
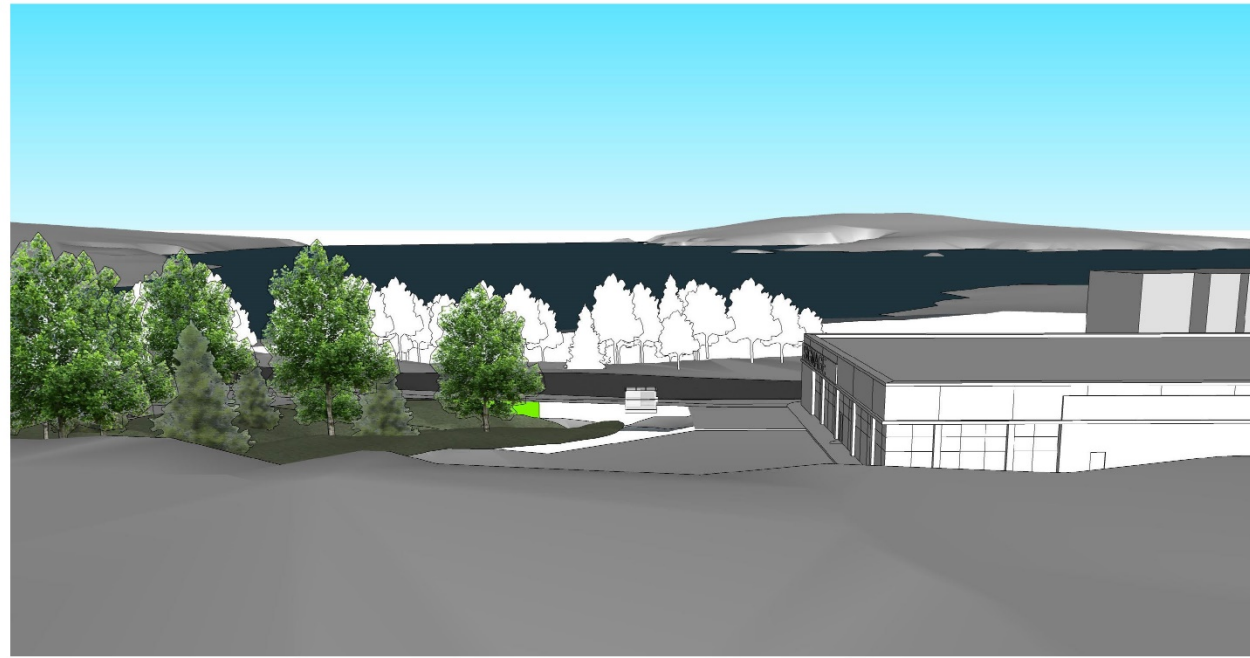


Elevation - Northeast (Bedford Highway)





KEY PLAN (NOT TO SCALE)

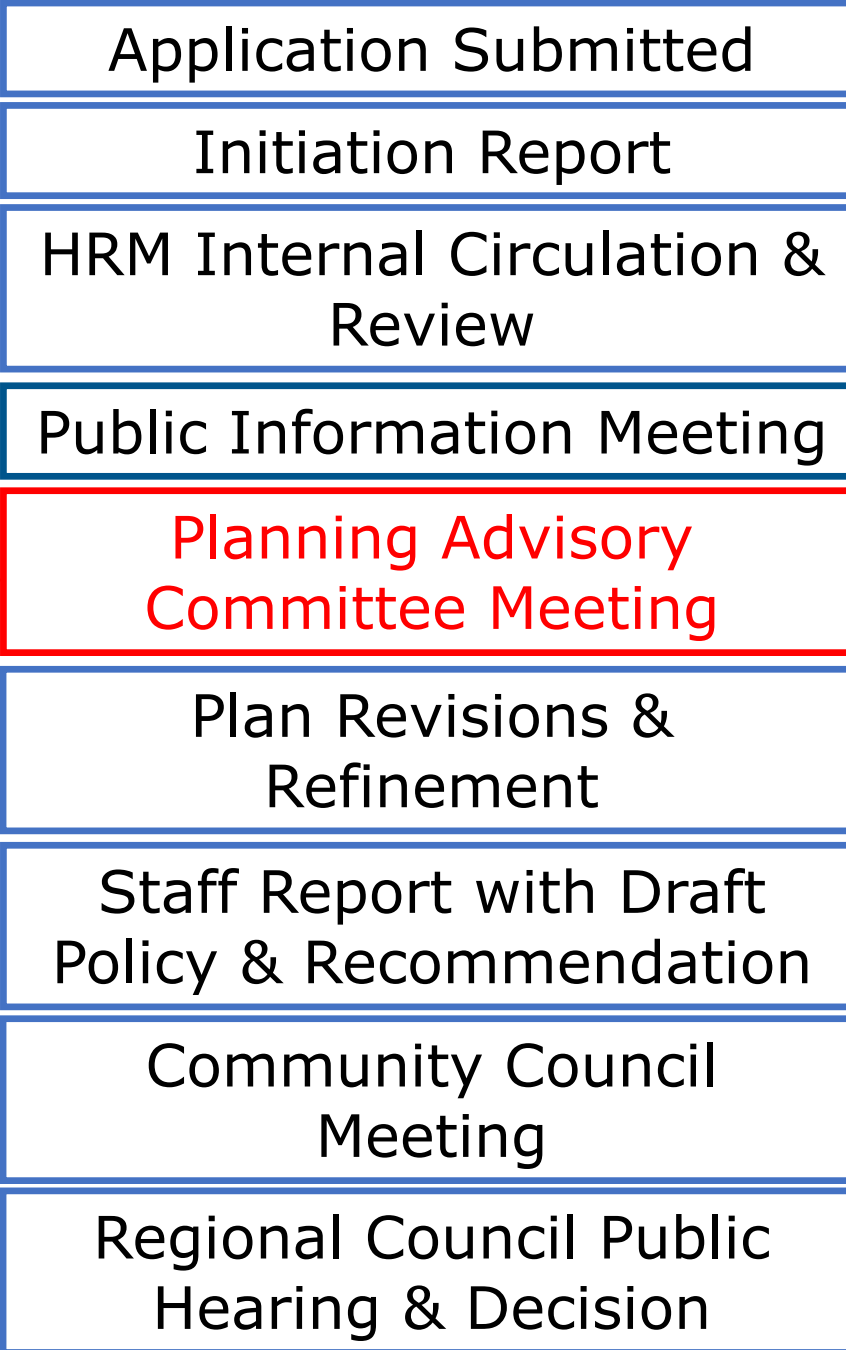
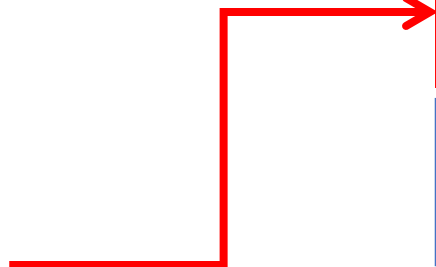


BH-2 Cross Section from the Lowest 'Tides' Residential Level

Planning Application Process - MPS

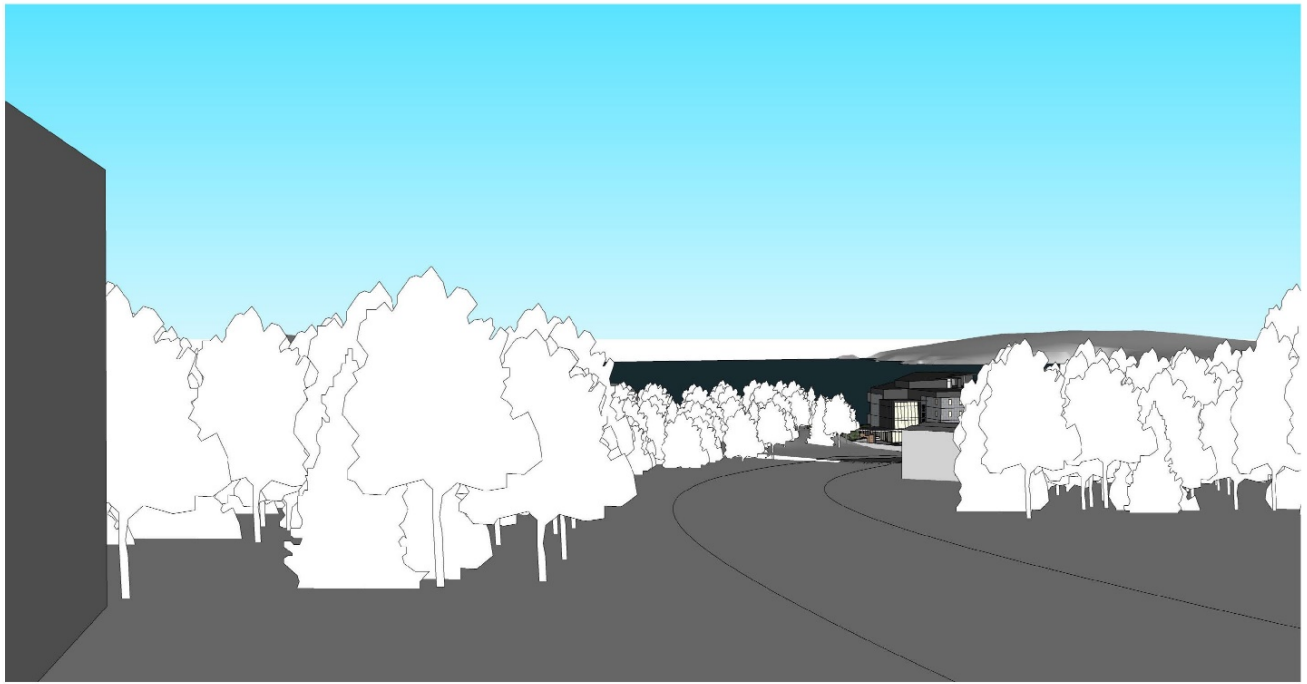
SLIDE 17

We Are Here



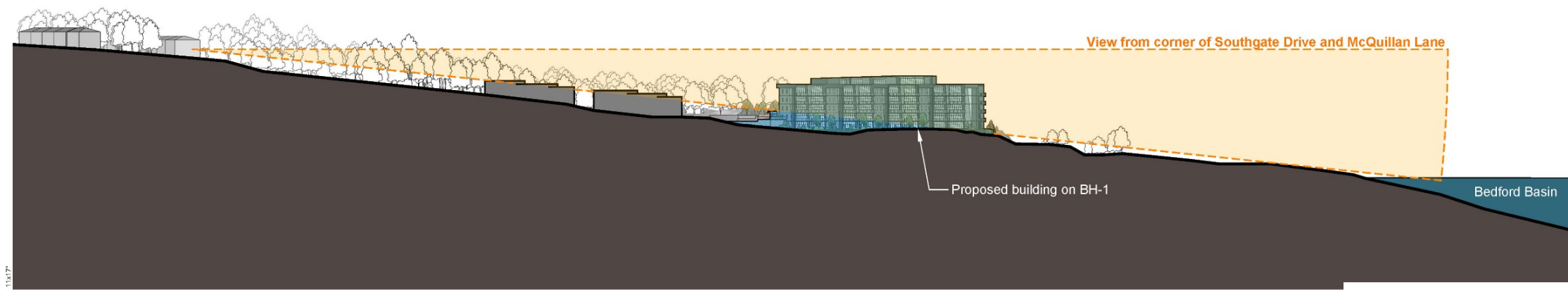
Thank you

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(If needed)**



KEY PLAN (NOT TO SCALE)

BH-1 Cross Section from Southgate Drive and McQuillan Lane



11.14.17