SLIDE 1 HALIFAX

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)

<u>Proposal</u>: 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







General Site location in Red

Site Boundaries in Red



Site Context



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



Site Context

SLIDE 5



ΗΛLIFΛΧ

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

Emerging Themes, January 20 PIM

SLIDE 6

- 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?





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Proposed Site Plan BH-1





Proposed Multiple Unit Dwelling at Site BH-1



Proposal

KEY PLA PID: 41119496 3231849 NOVA SCOTIA LIMITED Bedford Basin EXISTIN POWER POL Bedford Basin PROPOSED NEW SIDEWALK 15m (SE) WATERCOURSE ENDING HRM BEDFOR PID: 00360560 3230168 NOVA SCOTIA NALL Site Boundary Existing Internal Property Boundary LALASSA AND Adjacent Property Boundary --- Proposed Property Boundary - Building Setbacks PID: 41262940 HALIFAX COUNTY MINUM CORP.NO. 261 SITE SUMMARY: Land Area - 14,145 m² / 3.5 Acres Existing Zone - BSCDD (Bedford South Comprehensive Developmet District) PID: 00430017 3230168 NOVA SCOTIA LIMITED Property lines approximate only. Site subject to survey GARBAGE PID: 00429977 3231849 NOVA SCOTIA PID: 00430025 3230168 NOVA SCOTIA LIMITED PROPOSED PROPOSED RETAINING WALL RETAINING WALLS OURCES Plan based on SDMM CAD file 'BH 01 mapping contour data clip 2005.dwg' VERSION signer: KWATTERS PID: 00429821 JOHN NICHOLAS GEROC WHILE EILEING BROG 1.17 anner: CLOVITT RE ANNA PELL 0042958 JOSEPH CONCEPT PLAN - LOT BH-2 BEDFORD, NOVA SCOTIA Π TABRIZI VPRIL 2, 2019 161-12598-BH-2_V SCALE 15 10 5 0 25 m 1 - 1 000 PID: 00430058 KIG MOHAMAD TABRIZI GLENMONT AVENUE 1 SPECTACLE LAKE DRIVE, DARTMOUTH, NS, CANADA 838 1X PHONE: 902 635-0955 WSP.COM



SLIDE 9

Proposed Site Plan BH-2





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

Proposal





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

Policy & By-law Overview

SLIDE 12

Bedford Municipal Planning Strategy & Bedford LUB

\circ Zone

BSCDD (Bedford South Comprehensive Development District)

\circ Designation

Bedford South Secondary Municipal Planning Strategy

\circ Existing Use

➤ undeveloped

\circ Enabling Policy

≻ RN-1, RN-2, RN-3, RN-3A



Policy Considerations of BSSMPS

- **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?

- 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

Bird's Eye View - From West



Elevation - South (Southgate Drive)



Bird's Eye View - From East



Elevation - Northeast (Bedford Highway)





KEY PLAN (NOT TO SCALE)



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

NSD ARCHITECTURE 49



Thank you

March 3, 2021



KEY PLAN (NOT TO SCALE)

BH-1 Cross Section from Southgate Drive and McQuillan Lane

