

HALIFAX

Public Hearing Case 23824

Amending Development Agreement and
Land Use By-law Amendment: 123 and 185
Gary Martin Drive

North West Community Council
April 25th, 2022

Slide 1

Applicant Proposal

Applicant: Harvey Architecture on behalf of property owners, Northwoodcare Bedford Incorporated

Location: 123 and 185 Gary Martin Drive

Proposal: to amend an existing Development Agreement to allow a pedway to connect two existing buildings located at the above noted addresses



Site Context



General Site location



Site Boundaries in Red

Site Context



Subject site looking north

Site Context



Subject site looking west

Planning Policy Outline

Regional Plan & Subdivision Bylaw

Guide where population growth and the investment of services like transit, piped water and sewer should occur

Community Plan

Outlines where and how different types of development may occur. Particular uses may not be permitted in some areas, other uses may only be allowed by going to Council for approval and getting feedback from the community

Land Use Bylaw (Zoning)

Specifies what can be approved without going to Council and seeking feedback from the public

Policy & Bylaw Overview

Bedford MPS & LUB



Municipal Sewer and Water



Zone

123 Gary Martin Drive: BWBC and ILI

185 Gary Martin Drive: BWBC



Designation

123 Gary Martin Drive: BWSPS and IND

185 Gary Martin Drive: BWSPS



Existing Use

123 Gary Martin Drive: Ivany Northwoodcare

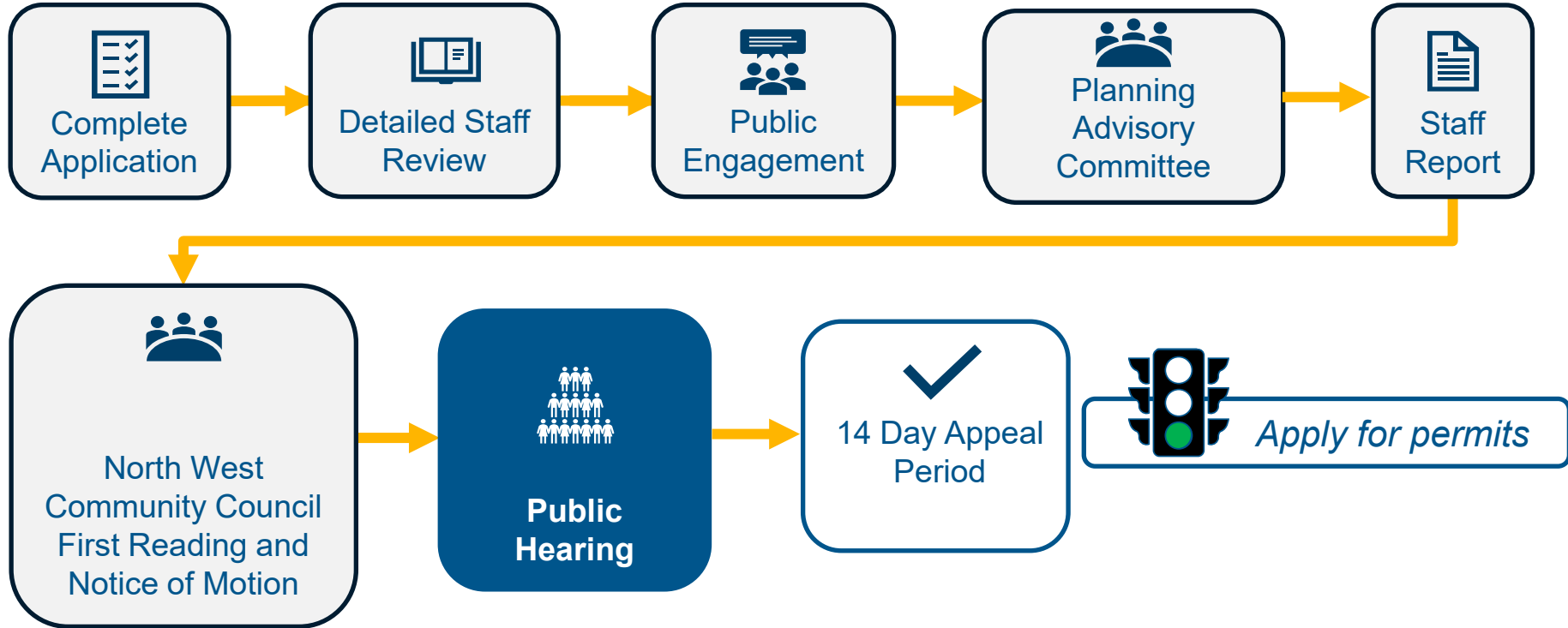
185 Gary Martin Drive: 73 unit building



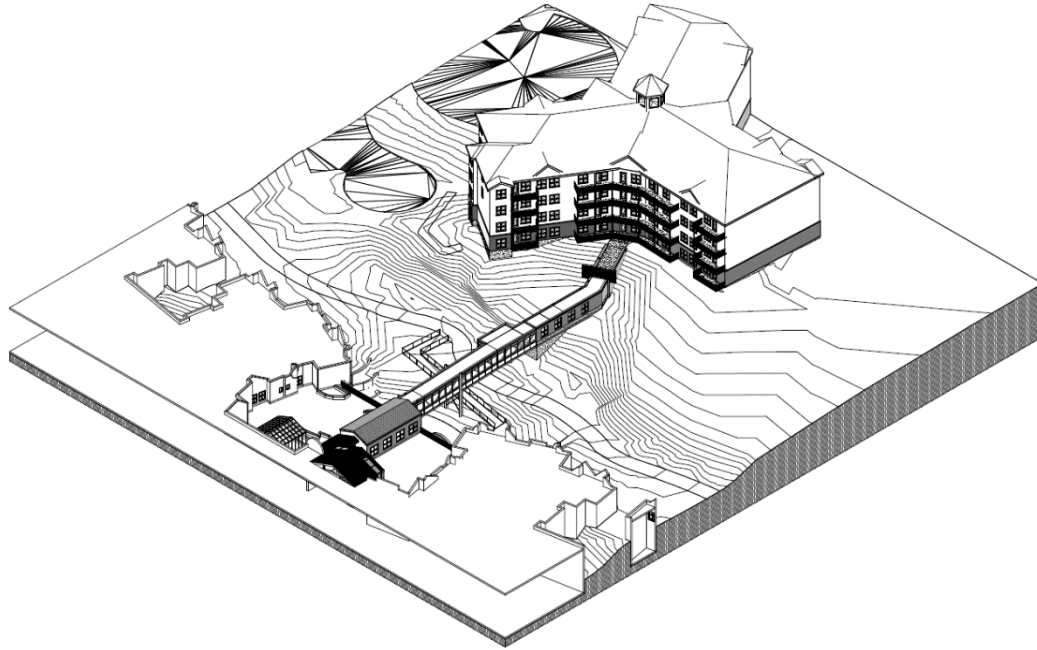
Enabling Policy

BW-20, BW-23, BW-24, BW-32, and BW-35

Planning Process (with a PAC)

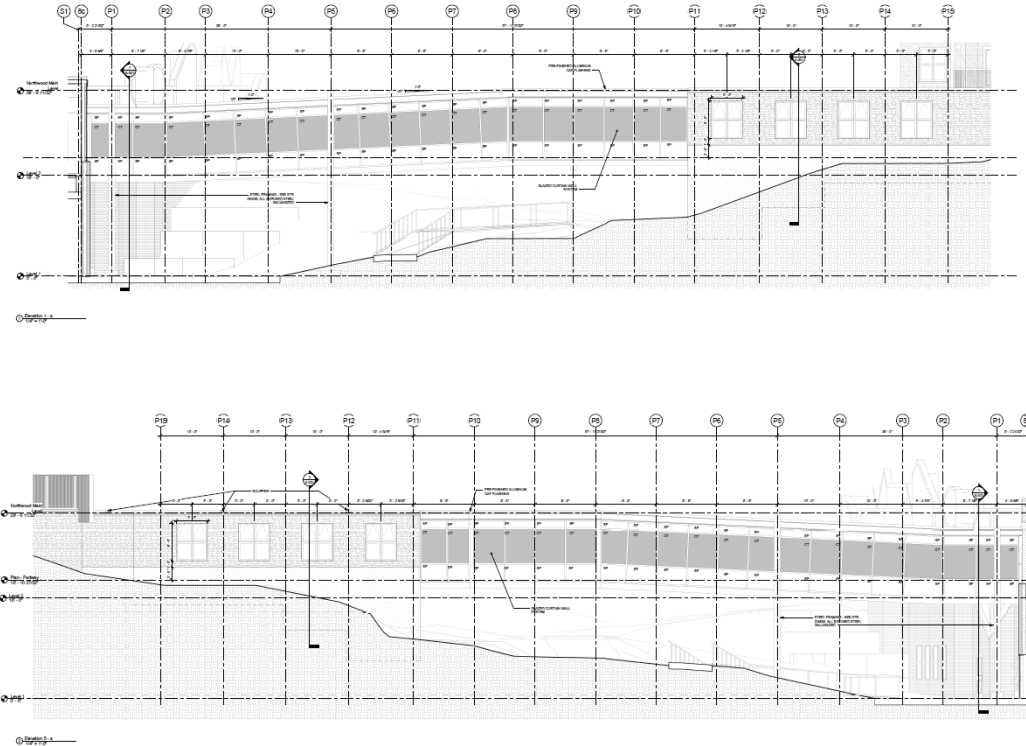


Proposal – Amending DA



Proposed pedway

Proposal – Amending DA



Elevations

Proposal



Exterior rendering



Interior rendering

Policy Consideration

Bedford Municipal Planning Strategy – Bedford LUB

- **Policy BW-20** establishes sub areas
- **Policy BW-23** establishes land use designations
- **Policy BW-24** allows Council to consider various development standards
- **Policy BW-32** provides guidance on residential development (including building design)
- **Policy BW-35** allows Council to consider residential uses on properties designated as Institutional

Public Engagement Feedback

- Level of engagement completed was consultation achieved through a mail out notification, newspaper ad and a virtual public information meeting.
- The public meeting did not have any participants so no comments were provided
- One email was received with questions on blasting which is not a part of the application.

**Notifications
Mailed**



**Individual Contacts
(Phone Calls & Email)**



Webpage Views



Virtual PIM (if applicable)



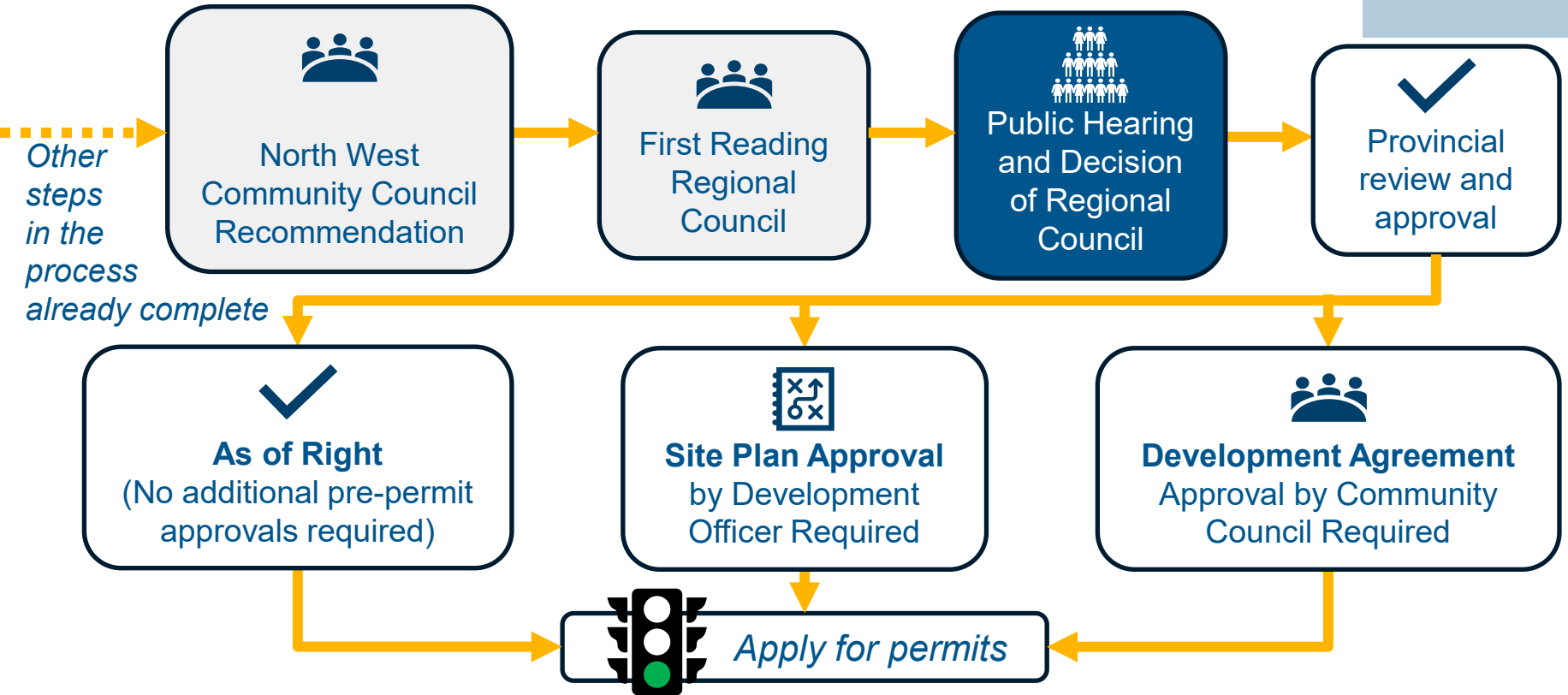
PAC Recommendation

December 8, 2021

The NWPAC provided the following feedback:

- The North West Planning Advisory Committee has reviewed the application for Case 23824 and recommends approval of the application as presented

If Council Approves



Staff Recommendation

Staff recommend that North West Community Council:

- Adopt the amendment to the Land Use By-law for Bedford, as set out in Attachment A of this report
- Approve the proposed amending development agreement, which shall be substantially of the same form as set out in Attachment B

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Thank You

Planners Name



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