

HALIFAX

Joint Public Hearing Case 21946

**MPS Amendment & DA: 33 Southgate Drive &
PIDs 00360560, 00430025, 00430017,
00429977, & 00430058, Bedford**

**Halifax Regional Council & North West
Community Council**

September 26, 2023

Applicant Proposal

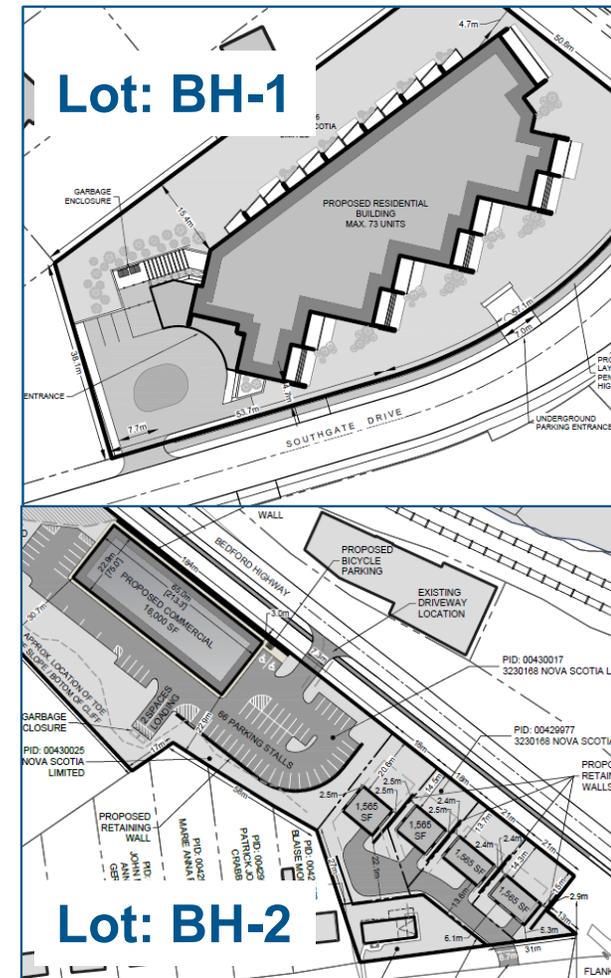
Applicant: WSP Canada Inc.

Location: Near intersections of Southgate Drive & Bedford Highway & Glenmont Ave

Proposal:

Lot BH-1: Multiple Unit Building (6 storey & 73 unit)

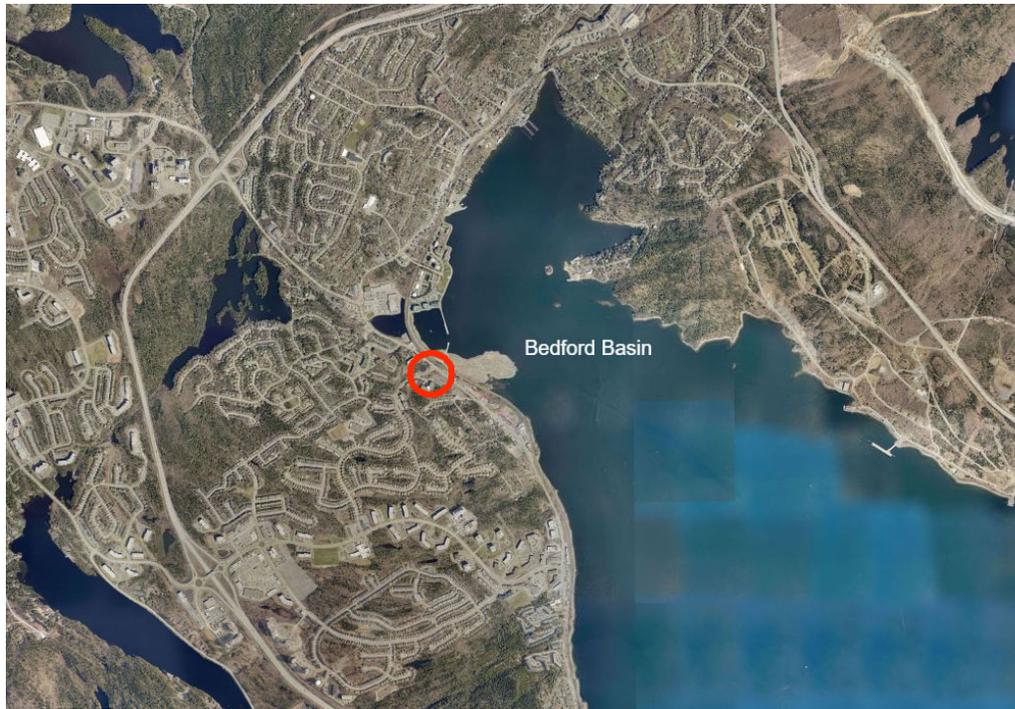
Lot BH-2: Commercial building (1 storey 16,000 sq. ft.) and four single unit dwellings



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Site Context



General Site location **in Red**



Site Boundaries **in Red**

Site Context: Lot BH-1



Site Context: Lot BH-2



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Policy & By-law Overview



Municipal Sewer & Water: Fully Serviced



Zone: BSCDD



Designation: BSSPS – Bedford South Secondary Plan



Existing Use: BH-1: vacant, BH-2: vacant except for one single unit dwelling

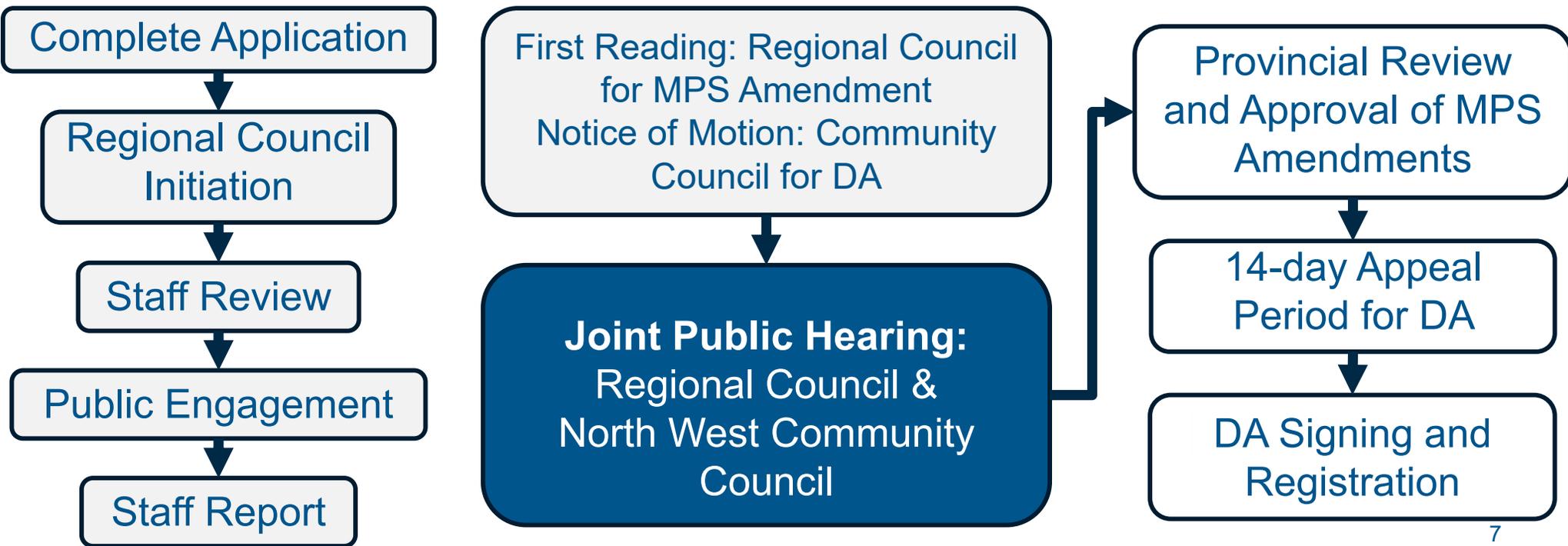


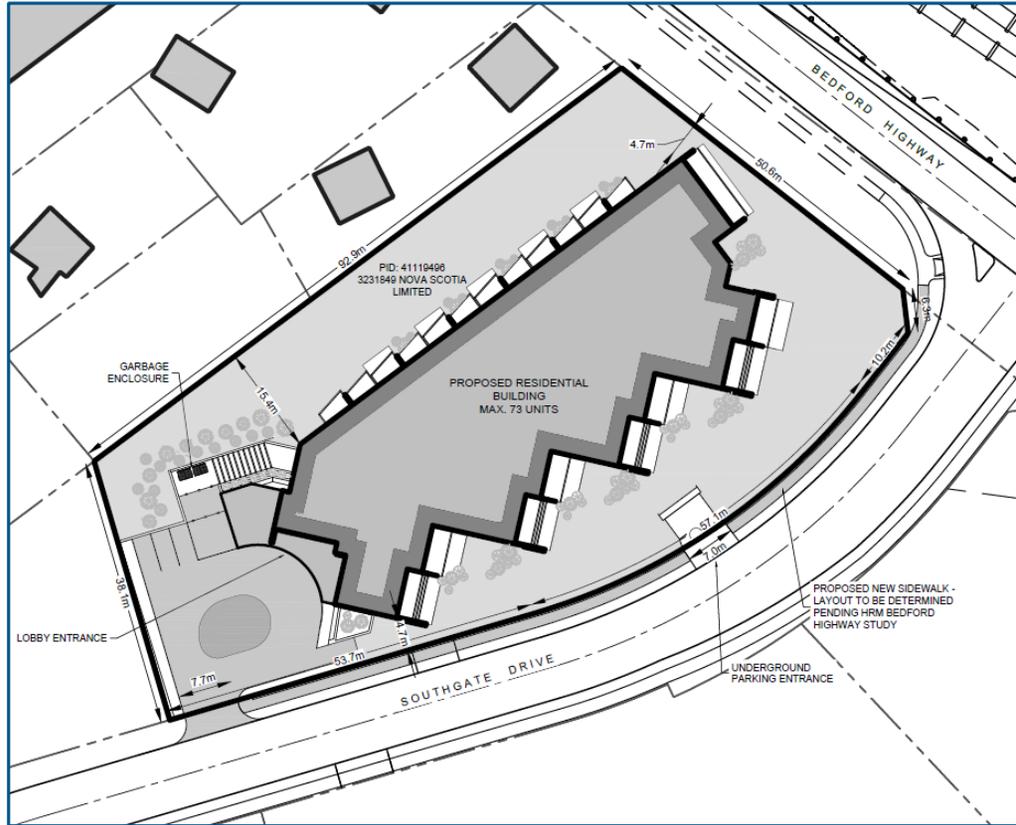
Enabling Policy: RN-3, RN-3A

MPS Amendment Consideration

- Amendments to a Municipal Planning Strategy should only be considered when circumstances have changed since the document was originally adopted
- Circumstances would need to change to the extent that the original land use policy is no longer appropriate

MPS Amendment & DA Process





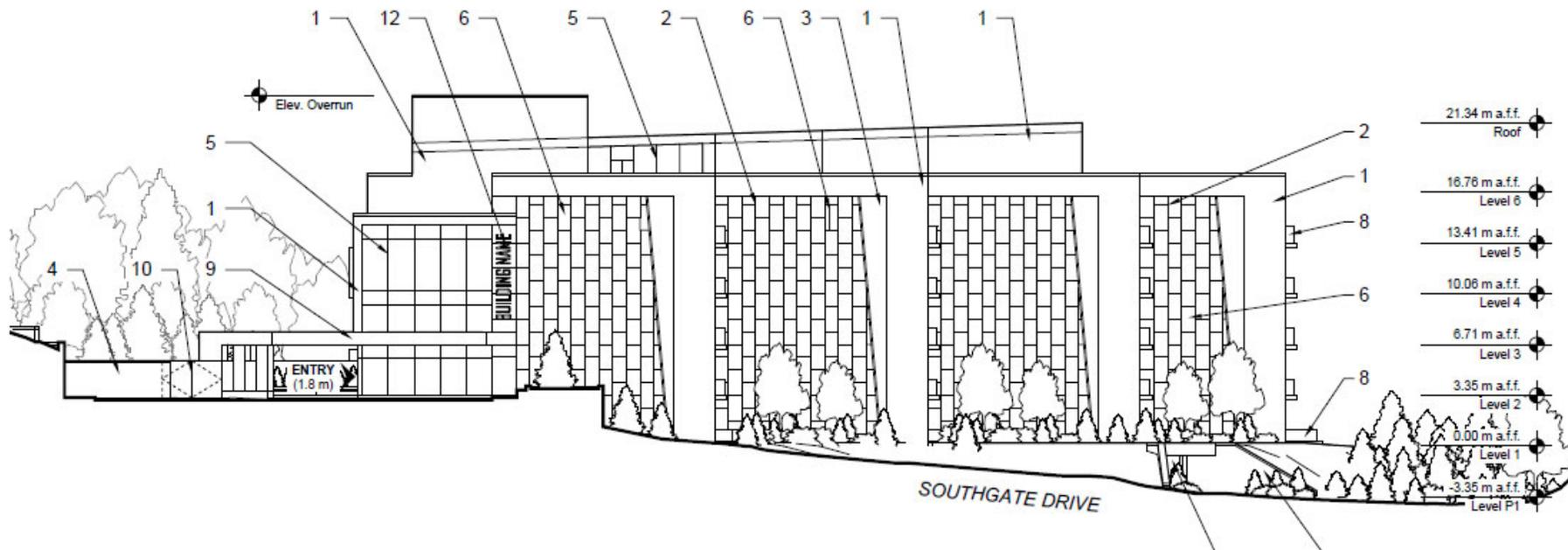
Proposal: BH-1

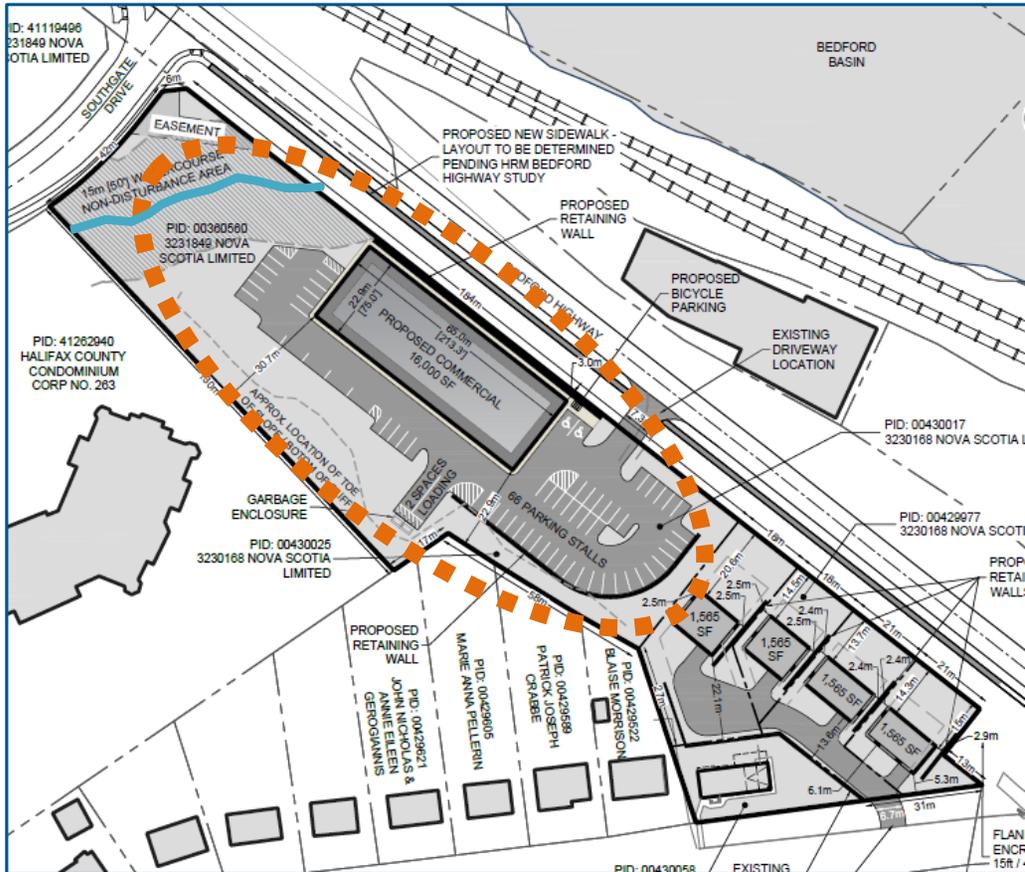
- 6-storey building one level of underground parking
- 73 dwelling units
- Amenity space:
 - 1,400 sq. m outdoor
 - 125 sq. m indoor
- 1 parking space per unit, plus three visitor spaces

8

Proposal: BH-1

Building Elevation for Lot BH-1 from Southgate Drive



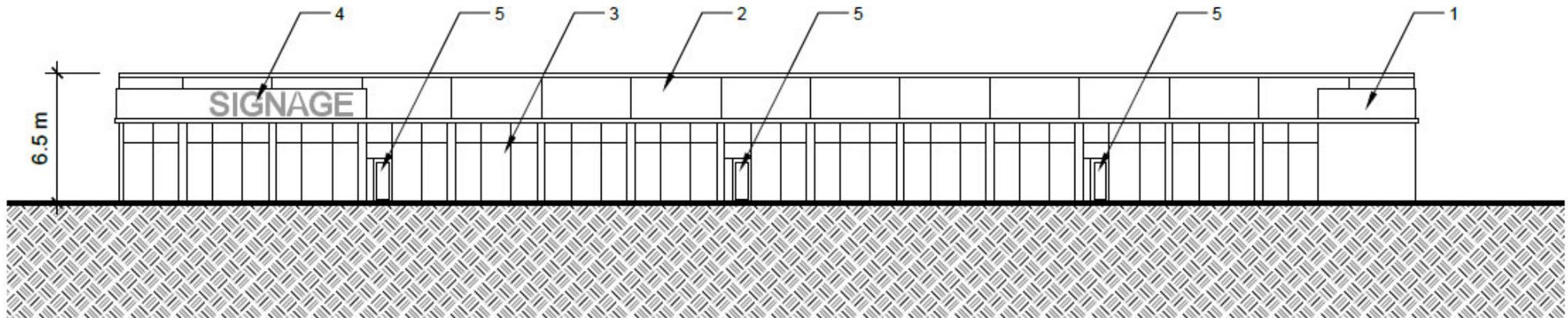


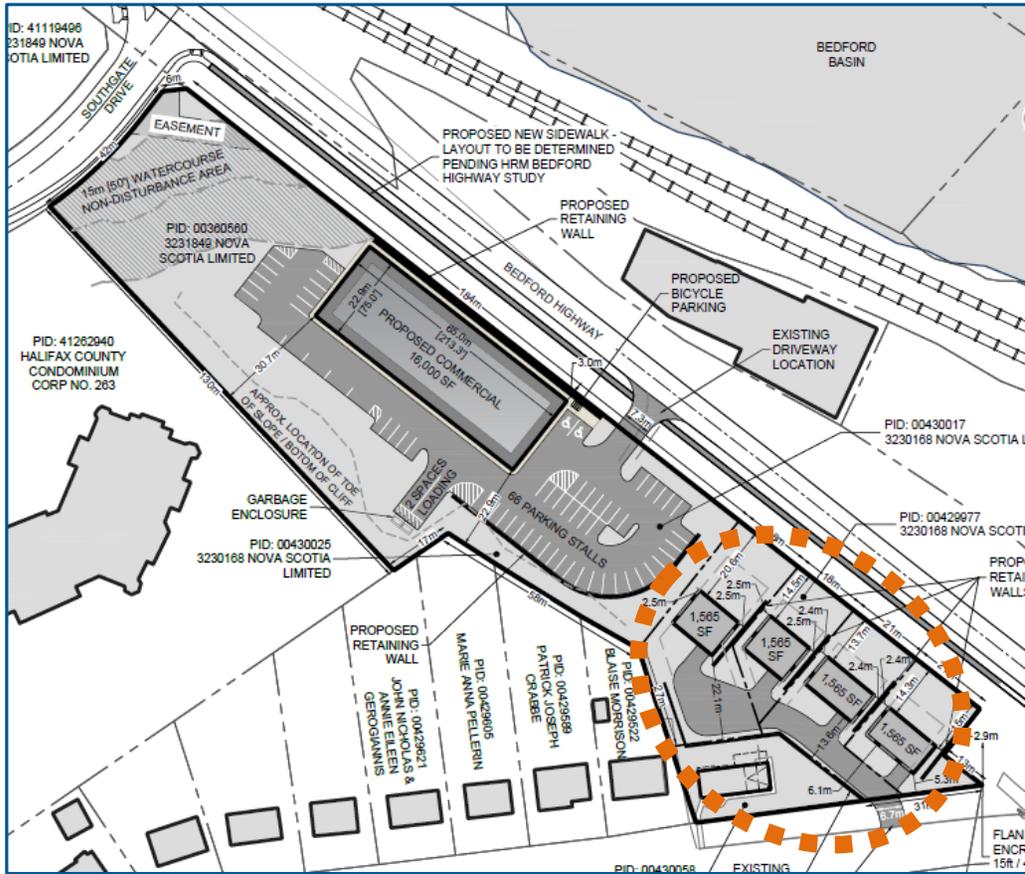
Proposal: BH-2

- 1-storey commercial building
- Opaque fencing: buffer commercial development from single unit dwellings
- Non-disturbance area for watercourse;
- 3.5 parking spaces for 92.9 sq.m of commercial space

Proposal: BH-2

Commercial Building Elevation from Bedford Highway





Proposal: BH-2

- 1 existing single unit dwelling and 4 new single unit dwellings
- Access through a shared driveway from Glenmont Ave.

Public Engagement Feedback

Notifications Mailed		499
Individual Calls/Emails		9
Webpage Views		123
Public Information Meeting		17

Engagement was consultation through a mailout notification and a Public Information Meeting on January 20, 2021 and the North West Planning Advisory Committee

BM0

Slide 14

BMO

Request in for total number, to be added when back from vacation

Backos, Megan, 2023-09-08T14:42:55.499

Public Engagement Feedback

Feedback included:

- Not enough parking and visitor parking for block BH-1;
- Impact on existing residents' views and unsightliness of garbage;
- Concerns about the type of commercial uses allowed and the smell, noise, and traffic they might create; and
- Increased traffic and density.

14

PAC Recommendation *March 3, 2021*

The North West Planning Advisory Committee recommended approval with consideration to the following:

- Driveway location;
- Garbage enclosures;
- Types of business and hours of operation
- Delivery hours; and
- Limiting commercial uses to professional services.

Rationale: Proposed Policy Change

BEDFORD MPS & LUB

Density Transfer

- Transferring from BH-2 to BH-1 to permit more units in the multiple unit dwelling.

New Land Use for Block BH-1

- With state of housing supply, it is appropriate to adjust policy to allow changing the land use from community commercial to residential.
- Policy includes controls for site planning, architecture, streetscape elements, neighbourhood compatibility, parking, and traffic circulation.

16

Rationale: Proposed Policy Change

BEDFORD MPS & LUB

Sewage

- To ensure sewage calculations and densities for residential developments enabled on BH-1 shall not be used in calculations for other parts of Bedford South.

Southgate Drive Access

- To consider granting the commercial building proposed on BH-2 vehicular access to and from Southgate Drive over a watercourse.

17

Policy Considerations

BEDFORD MPS & LUB

Enabling Policy RN-3A for **BH-1** requires Council to consider:

- Required indoor and outdoor amenity space;
- Controls on site access location and requirements for vehicular and bicycle parking;
- Height, siting, massing, and exterior design elements of the building;
- Landscaping and lighting controls; and
- Requirements for Lot Grading and Erosion and Sedimentation Control

18

Policy Considerations

BEDFORD MPS & LUB

Enabling Policy RN-3A for **BH-2** requires Council to consider:

- Controls on site access and vehicular & bicycle parking;
- Height, siting, massing, and exterior design of commercial building;
- Height, siting, and lot coverage of dwellings;
- Landscaping, signage, lighting, outdoor storage, screening, and hours of operation for commercial building; and
- Requirements for non-disturbance area for watercourse.

19

Changes Responding to Engagement

BEDFORD MPS & LUB

Views

- Requirements for screening of rooftop mechanical equipment and any outdoor garbage disposal.

Commercial Uses

- Development Agreement limits commercial to banks and financial institutions, business and professional offices, clinics or veterinary clinics, personal and household services, retail stores, including neighbourhood convenience stores, and accessory uses.

20

Non-Substantive Amendments

A 'Non-Substantive Amendment' is a change to the agreement which could be made without a formal Public Hearing. Instead, the Development Officer or Community Council could authorize this change by resolution.

Non-Substantive Amendments: BH-1

Non-Substantive Amendments within **BH-1** development agreement:

- Changes to Schedules B, C, D, E, F, and G provided changes do not conflict with the text of the Agreement;
- Changes to the Landscape Plan or to the landscaping requirements;
- Changes to the signage requirements; and
- Extension to the date of commencement and/or time for completion.

Non-Substantive Amendments: BH-2

Non-Substantive Amendments within **BH-2** development agreement:

- Changes to permitted commercial uses;
- Changes to parking and circulation requirements;
- Changes to Landscape Plan;
- Change to the signage requirements; and
- Extension to the date of commencement and/or time for completion.

Staff Recommendation

The staff recommendation contained in the staff report was arrived at after a detailed analysis of all relevant policies in the Regional and local Municipal Planning Strategies.

It is recommended that **Regional Council:**

- Adopt the proposed amendments to the Municipal Planning Strategy for Bedford, as set out in Attachment A of this report.

Staff Recommendation

It is further recommended **North West Community Council**:

- Provisionally approve the proposed development agreement for a 6-storey multiple unit dwelling, which shall be substantially of the same form as contained in Attachment B;
- Require the development agreement contained in Attachment B be signed by the property owner within 120 days;

Staff Recommendation

It is further recommended **North West Community Council**:

- Provisionally approve the proposed development agreement for a 16,000 square foot commercial building and 5 single unit dwellings, which shall be substantially of the same form as contained in Attachment C; and
- Require the development agreement contained in Attachment C be signed by the property owner within 120 days.

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Thank You

Megan Backos

 backosm@halifax.ca

 902-478-9725