

Date: January 13, 2025

HALIFAX

Public Hearing

PLANAPP-2024-00499

Amending Development Agreement:
592 Bedford Highway, Halifax

North West Community Council

Proposed Development



Applicant: Parsco Engineering & Construction Ltd.

**Location: 592 Bedford Hwy.,
Halifax**

**Proposal: Increase of 4 residential
units**

**Type of Application: Amending
Development Agreement**

Site Context

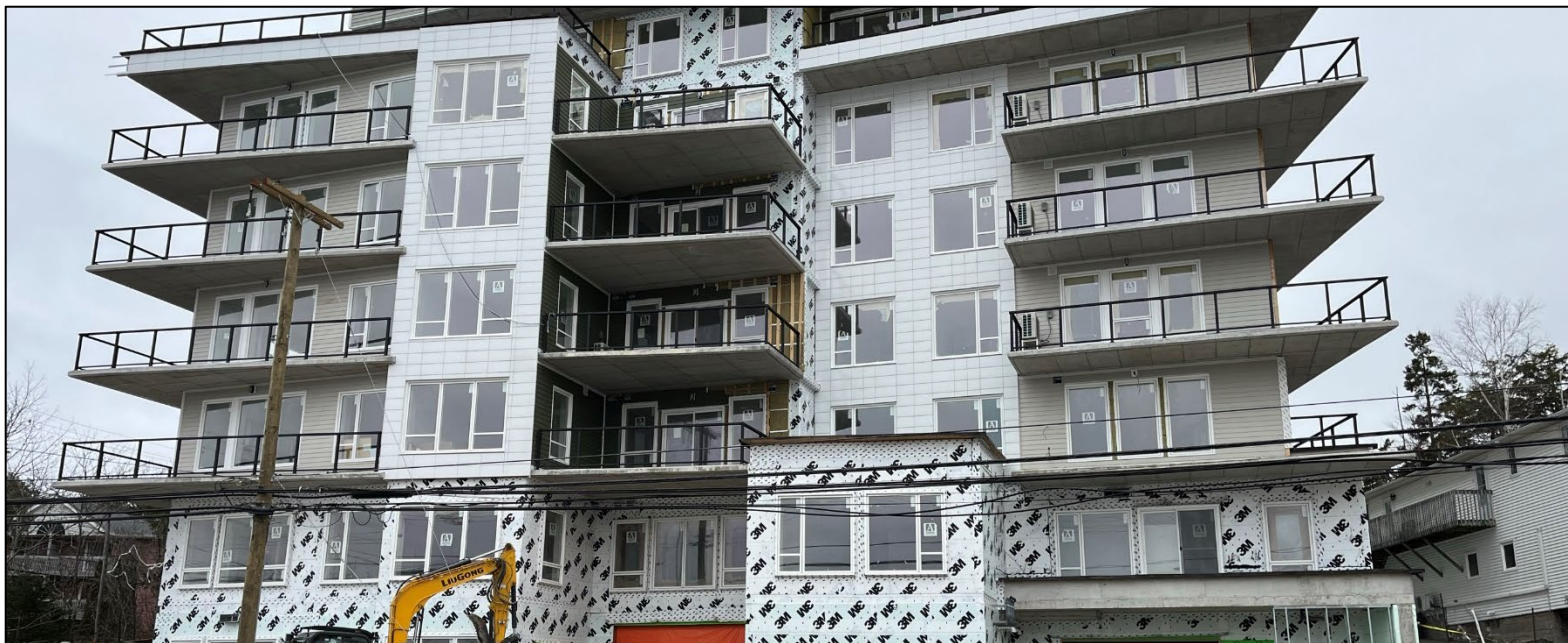


General Site location in Red



Site Boundaries in Red

Site Photos/Neighbourhood Context



Site Photos/Neighbourhood Context



Planning Policy Overview

Regional Plan &
Subdivision By-law

Community Plan

Land Use By-law
(Zoning)

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

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Planning Policy Overview

Regional Plan &
Subdivision By-law

Community Plan

Land Use By-law
(Zoning)

Outlines where, how, and which types of development may occur. Some uses may only be allowed after community consultation and Council approval.

Planning Policy Overview

Regional Plan &
Subdivision By-law

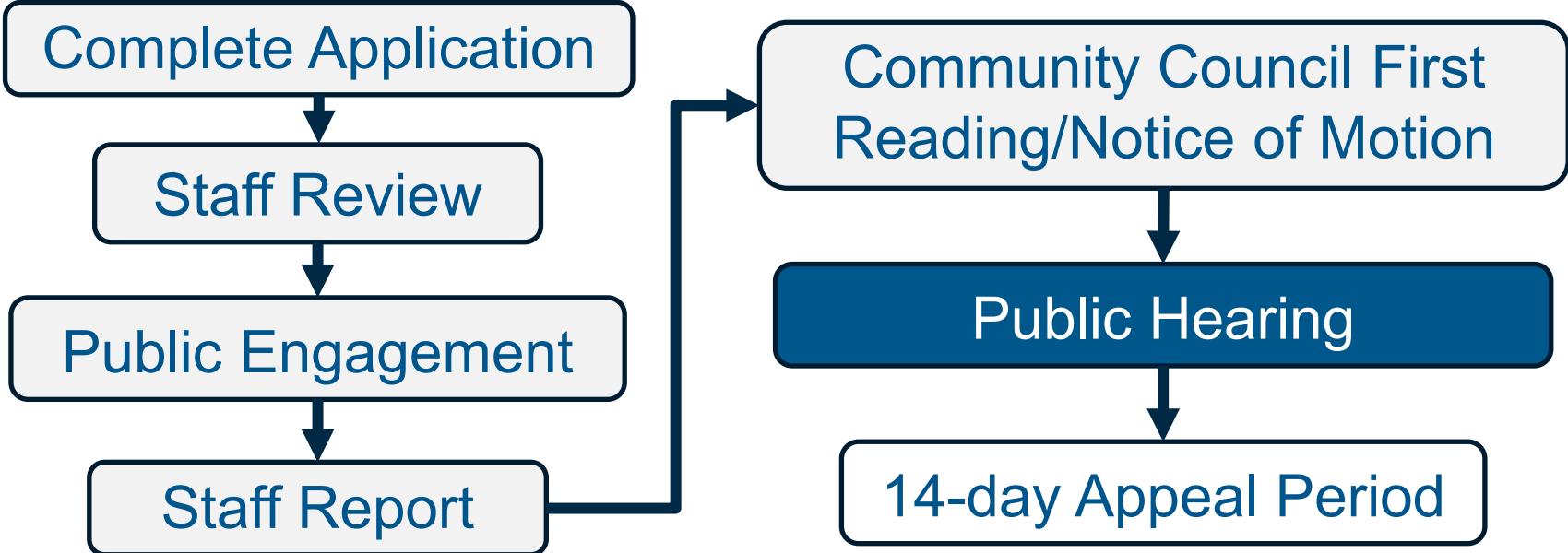
Community Plan

Land Use By-law
(Zoning)

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

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Development Agreement



Planning Overview



Municipal Sewer and/or Water: yes



Zone: Highway Commercial (C-2B) & Schedule R



Designation: Highway Commercial



Existing Use: Medium Density Residential



Enabling Policy: Policy 1.8 of the Bedford Highway SMPS

Policy Consideration

Enabling Policy 1.8, Bedford Hwy SMPS:

This policy enables Council to consider apartment buildings in the Schedule R areas identified in the Bedford Highway Secondary Plan Area:

- Schedule R: to promote investment in mixed use redevelopment within two specific nodes along the Bedford Highway (north end of the Halifax plan area and adjacent the intersection of the Bedford Highway and Larry Uteck Boulevard)
- In those areas identified as Schedule “R”, all mixed use or residential developments that exceed 35 feet in height shall be considered by development agreement.

History



- 2019 NWCC approved a development agreement that allows A seven-story multiple unit dwelling containing 35 residential units.

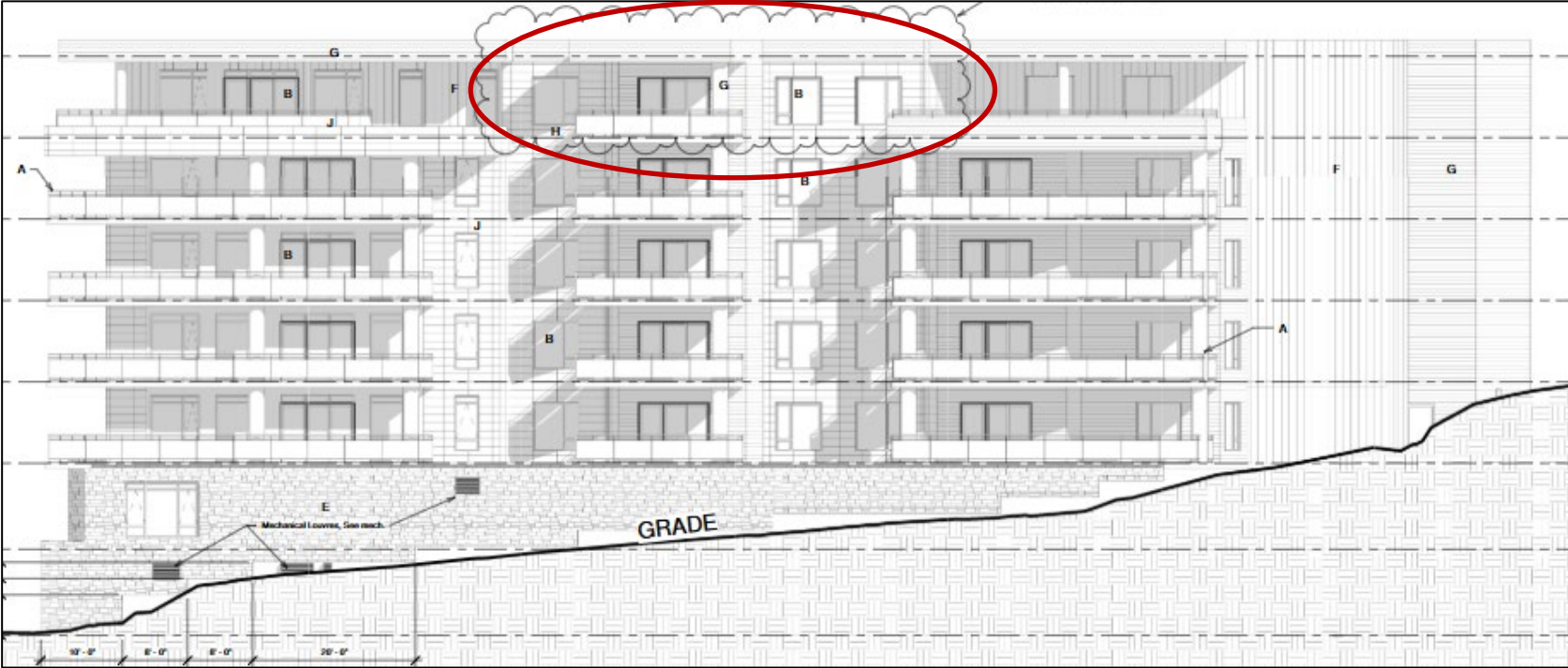
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Proposal Details



- Amend the development agreement to allow:
 - A small reduction of required indoor amenity space.
 - Increasing the total number of units from 35 to 39.
 - One new unit to not have a private balcony.

Proposal Details






Amenity Space Requirement Changes

- Reduce required 500 sq.ft. amenity room down to 435 sq.ft.
- Covert 100 sq.ft. landscaped terrace to balconies for additional units.

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Public Engagement Feedback

Notifications Mailed		175
Individual Calls/Emails		1
Webpage Views		161

Level of engagement completed was consultation achieved through a mail out notification to the area shown on Map 2 of the staff report.



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, as well as the existing development agreement..

Staff recommend approval of the proposed amending development agreement as set out in Attachment A of the staff report dated November 19, 2024.

Date: January 13, 2025

Thank You

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