

Date: June 9, 2025

HALIFAX

Public Hearing PLANAPP 2023-00321

Development Agreement: 600 Bedford Hwy, Halifax
North West Community Council

Proposed Development

Applicant: Zzap Consulting Inc.

Location: 600 Bedford Hwy, Halifax

Proposal: 8 Storey Multiple Unit Residential Building

Application Type: Development Agreement



Site Context



General Site location in Red



Site Boundaries in Red



Area Context



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Area 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

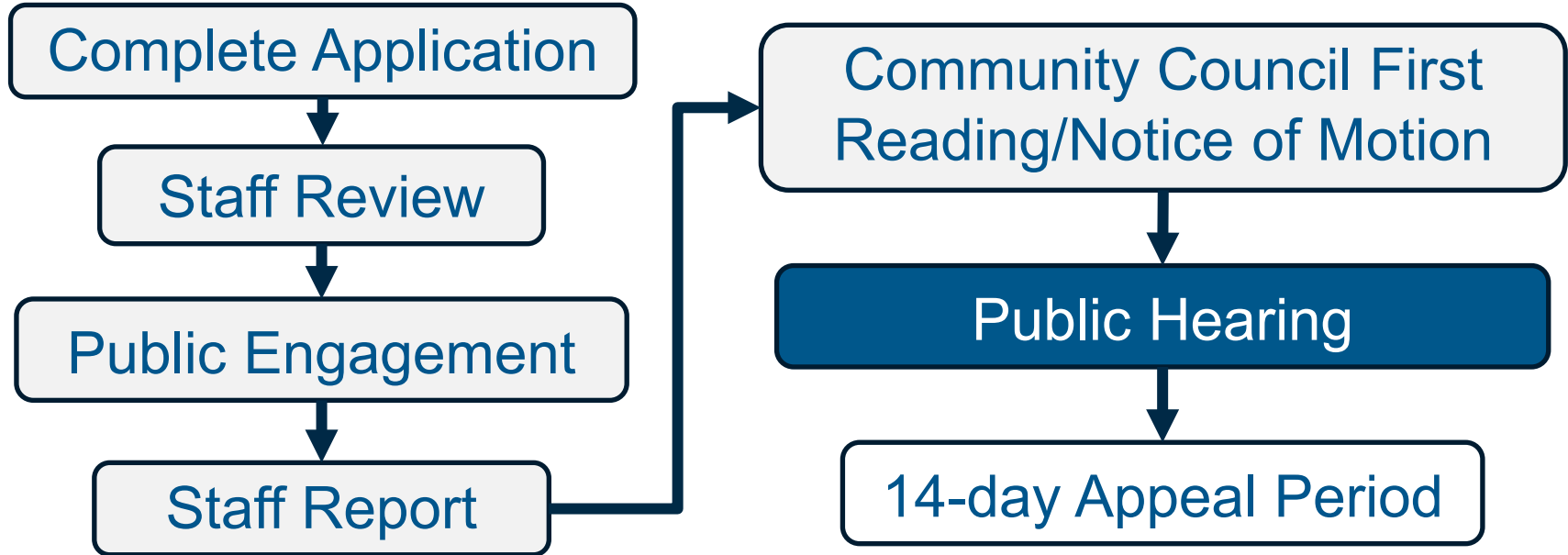
Community Plan

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: C-2B (Highway Commercial) zone



Designation: HC (Highway Commercial) designation



Existing Use: commercial building



Enabling Policy: 1.8 of the Bedford Hwy Secondary Plan



Policy Consideration

Enabling Policy 1.8 (Bedford Hwy Secondary Plan):



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Policy Consideration

Enabling Policy 1.8 (Bedford Hwy Secondary Plan) – Schedule R

This policy requires buildings over 35 feet in height to be consider by development agreement and seeks a mixed-use area while preventing conflict between new and existing uses.

- Relationship of new development to adjacent properties
- Direct access to the Bedford Highway
- Safe vehicle and pedestrian access to the site
- Architectural design (materials, articulation & variation)

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Policy Consideration - continued

Enabling Policy 1.8 (Bedford Hwy Secondary Plan) – Schedule R

This policy requires buildings over 35 feet in height to be consider by development agreement and seeks a mixed-use area while preventing conflict between new and existing uses.

- Scale of the building having regard for the retention of views of the Bedford Basin
- Location of parking underground or at the rear
- Adequate amenity areas for residents





Key Aspects

Fronting on Bedford Hwy

Recessed but visible
from Bedford Hwy





Public Engagement Feedback

Notifications Mailed



750

Individual Calls/Emails



11

Planning Apps Website



405

Shape Your City Website



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Level of engagement completed was consultation achieved through a mail out notification, an HRM Planning Application website, and a Shape You City website.

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Public Engagement Feedback

Feedback included:

- Concerns about construction damage to 606 and 608 Bedford Highway;
- Concerns about construction disruptions and noise, and that active transportation routes will be protected;
- Preference for a four or five storey building;
- Positive comments regarding the building design;
- Concerns about increase in traffic and the overall limited capacity of the Bedford Highway;
- Blocking views from adjacent properties at Charlotte Lane; and
- No inclusion of affordable housing.



Elements of Development Agreement

Policy 1.8.2 key considerations:

- Relationship to adjacent properties
- Architectural design
- Scale of buildings and retention of views to Bedford Basin
- Safe vehicular and pedestrian access
- Parking located at side or rear
- Adequate amenity space
- Impact of shadowing

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Non-Substantive Amendments

A 'Non-Substantive Amendment' is a change to the agreement which can be made without a Public Hearing. The Development Officer or Community Council could authorize this change by resolution. These include:

- changes to the parking requirements
- changes to the architectural requirements
- changes to the unit mix requirements, and
- granting of extension to the commencement and completion of development dates.

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.

Staff recommend approval of the proposed development agreement contained in Attachment A of the staff report dated March 25, 2025.

Thank You

Maggie Holm



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