

**HALIFAX**

# **Public Information Meeting for Case 21946**

Development Agreement for lands at  
Southgate Drive and Glenmont Avenue  
on Bedford Highway, Bedford

June 12, 2019

# Agenda for Tonight's Meeting

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1. Dialogue with Presentation Boards
2. Welcome and Introductions
3. HRM Staff Policy Presentation
4. Public Feedback
5. Wrap-Up, Next Steps, Feedback Form

# Introductions

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**Darrell Joudrey**– Planner

**Tim Outhit**– Councillor

**Tara Courvette** – Planning Controller

**Jared Cavers**– Planning Technician

**Jared Dalziel**– Applicant

# Role of HRM Staff

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- Manage the process of the planning application
- Main contact for the applicant and general public regarding questions, comments or concerns
- Draft reports, negotiate with the applicant and make recommendations to Council

# Purpose of this Meeting

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- Provide information to the public on the proposed development at 33 Southgate Drive and between Southgate Drive and Glenmont Avenue in Bedford
- Explain the process involved for an application of this type
- Receive feedback, hear concerns, and answer questions regarding the proposed development

Feedback provided tonight will inform the process and will form part of the public record.

No decisions will be made tonight

# Applicant Proposal

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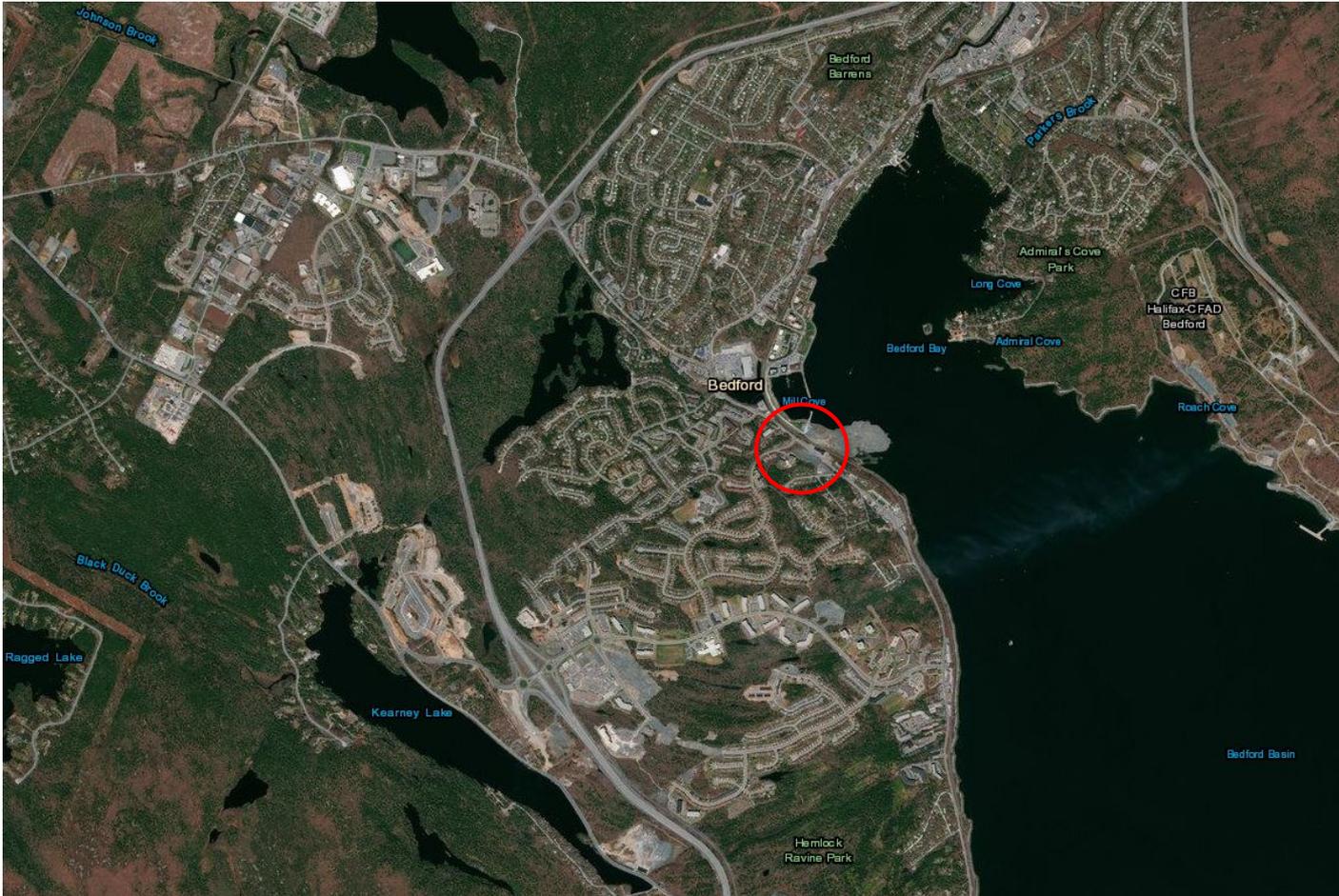
Applicant: WSP Canada Inc.

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)

Proposal: 5 storey 73 unit multiple unit building at Lot BH-1, corner of Southgate Drive and Bedford Highway; 1 storey 16,000 sq ft commercial building and four single unit dwellings on Lot BH-2 between Southgate Drive and Glenmont Avenue

# Site Context

Southgate Drive and Glenmont Avenue on Bedford Highway, Bedford



General Site Location

# Site Context

Southgate Drive and Glenmont Avenue on Bedford Highway, Bedford



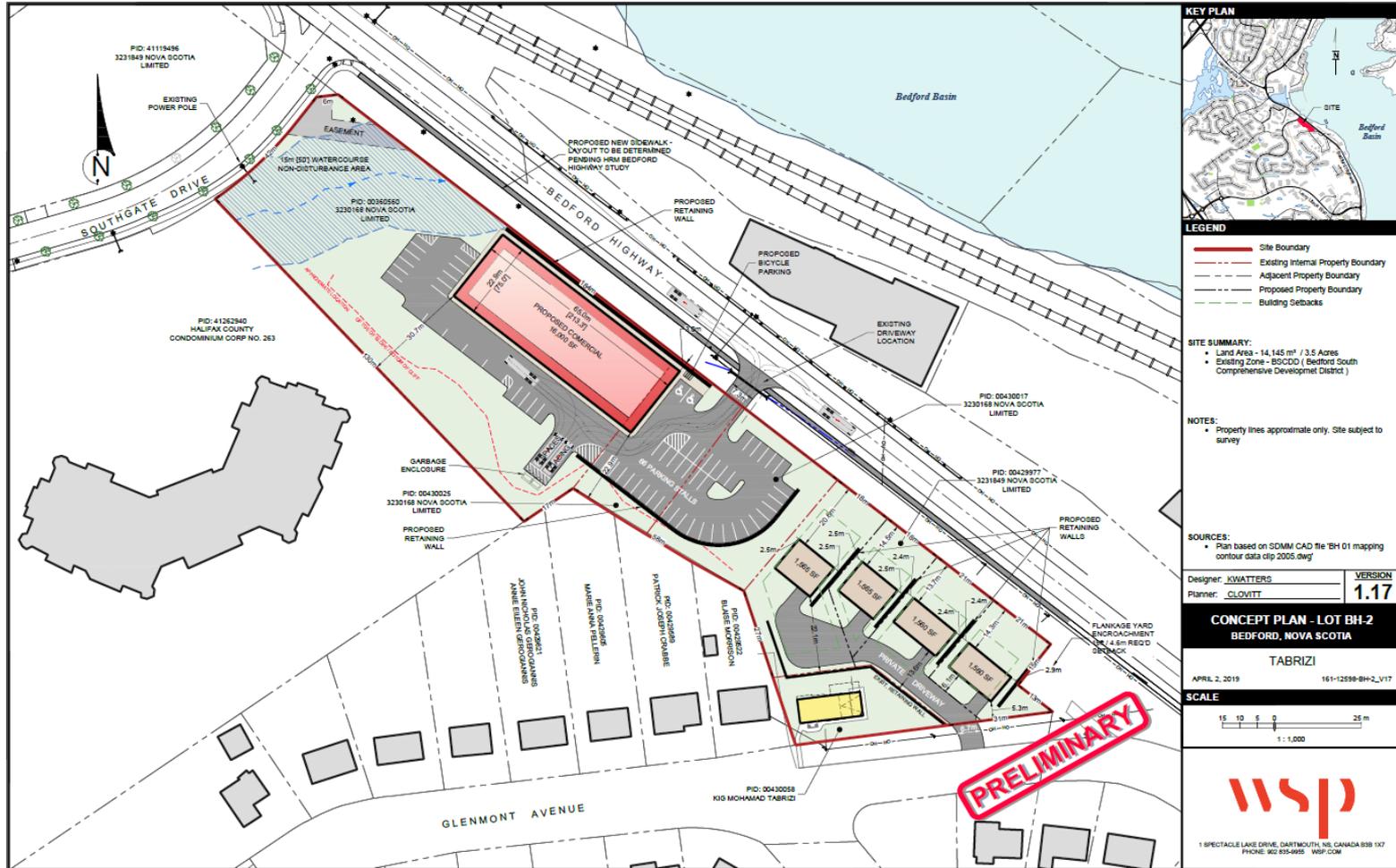
Site Boundaries in Red

# Proposal



Proposed Site Plan for Lot BH-1

# Proposal



Proposed Site Plan for Lot BH-2

# Policy & By-law Overview

## Bedford Municipal Planning Strategy – Bedford LUB

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### Zone

- BSCDD (Bedford South Comprehensive Development District) Zone
- Lots BH-1 and BH-2 currently have existing Development Agreements (Case 00492, 2002 and Case 00762, 2007 respectively) in place;

### Designation

- Residential Neighbourhood under BSSMPS\*
- Urban Settlement under Regional plan

### Existing Use

- Lot BH-1 undeveloped
- Lot BH-2 disturbed site, existing single unit dwelling

### Enabling Policy

- BSSMPS\* Policies RN-2, RN-3, RN-3A

\*Bedford South Secondary Municipal Planning Strategy



# Policy Consideration

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## BSSMPS Enabling Policy RN-2:

- The following matters shall be considered for all development agreement applications within a Residential Neighbourhood Designation:
- the density of housing units does not exceed six units per acre;
- community facilities may be permitted;
- sidewalks and pathways facilitate safe pedestrian travel;
- neighbourhood street design facilitates shared use by cyclists;
- the allocation of housing and the massing and placement of buildings contributes to a sense of community vitality
- site and architectural design, landscaping, and streetscape elements reinforce the themes of neighbourhood identity, pedestrian scale and compatibility with the natural environment;
- natural vegetation, landscaping is employed around parking areas for institutional and multiple unit buildings to provide screening from streets
- buildings containing forty-eight or more housing units, provision of underground parking shall be a mandatory component of the on-site parking supply;
- all open space/parkland dedications proposed conform with the objectives and polices adopted for the community parkland/open space
- the proposal conforms with all applicable provisions and requirements adopted under this Secondary Planning Strategy

# Policy Consideration

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## BSSMPS enabling Policy RN-3

- Each residential neighbourhood shall conform with the following provisions:
- Neighbourhood “A”:
- Lands abutting the Neighbourhood Collector Road in the vicinity of the Old Coach Road and the Bedford Highway may be developed with apartment buildings and townhouses.
- Any apartment building development shall be limited to five storeys above grade and shall maintain a minimum fifty foot non-disturbance area from any existing single unit dwelling lot abutting Glenmont Avenue.

# Policy Consideration

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## BSSMPS enabling Policy RN-3A

Notwithstanding Policy RN-2, RN-3, MS-1 and MS-9 the portion of Neighbourhood A containing PID#'s 00360560, 00430025, 00430017, 00430033, 00429977 and 00430058 may be developed with a mix of low density residential, medium density residential building and commercial uses by development agreement, subject to the following:

- a) total residential units shall not exceed 57 units;
- b) total commercial space shall not exceed 16,000 square feet;
- c) development agreement shall permit a maximum of 13 residential units to be constructed prior to the construction of the interchange at Highway 102;
- d) the allocation of housing and massing and placement of buildings contributes to a sense of community vitality;
- e) site and architectural design and streetscape elements reinforce neighbourhood identity, pedestrian scale and compatibility with the natural environment and surrounding uses;
- f) natural vegetation, landscaping or screening is employed around parking areas for multiple unit buildings;
- g) all open space/parkland dedications proposed conform with the objectives and policies adopted for the community parkland/open space under this municipal planning strategy;
- h) proposal conforms with all applicable provisions and requirements adopted under this Secondary Planning Strategy;
- i) development agreement shall exempt 13 residential units from infrastructure charges;
- j) the development agreement shall not permit the construction of greater than 13 residential units until infrastructure charges have been applied to the new portion of land being added to Neighbourhood A; and
- k) traffic generation, site access and egress; and parking.

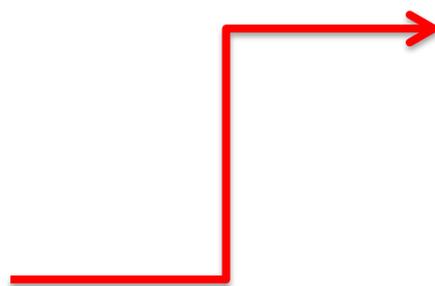
# What is a Development Agreement?

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- 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

# Planning Application Process

We Are Here



Application Submitted

HRM Internal Circulation & Review

Public Information Meeting

Planning Advisory Committee Meeting

Plan Revisions & Refinement

Staff Report with Policy Review & Recommendation

Community Council Hearing & Decision

14 Day Appeal Period

# HALIFAX

## Thank You For Your Participation

We are Looking to Improve the way we  
Communicate with Community Members

Please Complete a Survey Before You Go

### HALIFAX

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- Add all available plans following last slide for reference in questions as needed
- Include additional site photos in this section as well