

# HALIFAX

## Welcome to Tonight's Virtual Meeting!

Meeting will Commence at 6pm

Thurs., June 10, 2021

Slide 1

# Public Information Meeting for Case 22896

# HALIFAX

Development Agreement Amendments,  
Seton Ridge Neighbourhood  
Bedford Hwy./ Lacewood Drive,  
Halifax

June 10, 2021

**Slide 2**

# HALIFAX

## Presentation by HRM Planning Staff

Paul Sampson, Planner

Slide 3

# Public Participation and Q & A

Slide 4

## By Phone

- Speakers list
- One speaker at a time
- To unmute, select \* 6
- Please provide your name and community

## Online

- Please use the 'Raise Hand' function if you have a question or comment at the end of the presentations
- Please mute yourself until you are ready to speak

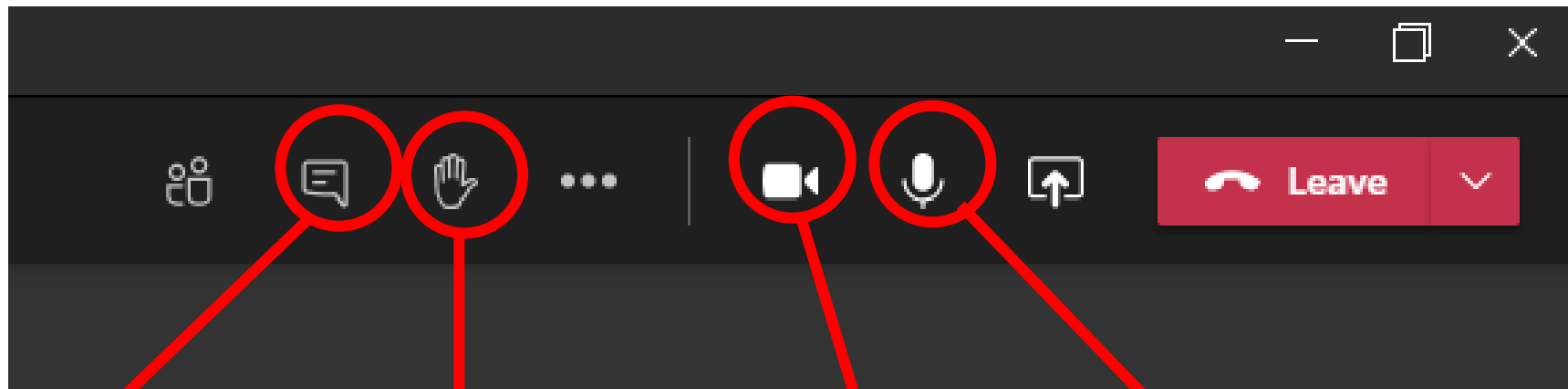
Please respect all points of view and opinions.

A summary of comments and responses to questions will be available on the case website

# Microsoft Teams Functions

Slide 5

You Should Find these Button in the Top Right of Your Screen



Use this button to open a chat window on your screen. You can post questions or comments in this chat at any point in the evening

Use this button to 'raise your hand' if you would like to speak. I will call on you when it is your turn

Use this button to turn your camera 'On' or 'Off' if your device has video capabilities

Use this button to turn your microphone 'On' or 'Off'

# Agenda for Tonight's Meeting

Slide 6



HRM Planning Staff  
Presentation



Presentation by Applicant



Public Participation:  
Questions and Answers

***The website will detail  
all status updates for  
this application***



***Public feedback will be  
collected until June 24th***

**HALIFAX**

# Introductions

---

Slide 7

**Paul Sampson** – Planner, HRM Staff

**Kathryn Morse** – Councillor

**Maggie Holm** – Facilitator/ Moderator, HRM Staff

**Ben Young (SW Properties), Rob Leblanc (Fathom)** – Applicant

**Cara McFarlane** – Planning Staff – Minutes/ Record of meeting

# Purpose of this Meeting

---

Slide 8

- Share information about the proposal
- Listen and collect your questions, concerns, comments and feedback on the proposal



*Feedback provided tonight will inform the process and will form part of the public record. **No decisions will be made tonight.***



# Role of HRM Staff

- 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



# Applicant Proposal

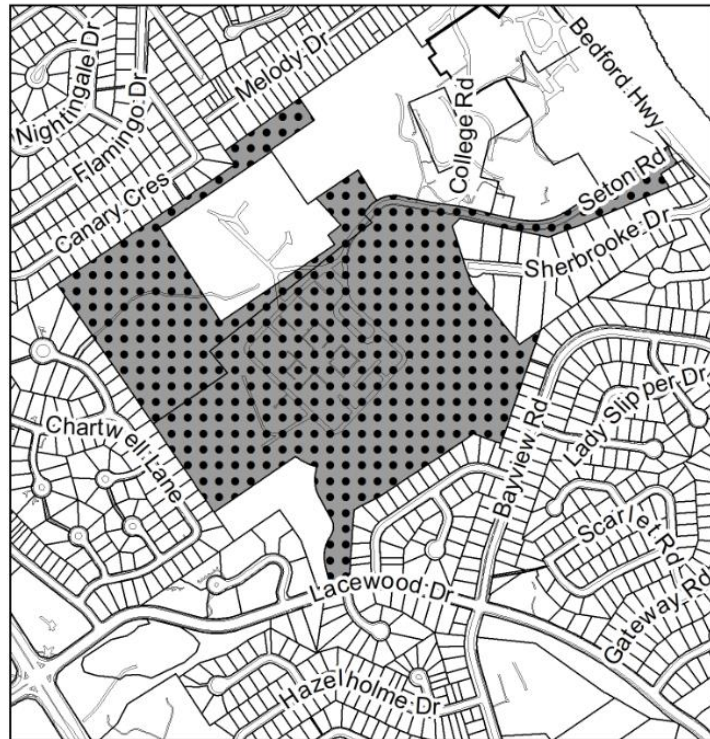
---

Slide 10

**Applicant:** Southwest Properties (Seton Ridge Holdings Ltd.)

**Location:** Bedford Hwy., Lacewood Dr.,  
Halifax

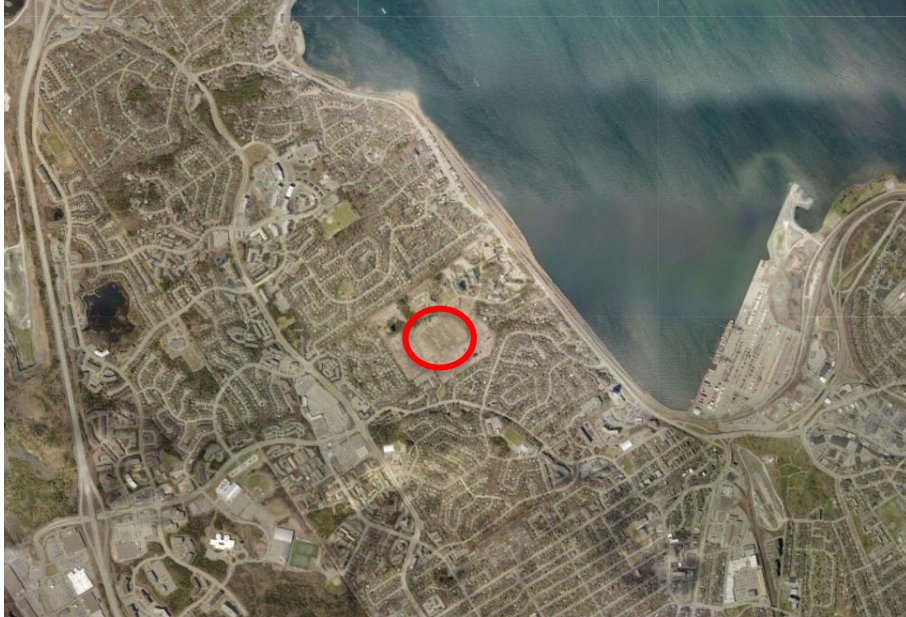
**Proposal:** Amendments to development agreements (2 agreements - Sisters of Charity & Shannex SC Ltd.)



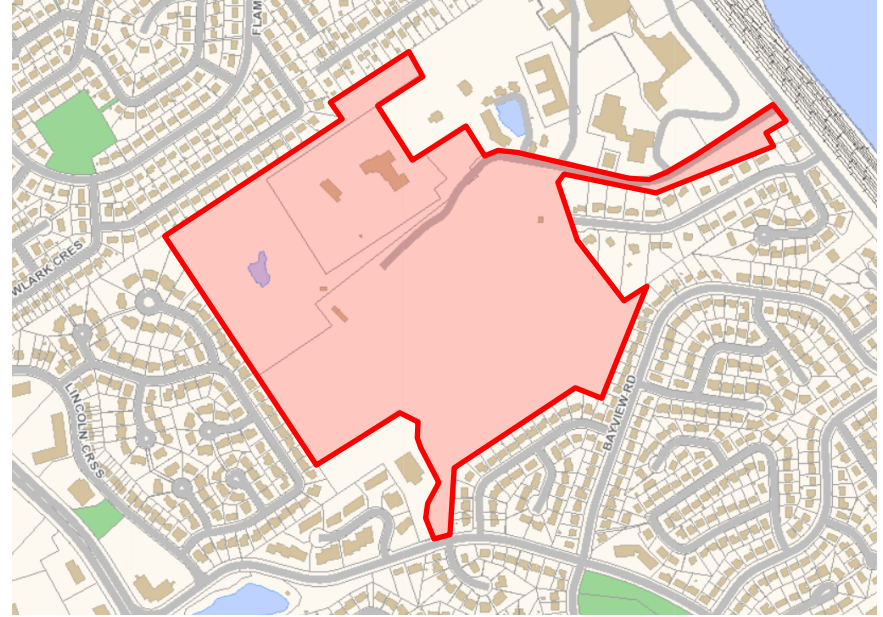
HALIFAX

# Site Context

Slide 11



General Site location in Red



Site Boundaries in Red





## Proposed Amendments to Existing Seton Ridge Agreements

\*(if required upon further review):

- Seton Road: allow stand-alone heat plant (vs. MSVU heat source);
- Increase distance requirement between intersections (local side-streets) from 200m to 500m;
- Active Transportation trail grade – allow steep narrow portion to exceed 8% (up to 11.8%, similar to local street);
- Earthwork/blasting - to allow for some clearing, excavation and blasting (mass works) prior to subdivision design approval;
- To allow up to three multi-unit buildings to be constructed (in Neighbourhood Centre) prior to final subdivision approval;

## Proposed Amendments to Existing Agreements \*(continued):

- Parking structures - to allow portions of buildings with underground parking garages to be located within 20 metres of the road right-of-way;
- Definitions and additional requested changes:
  - add definitions of "Height", "Street Line", "Streetline Grade", "Streetwall", "Streetwall Height", "Roof" and "Penthouse";
  - allowance for height exemptions for rooftop mechanical, penthouses, other building features and sloping conditions; and
  - modifications to requirements for landscaped strips along the side yards of residential dwellings.

# Planning Policies: How they work

Slide 15

## Regional Plan & Subdivision Bylaw

Guides 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 engaging with the public

# What is a Development Agreement

---

Slide 16

- 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

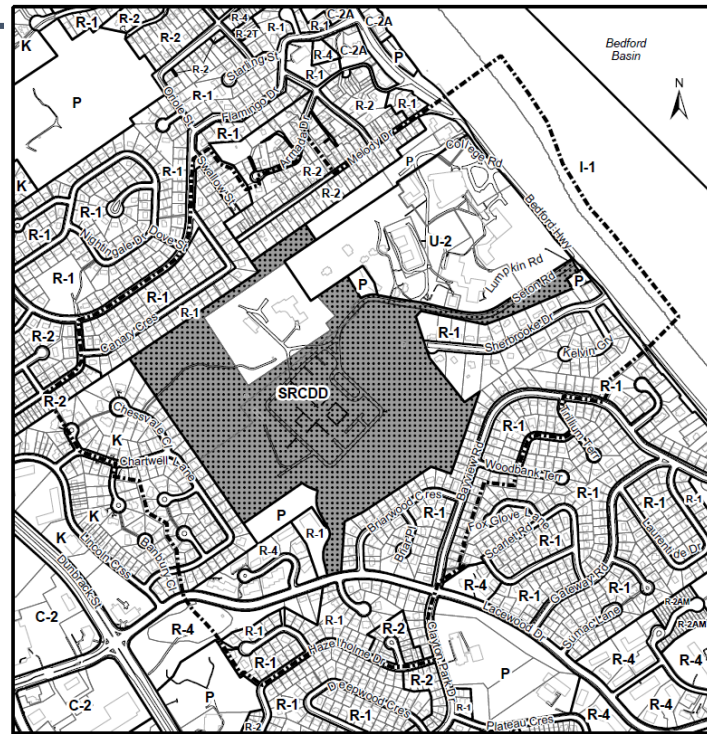


# Policy & By-law Overview

Slide 17

## Halifax Municipal Planning Strategy & Hfx Mainland Land Use By-law

- **Zone**
  - SRCDD (Seton Ridge Comprehensive Development District)
- **Designation**
  - Urban Residential & Harbour related uses
- **Existing Use**
  - Vacant land
- **Enabling Policies**
  - Seton Ridge Neighbourhood (Bedford Hwy Area)



Seton Ridge Neighbourhood Plan (Policies 8A.1-8A.12), Halifax MPS:  
Regarding the original DA & proposed amendments, Council shall consider objectives & policies related to the following:

- Neighbourhood Centre & Low-Density Residential Neighbourhoods
- Residential Care Campus
- Parks & Transportation network
- Other MPS policies – City-Wide and Bedford Hwy. areas

# Planning Process

We Are Here



Application Received

Slide 19

HRM Internal Circulation & Review

**Public Information Meeting**

Plan Revisions & Refinement

Staff Report with Policy  
Review and Recommendation

Community Council – Public Hearing

14-day Appeal

# Presentation by Applicant

Rob Leblanc – Fathom Studio  
Ben Young, Southwest Properties

# INSERT APPLICANTS PRESENTATION

- CONTINUE PAGE NUMBERING

# Public Participation and Q & A

Slide 22

## By Phone

- Speakers list
- One speaker at a time
- To unmute, select \* 6
- Please provide your name and community

## Online

- Please use the 'Raise Hand' function if you have a question or comment at the end of the presentations
- Please mute yourself until you are ready to speak

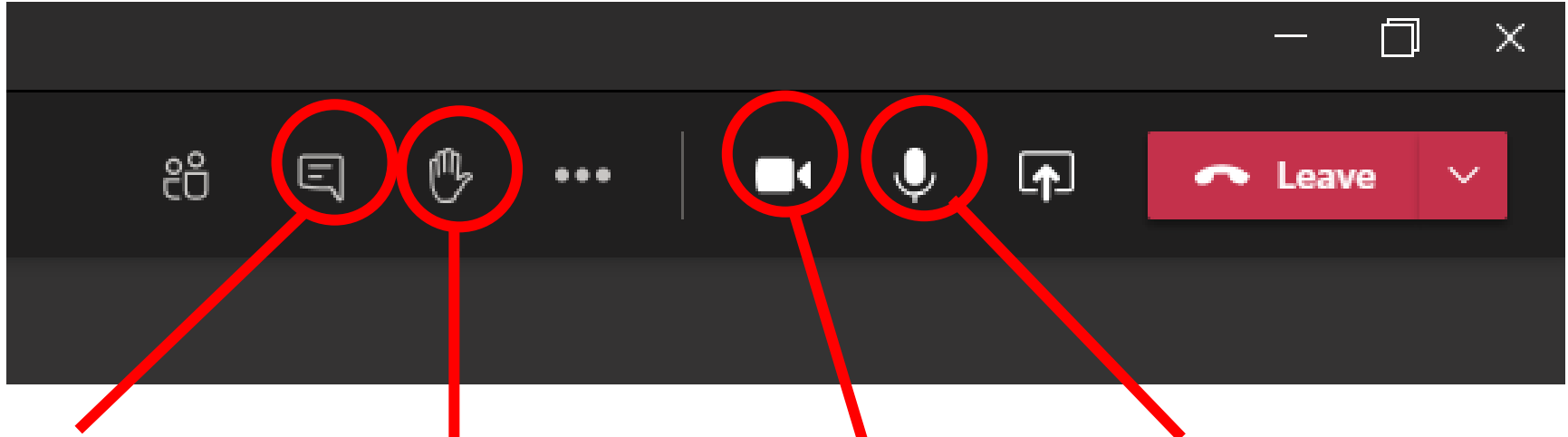
Please respect all points of view and opinions.

A summary of comments and responses to questions will be available on the case website

# Microsoft Teams Functions

Slide 23

You Should Find these Button in the Top Right of Your Screen



Use this button to open a chat window on your screen. You can post questions or comments in this chat at any point in the evening

Use this button to 'raise your hand' if you would like to speak. I will call on you when it is your turn

Use this button to turn your camera 'On' or 'Off' if your device has video capabilities

Use this button to turn your microphone 'On' or 'Off'

# HALIFAX

**Thank You  
For Your  
Participation!**

**Paul Sampson, Planner II**

 [sampsop@halifax.ca](mailto:sampsop@halifax.ca)

 902-717-8125

<https://www.halifax.ca/business/planning-development/applications/case-22896-seton-road-bedford-highway-lacewood-drive>

Public feedback will be collected until **June 24th**

**Slide 24**