



P.O. Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Item No. 2
North West Community Council
June 20, 2017

TO: Chair and Members of North West Community Council

ORIGINAL SIGNED

SUBMITTED BY:

Bob Bjerke, Chief Planner and Director, Planning and Development

DATE: June 3, 2017

SUBJECT: **Case 20832: Non-Substantive Amendment to the Existing Development Agreement for Bedford West Sub Area 2, Bedford**

ORIGIN

Application by West Bedford Holdings Limited for non-substantive amendments to the Bedford West sub area 2 development agreement, involving changes to the local road layout and the relocation of single unit dwellings, townhouses, semi-detached and multiple unit dwellings within allowable densities.

LEGISLATIVE AUTHORITY

See Attachment A.

RECOMMENDATION

It is recommended that North West Community Council:

1. Approve, by resolution, the proposed amending development agreement which shall be substantially of the same form as contained in Attachment B of this report; and
2. Require the agreement be signed by the affected property owners within 120 days, or any extension thereof granted by Council on request of the applicant, from the date of final approval by Council and any other bodies as necessary, including applicable appeal periods, whichever is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.

BACKGROUND

West Bedford Holdings Limited has submitted an application for non-substantive amendments to the existing Bedford West sub area 2 development agreement to allow an alternate public road with single family dwellings allow and the relocation of townhouses, semi-detached and multi-unit residential buildings.

Subject Site (Map 1)	PID 41428095 and PID 41332404
Location	Each side of Bramwell Court, north side of Broad Street and in the location of proposed Road 2-8, southeast of Broad Street, Bedford.
Regional Plan Designation	Urban Settlement (US)
Community Plan Designation (Map 2)	Residential Neighbourhoods and Parks and Open Space, under the Bedford West Secondary Planning Strategy (BWSPS)
Zoning (Map 3)	Bedford West Comprehensive Development District (BWCDD)
Size of Site (gross)	31.22 ha (77.2 acres)
Street Frontage (total)	350 m (approx.) (1150 feet), and 580 metres on Highway 102
Current Land Use(s)	Vacant
Surrounding Use(s)	North – Vacant (Future 113 Highway) South – Low Density Residential East – Institutional (potential school site) West – Low Density Residential, Vacant

Proposal Details

The existing development agreement allows for three multi-unit residential buildings on a private driveway to the west of Bramwell Court, townhouses and semi-detached dwellings on a public street (Road 2-7) east of Bramwell, and single unit dwellings on Road 2-8, as shown on Attachment C - Concept Plan of Existing Development Agreement. The applicant has outlined their intention to:

- replace the three multi-unit residential buildings with 34 single unit dwellings on a new public street;
- relocate the townhouses from Road 2-7 to Road 2-8; and
- relocate the three multi-unit residential buildings to Block 2-7, to the east of Bramwell Court (Attachment D - Proposed Concept Plan).

Enabling Policy

Policy for the Bedford West area originates from the Bedford West Secondary Planning Strategy (BWSPS) contained within the Bedford MPS. The BWSPS policies deal with a wide variety of issues related to environmental protection, establishment and sufficiency of municipal services, community design and transportation. In summary, these policies require the establishment of development controls which enable the creation of a complete community while being sensitive to the natural environment.

The lands are currently designated Residential Neighbourhoods and Parks and Open Space under the BWSPS. Staff have reviewed the policy and have determined that the proposed relocation of uses meets the BWSPS. A full evaluation of the relevant policy can be found in Attachment E of this report.

The proposal can be considered as non-substantive amendment in accordance with Section 6.2(c) of the existing development agreement (as amended), which enables amendment to the schedules of the agreement provided that Council is satisfied that such amendments are minor and conform with the intent and all applicable policies of the Secondary Planning Strategy.

COMMUNITY ENGAGEMENT

The community engagement process is consistent with the intent of the HRM Community Engagement Strategy. Community engagement was achieved through providing public information and seeking comments through the HRM website. Additionally, signage was posted on the subject site, and a public information meeting held on March 6, 2017. The minutes from the meeting are included in Attachment F.

The proposed amending development agreement will potentially affect the following stakeholders: local residents and property owners, community or neighbourhood organizations, and business and professional associations.

North West Planning Advisory Committee

On April 5, 2017, the North West Planning Advisory Committee (PAC) recommended that the application be approved with consideration to the following:

- The issue with the park being suggested is addressed with further consideration by all parties involved in the planning of the Sub-area 2.

Further consideration of the proposed changes to the park was undertaken and, as outlined in the Discussion section of this report, it has been determined to not meet HRM standards,.

A report from PAC to North West Community Council will be provided under separate cover.

DISCUSSION

Proposed Amending Development Agreement

Attachment B contains the proposed amending development agreement for the subject site and the conditions under which the development may occur. The proposed development agreement addresses the following matters:

- the replacement of the three multi-unit residential buildings with 34 single unit dwellings on a new public street;
- the relocation of the townhouses from Road 2-7 to Road 2-8; and
- the relocation of the three multi-unit residential buildings to Block 2-7, to the east of Bramwell Court.

The proposed amending development agreement contains a revised concept plan showing the relocated uses (Attachment D), and can be compared to the existing concept included at Attachment C. Other schedules of the existing development agreement must also be replaced to provide consistency throughout the agreement. The additional schedules to the proposed amending agreement illustrate the proposed sanitary, water systems, and land use plans show the intended changes.

There is no proposed increase in density resulting from the proposed relocation of uses.

Land Use Compatibility

Under the provisions of the existing agreement, the multi-unit residential buildings are located adjacent to low density residential buildings. The proposed relocation of the multi-residential buildings further separates this use from the low density uses, and places them closer to the collector street and across from a public park and proposed institutional use. This proposed change enhances the compatibility of adjacent uses.

The new location of the townhouses and semi-detached dwellings on Street 2-8 provides a better transition from low density to the multi-unit residential buildings to the rear. The placement of single unit dwellings on the public street to the west of Bramwell Court places similar land uses side by side and increases the compatibility of use in that location. Overall, greater compatibility of adjacent uses result from the proposed land use relocations.

Proposed Park Considerations

The applicant had originally proposed a public park west of Bramwell Court and the proposed adjacent street, as shown in Attachment G. The park was to include a play area near the entrance on Broad Street, and a trail within the park between the rear yards of adjacent single family homes. The park has since been further reviewed by staff and it has been determined that it does not meet the park accessibility standards of the Regional Subdivision By-law. As such, it has been determined to be redundant, as the community is

well served by existing local parks and the trail system throughout the community of West Bedford. This site has significant physical constraints which would require amongst other possible interventions:

- regrading/ re-engineering to lower the slope at the entrance;
- removal of a substantial berm;
- permission to release private stormwater infrastructure and easements; and
- a provincial wetland alteration approval.

At the direction of North West Planning Advisory Committee, additional clarification and required measures to address the park issues were outlined to the applicant. Both staff and the applicant agreed that a privately-owned non-disturbance buffer in this location was more suitable than a public park. It should be noted that the removal of this park does not affect the minimum required dedication for the development or the overall adequacy of parkland. Accordingly, a non-disturbance buffer is now required in the amending development agreement, and can be found as Schedule D-1 in the proposed amending agreement.

Multi-unit Residential Option

Options for the new site (Block 2-7) for the three multi-unit residential buildings were proposed and discussed with the applicant. Staff note that the existing development agreement allows for consideration of a greater number of multi unit residential buildings on that site, provided that density, built form, lot area and frontage provisions of the development agreement are respected. Therefore, it was determined that no further amendment is needed, as the flexibility to enable consideration of a greater number of smaller multi unit dwellings is currently contained within the existing development agreement. These options were presented at the public information meeting and at North West Planning Advisory Committee and are noted to advise Council of the options being considered by the developer.

Conclusion

Staff have reviewed the proposal in terms of all relevant policy criteria and advise that the proposal is reasonably consistent with the intent of the SPS. Staff reviewed the relocation of the uses and the proposed new public street, and advise that the proposed amending development agreement meets the intent of the BWSPS. There is little impact on the relocation of uses, as evaluated against policy, therefore, staff recommend that the Northwest Community Council approve the proposed amending development agreement.

FINANCIAL IMPLICATIONS

There are no budget implications. The applicant will be responsible for all costs, expenses, liabilities and obligations imposed under or incurred to satisfy the terms of this proposed amending development agreement. The administration of the proposed amending development agreement can be carried out with existing resources and within the approved 2017/2018 budget for C310 Urban and Rural Planning Applications.

RISK CONSIDERATION

There are no significant risks associated with the recommendations contained within this report. This application may be considered under existing MPS policies. Community Council has the discretion to make decisions that are consistent with the MPS, and such decisions may be appealed to the N.S. Utility and Review Board. Information concerning risks and other implications of adopting the proposed amending development agreement are contained within the Discussion section of this report.

ENVIRONMENTAL IMPLICATIONS

No additional concerns were identified beyond those raised in this report.

ALTERNATIVES

1. North West Community Council may choose to approve the proposed amending development agreement subject to modifications. Such modifications may require further negotiation with the applicant and may require a supplementary report or another public hearing. A decision of Council to approve this development agreement is appealable to the N.S. Utility & Review Board as per Section 262 of the *HRM Charter*.
2. North West Community Council may choose to refuse the proposed amending development agreement, and in doing so, must provide reasons why the proposed agreement does not reasonably carry out the intent of the MPS. A decision of Council to refuse the proposed development agreement is appealable to the N.S. Utility & Review Board as per Section 262 of the *HRM Charter*.

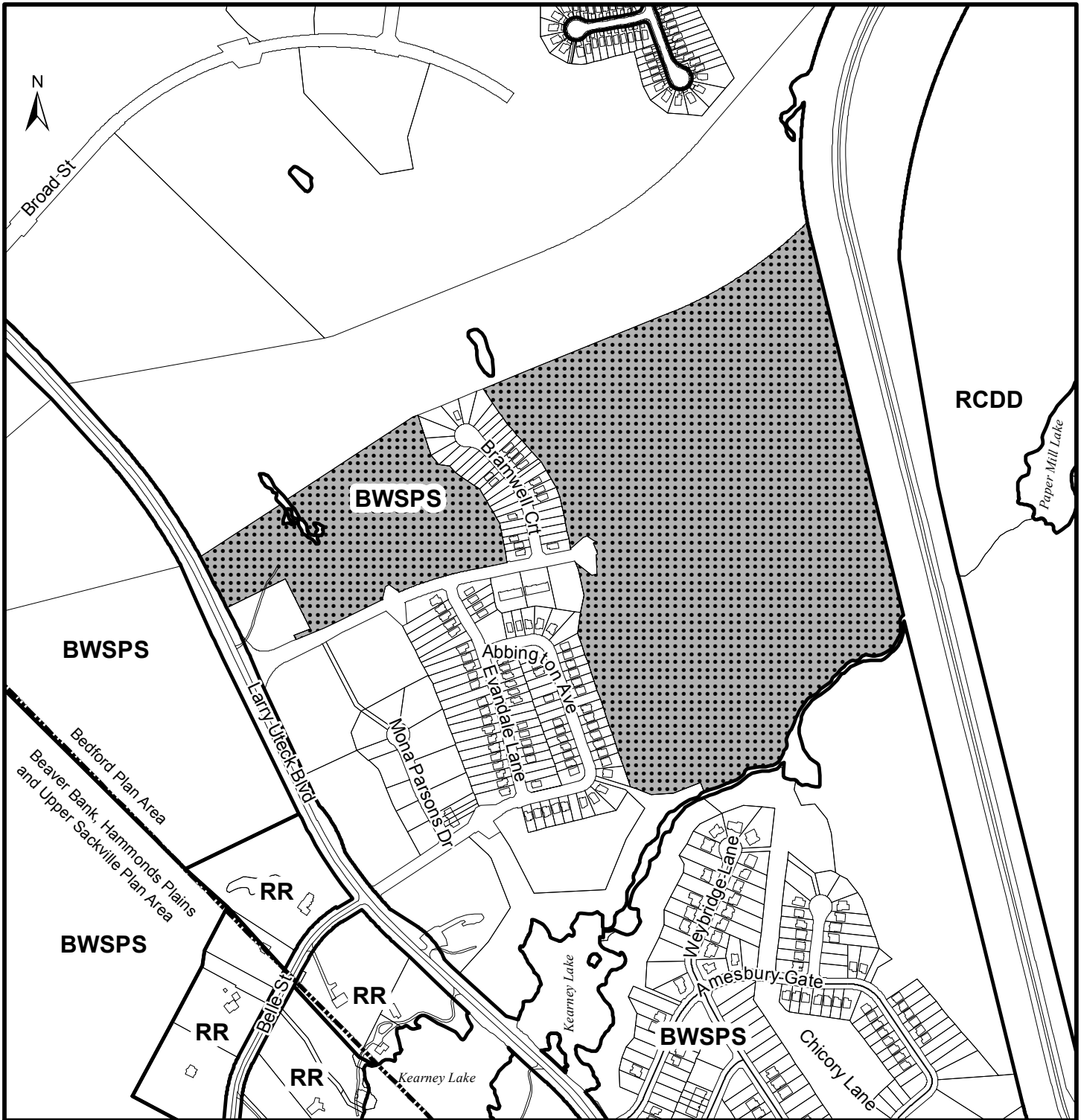
ATTACHMENTS

Map 1:	Generalized Future Land Use
Map 2:	Zoning and Notification Area
Attachment A:	Legislative Authority
Attachment B:	Proposed Amending Development Agreement
Attachment C:	Concept Plan of Existing Development Agreement
Attachment D:	Proposed Concept Plan
Attachment E:	Excerpts from the Bedford West Secondary Planning Strategy: Policy Evaluation
Attachment F:	Public Information Meeting Notes
Attachment G:	Formerly Proposed Park - Proposed Non Disturbance Area

A copy of this report can be obtained online at <http://www.halifax.ca/commcoun/index.php> then choose the appropriate Community Council and meeting date, or by contacting the Office of the Municipal Clerk at 902.490.4210, or Fax 902.490.4208.

Report Prepared by: Erin MacIntyre, Principal Planner, Land Development & Subdivision, 902.490.6704
ORIGINAL SIGNED


Report Approved by: _____
Kelly Denty, Manager, Current Planning, 902.490.4800



Map 1 - Generalized Future Land Use

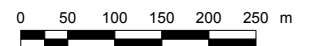
HALIFAX

Sub-Area 2 Bedford West
Bedford

 Non-Substantive Amendment
to an existing Development Agreement

Bedford Designations

- RR Residential Reserve
- RCDD Residential Comprehensive Development District
- BWSPS Bedford West Secondary Planning Strategy



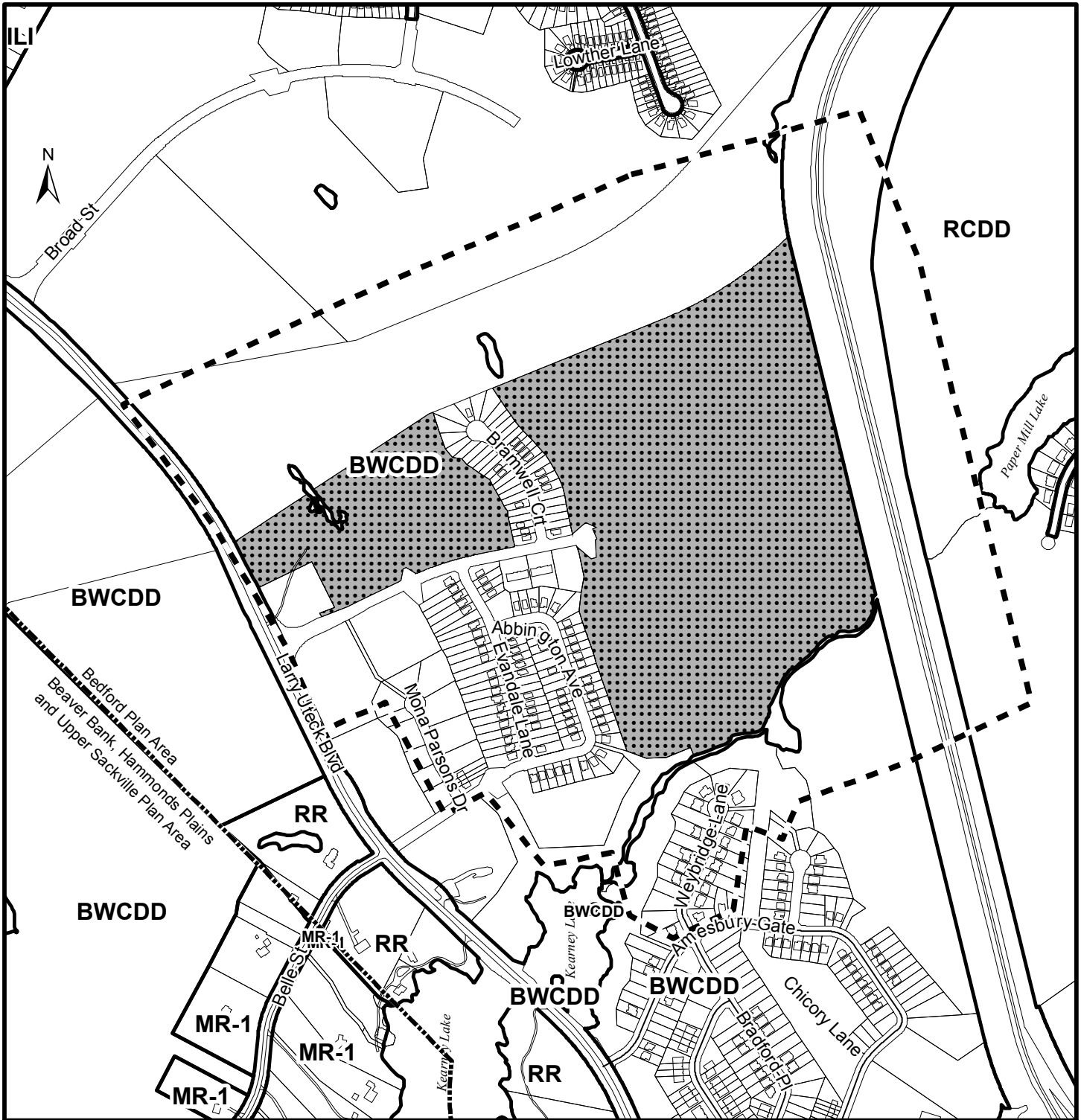
**Beaver Bank, Hammonds Plains
and Upper Sackville Designations**

- RR Residential Reserve
- BWSPS Bedford West Secondary Planning Strategy

This map is an unofficial reproduction of
a portion of the Zoning Map for the plan
area indicated.

The accuracy of any representation on
this plan is not guaranteed.


Bedford
Land Use By-Law Area



Map 2 - Zoning and Notification

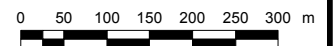
Sub-Area 2 Bedford West
Bedford


HALIFAX

 Non-Substantive Amendment
to an existing Development Agreement

Bedford Zones

RR Residential Reserve
RCDD Residential Comprehensive Development District
BWCCD Bedford West Comprehensive Development District



 Area of notification

Beaver Bank, Hammonds Plains and Upper Sackville Zones

MR-1 Mixed Resource
BWCCD Bedford West Comprehensive Development District

This map is an unofficial reproduction of
a portion of the Zoning Map for the plan
area indicated.

The accuracy of any representation on
this plan is not guaranteed.

Bedford
Land Use By-Law Area

Attachment A – Legislative Authority

Development Agreements By Community Council

The *Community Council Administrative Order*, subsection 3 (1) “Subject to subsection (3) of this section, sections 29, 30 and 31 of the *Halifax Regional Municipality Charter* apply to each Community Council.”

Halifax Regional Municipality Charter:

Development agreements by community councils

- 31 (1)** This Section applies to a community council if the Council so provides in the policy establishing the community council.
- (2)** Where a municipal planning strategy of the Municipality provides for development by agreement, the community council stands in the place and stead of the Council and Part VIII applies with all necessary changes.
- (3)** A development agreement, or amendment to a development agreement, entered into by a community council must be signed by the Mayor and the Clerk on behalf of the Municipality.
- (4)** Where a development agreement entered into by a community council purports to commit the Municipality to an expenditure, the commitment has no force or effect until approved by the Council. 2008, c. 39, s. 31.

HRM Charter, Part VIII, Planning and Development, including:

Development agreements

- 240 (1)** The Council may consider development by development agreement where a municipal planning strategy identifies
- (a) the developments that are subject to a development agreement;
 - (b) the area or areas where the developments may be located; and
 - (c) the matters that the Council must consider prior to the approval of a development agreement.
- (2)** The land-use by-law must identify the developments to be considered by development agreement. 2008, c. 39, s. 240.

Content of development agreements

- 242 (1)** A development agreement may contain terms with respect to
- (a) matters that a land-use by-law may contain;
 - (b) hours of operation;
 - (c) maintenance of the development;
 - (d) easements for the construction, maintenance or improvement of watercourses, ditches, land drainage works, stormwater systems, wastewater facilities, water systems and other utilities;
 - (e) grading or alteration in elevation or contour of the land and provision for the disposal of storm and surface water;
 - (f) the construction, in whole or in part, of a stormwater system, wastewater facilities and water system;
 - (g) the subdivision of land;
 - (h) security or performance bonding.
- (2)** A development agreement may include plans or maps.
- (3)** A development agreement may

- (a) identify matters that are not substantive or, alternatively, identify matters that are substantive;
 - (b) identify whether the variance provisions are to apply to the development agreement;
 - (c) provide for the time when and conditions under which the development agreement may be discharged with or without the concurrence of the property owner;
 - (d) provide that upon the completion of the development or phases of the development, the development agreement, or portions of it, may be discharged by the Council;
 - (e) provide that, where the development does not commence or is not completed within the time specified in the development agreement, the development agreement or portions of it may be discharged by the Council without the concurrence of the property owner.
- 2008, c. 39, s. 242.

Requirements for effective development agreement

- 243** (1) A development agreement must not be entered into until
- (a) the appeal period has elapsed and no appeal has been commenced; or
 - (b) all appeals have been abandoned or disposed of or the development agreement has been affirmed by the Board.
- (2) The Council may stipulate that a development agreement must be signed by the property owner within a specified period of time.
- (3) A development agreement does not come into effect until
- (a) the appeal period has elapsed and no appeal has been commenced or all appeals have been abandoned or disposed of or the development agreement has been affirmed by the Board;
 - (b) the development agreement is signed by the property owner, within the specified period of time, if any, and the Municipality; and
 - (c) the development agreement is filed by the Municipality in the registry.
- (4) The Clerk shall file every development agreement, amendment to a development agreement and discharge of a development agreement in the registry. 2008, c. 39, s. 243.

Attachment B
Proposed Amending Development Agreement

THIS SECOND AMENDING AGREEMENT made this day of **[Insert Month]**, 2017,

BETWEEN:

[INSERT NAME OF CORPORATION/BUSINESS]

a body corporate, in the Province of Nova Scotia
(hereinafter called the "Developer")

OF THE FIRST PART

- and -

HALIFAX REGIONAL MUNICIPALITY

a municipal body corporate, in the Province of Nova Scotia
(hereinafter called the "Municipality")

OF THE SECOND PART

WHEREAS the Developer is the registered owner of certain lands located at Broad Street, Bedford) and which said lands are more particularly described in Schedule A hereto (hereinafter called the "Lands");

AND WHEREAS the North West Community Council of the Municipality approved an application (Case 00970), to enter into an agreement to allow for development of a residential mixed use subdivision at Sub Area 2 Bedford West, Bedford which said development agreement was registered Registry of Deeds in Halifax on March 2, 2009 as Document No. 92870625 (hereinafter called the "Original Agreement");

AND WHEREAS the North West Community Council of the Municipality granted approval of an application (Case 18423) by the Developer of the first part to enter into an amending agreement to the Original Agreement to permit 34 foot wide single unit dwelling lots and the establishment of gas bars, which said agreement was registered at the Registry of Deeds in Halifax on (insert date) as Document No. 106245013 (hereinafter called the "First Amending Agreement");

AND WHEREAS the Original Agreement and the First Amending Agreement together comprise the Existing Development Agreement (the "Existing Agreement");

AND WHEREAS the Developer has requested to amend the Existing Agreement to allow for changes to the road layout, and to relocate single unit dwellings, townhouses, and multiple unit dwellings within allowable densities on the Lands pursuant to the provisions of the *Halifax Regional Municipality Charter* and pursuant to the terms of the Agreement;

AND WHEREAS the North West Community Council for the Municipality approved this request at a meeting held on **[Insert Date]**, referenced as Municipal Case Number 20832;

THEREFORE, in consideration of the benefits accrued to each party from the covenants herein contained, the Parties agrees as follows:

Attachment B
Proposed Amending Development Agreement

1. Except where specifically varied by this Second Amending Agreement, all other terms, conditions and provisions of the Existing Agreement shall remain in effect.
2. The schedules of the Existing Agreement shall be amended by deleting Schedules B through J, and replacing them with Schedules B-1 to J-1 inclusive (attached).
3. The Existing Agreement shall be amended by deleting all text references to Schedules B through J and replacing them Schedule B-1 to J-1 inclusive, respectively.

IN WITNESS WHEREOF the said parties to these presents have hereunto set their hands and affixed their seals the day and year first above written.

SIGNED, SEALED AND DELIVERED in the presence of:

(Insert Registered Owner Name)

Witness

Per: _____

Witness

Per: _____

HALIFAX REGIONAL MUNICIPALITY

SIGNED, DELIVERED AND ATTESTED to by the proper signing officers of Halifax Regional Municipality, duly authorized in that behalf, in the presence of:

Witness

Per: _____
MAYOR

Witness

Per: _____
MUNICIPAL CLERK

Attachment B
Proposed Amending Development Agreement

PROVINCE OF NOVA SCOTIA
COUNTY OF HALIFAX

On this _____ day of _____, A.D. 20____, before me, the subscriber personally came and appeared _____ a subscribing witness to the foregoing indenture who having been by me duly sworn, made oath and said that _____, _____ of the parties thereto, signed, sealed and delivered the same in his/her presence.

A Commissioner of the Supreme Court
of Nova Scotia

PROVINCE OF NOVA SCOTIA
COUNTY OF HALIFAX

On this _____ day of _____, A.D. 20____, before me, the subscriber personally came and appeared _____ the subscribing witness to the foregoing indenture who being by me sworn, made oath, and said that Mike Savage, Mayor and Kevin Arjoon , Clerk of the Halifax Regional Municipality, signed the same and affixed the seal of the said Municipality thereto in his/her presence.

A Commissioner of the Supreme Court
of Nova Scotia

Sub Area 2

Schedule B-1

April 2017



Legend

- Single Family
- Townhouses
- Multiple
- Commercial
- Institutional
- Parkland
- Trail
- Retained Vegetation

Schedule C-1

WEST BEDFORD SUB-AREA 2

LAND USE

April, 2017



- SINGLES (Frontage of 34' - 40' wide)
- SINGLES (Frontage > 40' wide)
- TOWNHOUSE/ SEMI-DETACHED/ SINGLES (34')
- MULTIPLE / TOWNHOUSE
- INSTITUTIONAL
- CONDOMINIUM TOWNHOUSE'S
- COMMUNITY COMMERCIAL
- HRM PARK
- CC** Community Commercial Land
- RN** Residential Neighbourhood
- IN** Institutional



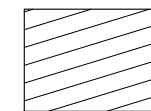


Schedule D-1

WEST BEDFORD
SUB-AREA 2

NON-DISTURBANCE

April, 2017



Non-disturbance Zone



Note: Non-disturbance zone is set at 20m from Brooks and 30m from Kearney Lake Run








Schedule E-1

WEST BEDFORD
SUB-AREA 2

ROADS, SIDEWALKS AND TRAILS

April, 2017



-  **Single Sidewalk**
-  **Walkway**
-  **BLVD. Pathway
(by Others)**
-  **Secondary Trail**
-  **Secondary Trail
(by Others)**






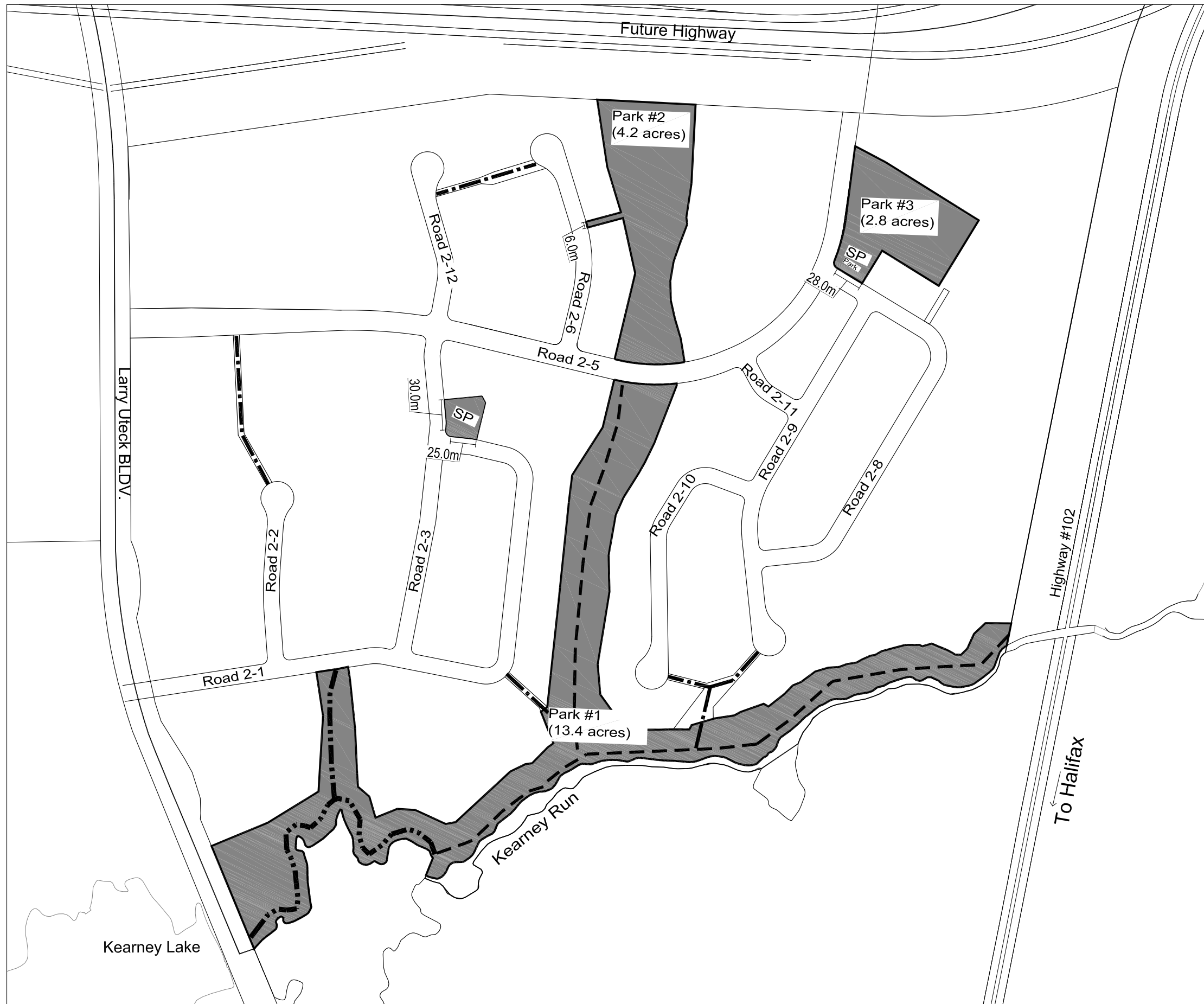
Schedule F-1

WEST BEDFORD
SUB-AREA 2

PARKLAND

April, 2017

- S.P.** Site Preparation Area
-  HRM Parkland
-  Secondary Trail
-  Secondary Trail (by Others)



Kearney Lake



To Halifax

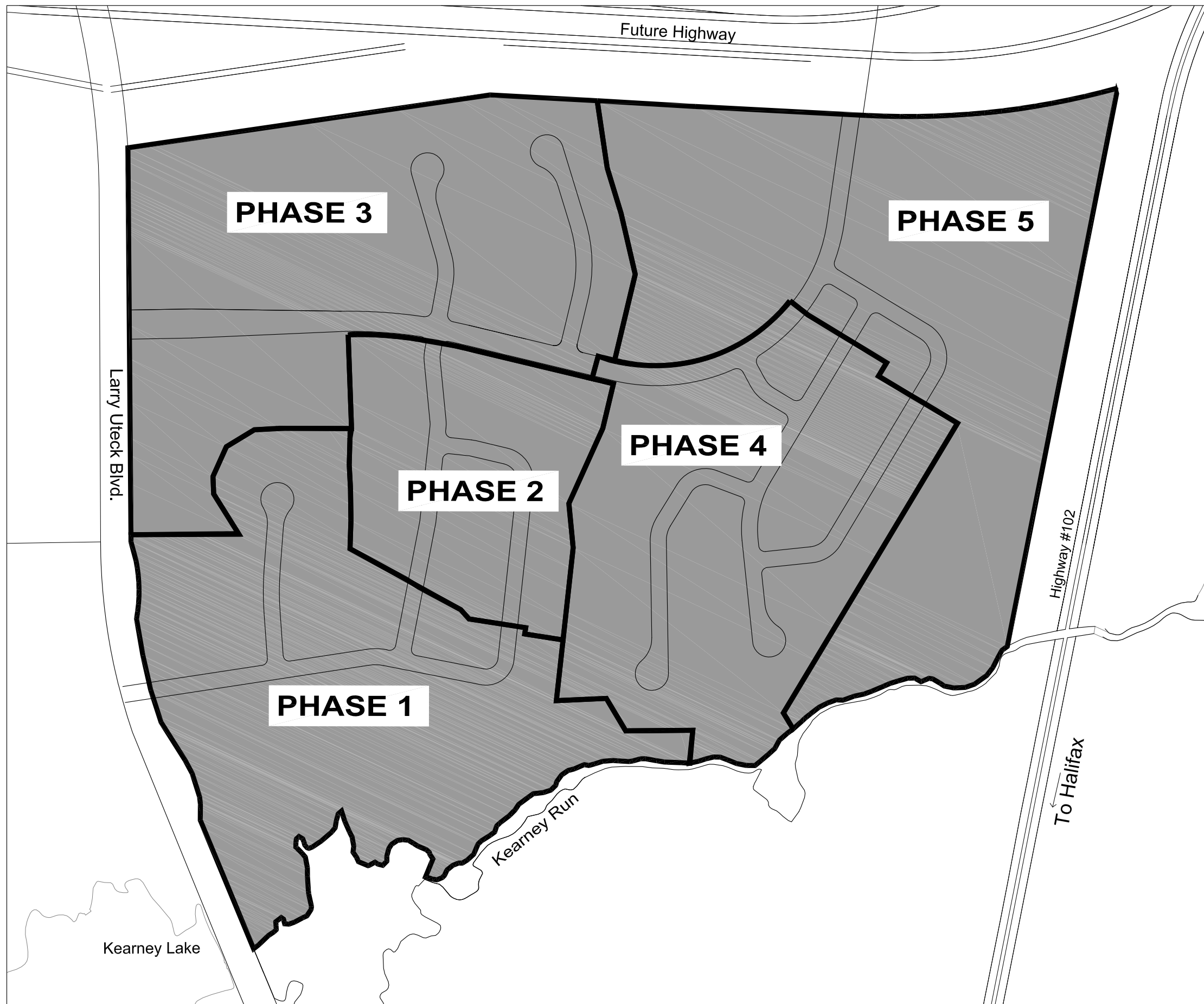


Schedule G-1

WEST BEDFORD
SUB-AREA 2

PHASING

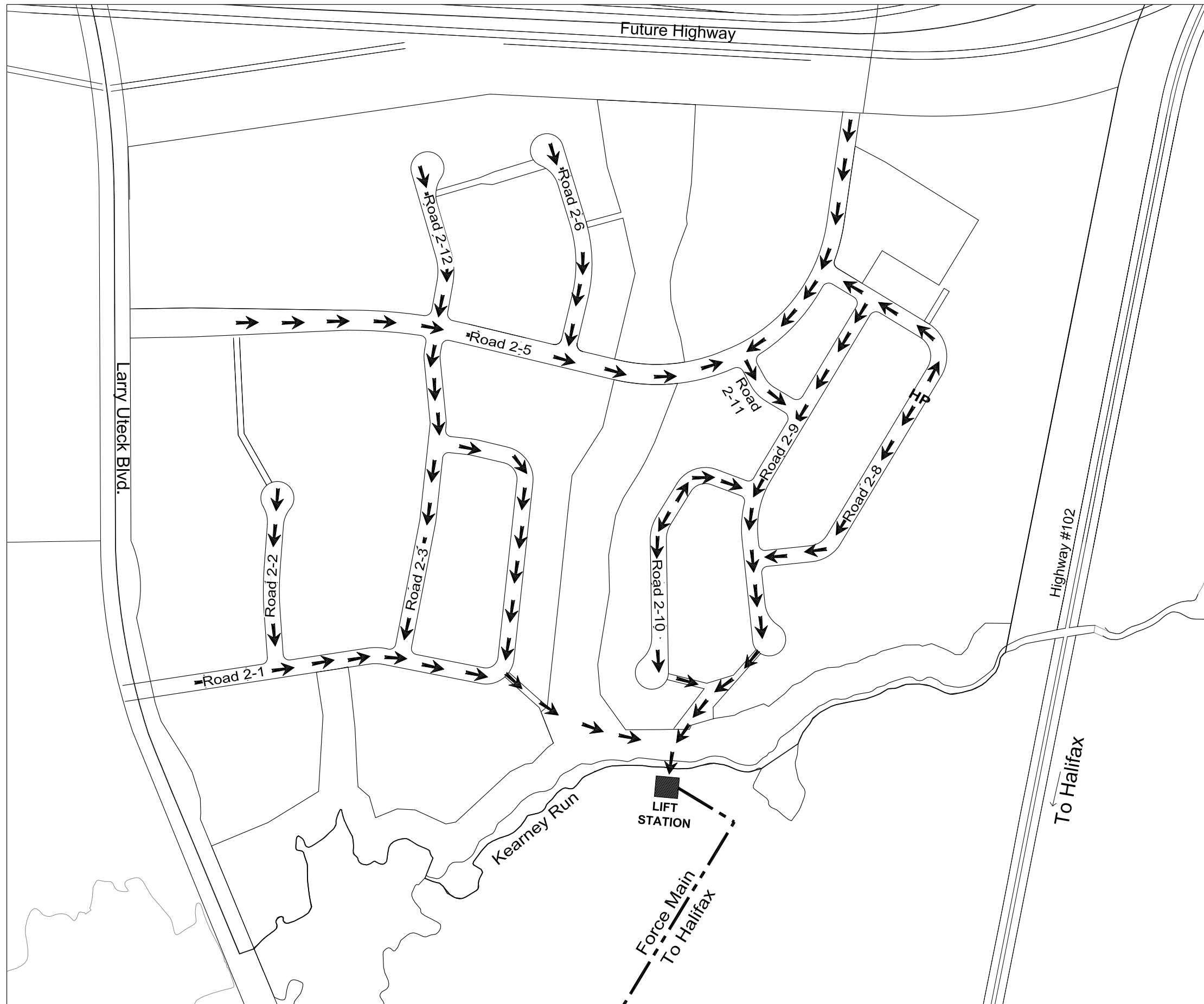
April, 2017



Schedule H-1

WEST BEDFORD
SUB-AREA 2

SANITARY PLAN
April, 2017

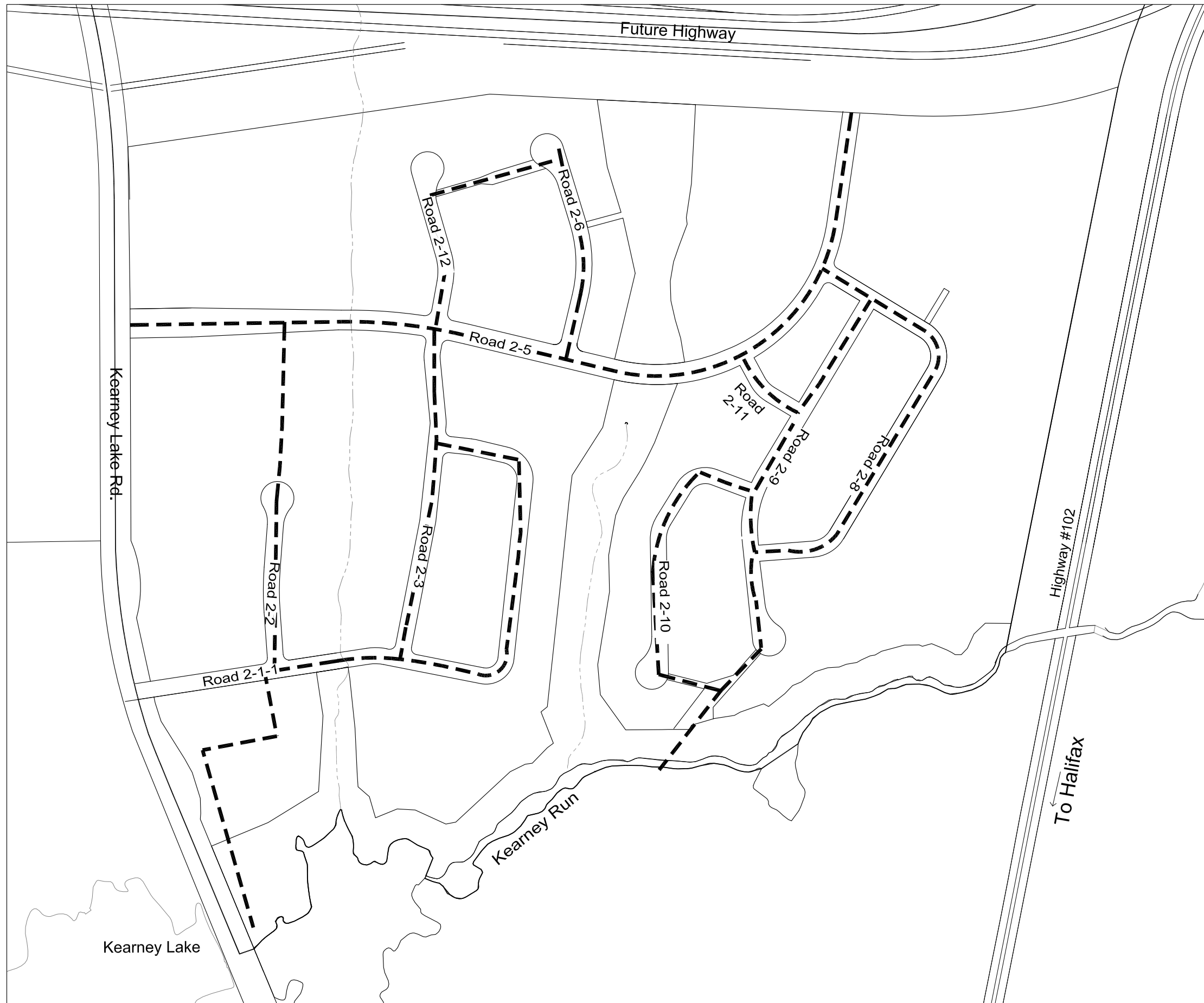


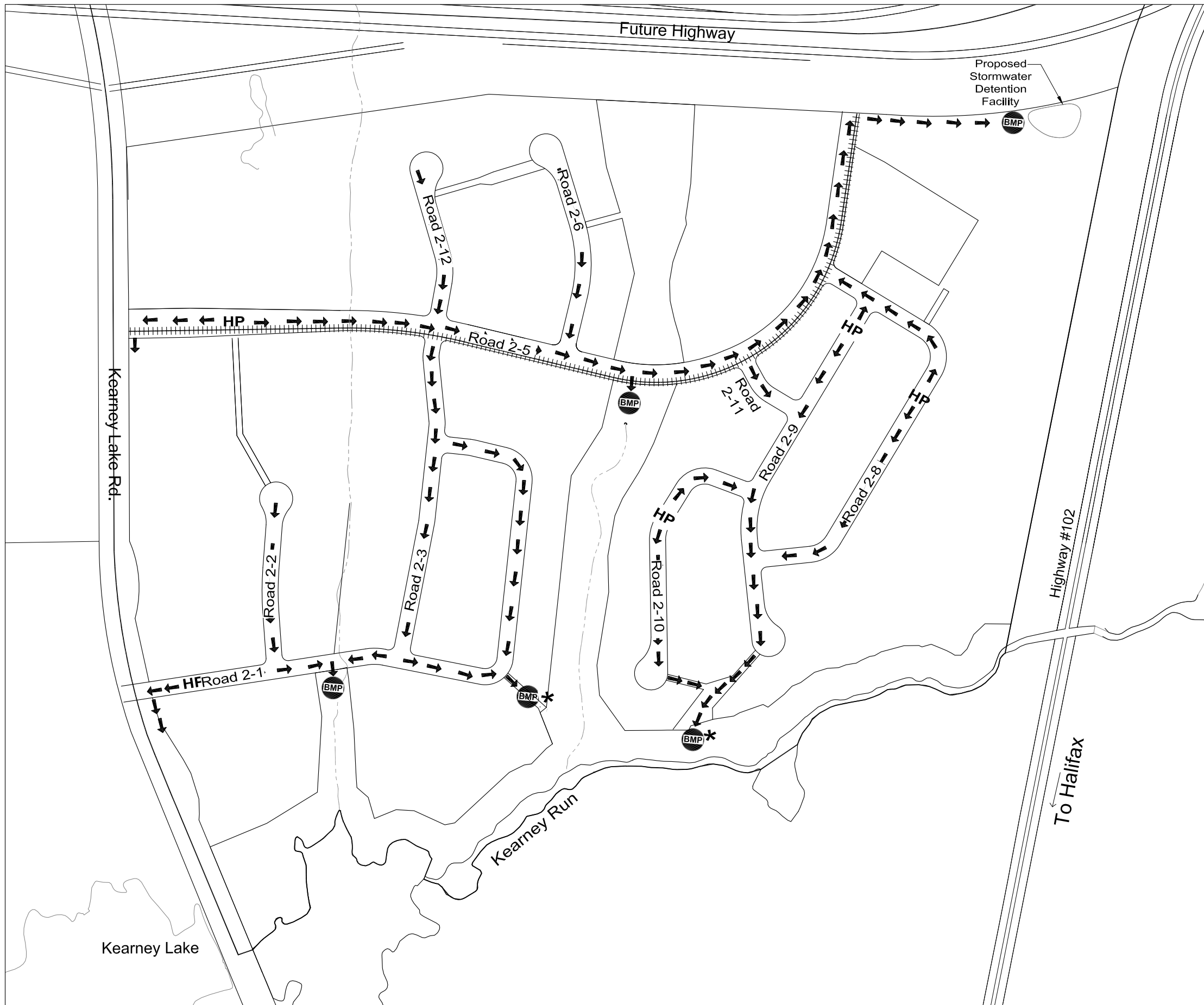
Schedule I-1

WEST BEDFORD SUB-AREA 2

WATER SERVICING PLAN
April, 2017

Water Line






Schedule J-1

WEST BEDFORD
SUB-AREA 2

STORM WATER

April, 2017

 Stormwater Flow

 Best Management Practice
per Stormwater
Management Plan

* A Stormwater Management
BMP to detain stormwater
may not be required at these
locations if dam upgrades at
Papermill Lake are
performed prior to
development.





THE PARKS
OF WEST BEDFORD
EMBRACING NATURE... ENJOYING LIFE.

Sub Area 2

Conceptual Plan

January 2014



Trail



Legend	
	Single Family
	Townhouses
	Multiple
	Senior's Facility
	Commercial
	Institutional
	Parkland

To Halifax

Highway #102

Belle St.

Kearney Lake Rd.

Kearney Run

Kearney Lake

Proposed Stormwater Pond

Road 2-1

Road 2-2

Road 2-3

Road 2-10

Road 2-9

Road 2-8

Powerline

Block 2-9

Block 2-3

Block 2-4

Block 2-2

Block 2-1

GC 2-1

GC 2-2

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Attachment D - Proposed Concept Plan

Sub Area 2

Schedule B-1

April 2017



Legend

- Single Family
- Townhouses
- Multiple
- Commercial
- Institutional
- Parkland
- Trail
- Retained Vegetation

ATTACHMENT E:

Excerpts from the Bedford West Secondary Planning Strategy: Policy Evaluation

Policy Criteria	Comment
<i>Residential Neighbourhoods</i>	
<i>The following objectives have been identified for residential development within this community:</i>	
<ul style="list-style-type: none"> - <i>to plan neighbourhood development on a comprehensive basis;</i> 	<p>Bedford West is a comprehensively developed neighbourhood. The proposed amendments have a positive impact on the neighbourhood as it relates to compatibility.</p>
<ul style="list-style-type: none"> - <i>to support and integrate housing opportunities for a variety of income levels, lifestyles and age groups;</i> 	<p>There is no change in the types of housing choices resulting from the proposed amendments.</p>
<ul style="list-style-type: none"> - <i>to foster individual neighbourhood identities with attractive streetscapes and distinctive architectural and landscaping themes;</i> 	<p>There is no impact on the attractiveness of streetscapes or the distinction of the architecture resulting from the proposed amendments.</p>
<ul style="list-style-type: none"> - <i>to preserve natural drainage systems and areas of unique or sensitive terrain and vegetation and to encourage development designed to suit the natural terrain and reduce negative impacts on the natural environment;</i> 	<p>There is a new required non-disturbance area between the existing homes on Bramwell and the proposed homes on the new public street that will protect the existing vegetation and provide for retention of the natural environment in that area. All other effects of the proposed amendments have no effect on the natural terrain from the existing development agreement's impact.</p>
<ul style="list-style-type: none"> - <i>to provide attractive, comfortable and convenient routes for pedestrians and cyclists that connect with the community trail system, local commercial and community facilities and public transit stops;</i> 	<p>There is no impact on the pedestrian and cycling routes, community facilities or public transit stops resulting from the proposed amendments.</p>
<ul style="list-style-type: none"> - <i>to provide neighbourhood parks at convenient locations that are comfortable, visible and to conform with the principles of crime prevention through environmental design (CPTED);</i> 	<p>A proposed public park, as described in the body of the report, has been eliminated from the request, as it did not meet park standards of the Regional Subdivision By-law.</p>
<ul style="list-style-type: none"> - <i>to encourage innovative design within clearly defined performance criterion;</i> 	<p>There is no impact to the design of the community resulting from the proposed amendments.</p>
<ul style="list-style-type: none"> - <i>to provide an effective integration with established neighbourhoods and to provide for adequate buffers from abutting commercial and industrial developments.</i> 	<p>The integration with established neighbourhoods and the provision of buffers from abutting commercial development is not impacted by the proposed amendments.</p>
<i>Policy BW-32:</i>	
<i>The following matters shall be considered for all development agreement applications within a Residential Neighbourhood Designation shown on Schedule BW-7:</i>	
<ul style="list-style-type: none"> <i>a) the density of housing units shall not exceed six units per acre per Sub-Area except that if the maximum density permitted in one development Sub-Area is not achieved, the Municipality may consider transferring the difference between the maximum permitted and actual number of housing units to another development Sub-Area provided all policy criterion can be satisfied and the housing density does not exceed seven</i> 	<p>There is no increase in density resulting from the proposed amendments. No transfer of density is proposed.</p>

<p><i>units per acre in any development Sub-Area;</i></p>	
<p>(b) <i>community facilities such as schools, churches and day care centres and businesses that provide goods and services at a neighbourhood level, such as convenience stores, may be permitted within a residential neighbourhood. Convenience stores shall be encouraged to locate at intersections with a Community Collector Street and at transit stops;</i></p>	<p>N/A</p>
<p>(c) <i>sidewalks and pathways facilitate comfortable and convenient pedestrian travel to transit stops on the Community Collector Street System, the Community Trail System and to community services;</i></p>	<p>There is no proposed changes to the sidewalks and pathways associated with the proposed amendments.</p>
<p>(d) <i>the design of neighbourhood streets facilitate shared use by cyclists and encourage safe vehicular speeds and discourage short-cutting and excessive speeds by automobiles while enabling direct routes for pedestrians and cyclists;</i></p>	<p>The required public street profile will be determined by Municipal Design Guidelines. The public street resulting from the amendments is a cul-de-sac, which will not encourage short-cutting.</p>
<p>(e) <i>a variety of housing types is provided within each Sub-Area and distributed so as to avoid a congested appearance of streetscapes. Consideration shall be given, but not limited, to the design guidelines of policies R-12A, R-12B and R-12C of the Municipal Planning Strategy, although the limitations placed on building height and units per building under policy R-12A shall not be applied;</i></p>	<p>There is no impact on the variety of housing types associated with the proposed amendments.</p>
<p>(f) <i>the allocation of housing and the massing and placement of buildings contributes to a sense of community vitality, energy conservation, surveillance of public spaces and provides an effective integration with established neighbourhoods;</i></p>	<p>There is no impact of the allocation, massing or placement of buildings, as it relates to community vitality, energy conservation and surveillance of public spaces resulting from the proposed amendments.</p>
<p>(g) <i>building locations, height, scale, site and architectural design, landscaping, and streetscape elements reinforce the themes of neighbourhood identity, pedestrian safety and compatibility with the natural environment;</i></p>	<p>There is no impact on the building locations, height, scale, site and architectural design, landscaping and streetscape elements as they relate to neighbourhood identity resulting from the proposed amendments.</p>
<p>(h) <i>single unit dwelling lots have a minimum street frontage of 40 feet, a minimum area of 4,000 square feet, a minimum side yard of 4 feet, and a minimum separation of 12 feet between buildings;</i></p>	<p>See response to Policy BW-32A, below.</p>
<p>(i) <i>natural vegetation, landscaping or screening is employed around parking areas for institutional and multiple unit buildings to provide screening from streets and, for buildings containing forty-eight or more housing units, provision of underground parking or a structure</i></p>	<p>There is no impact on the vegetation, landscaping or screening requirements relating to multiple-unit buildings or institutional buildings resulting from the proposed amendments.</p>

<p><i>allowing for stacked parking shall be a mandatory component of the on-site parking supply;</i></p>	
<p>(j) <i>Vegetation is maintained or landscaping measures, a fence or other physical barrier provided so as to provide a buffer between new developments and commercial or industrial developments which is effective in ensuring public safety and mitigating visual or noise impacts;</i></p>	<p>There is no impact on public safety or mitigating visual or noise impacts resulting from the proposed amendments.</p>
<p>(k) <i>all open space dedications proposed conform with the objectives and polices adopted for open space under this secondary planning strategy and any administrative guidelines adopted by the Municipality; and</i></p>	<p>The proposed public park dedication has been removed from the request, as it did not meet standard quality of land requirements (Regional Subdivision By-law criteria).</p>
<p>(l) <i>the proposal conforms with all applicable provisions and requirements adopted under this Secondary Planning Strategy regarding environmental protection, the community transportation system and municipal services.</i></p>	<p>The proposal conforms with all applicable provisions of the BWSPS regarding environmental protection, the community transportation system and municipal services.</p>
<p>Policy BW-32A: <i>Notwithstanding clause (h) of policy BW-32, within Sub-areas 2, 3, and 4 of Schedule BW-6, single unit dwelling lots may be permitted on lots with a minimum street frontage of 34 feet, a minimum area of 3,400 square feet, a minimum side yard of 4 feet, and a minimum separation of 12 feet between buildings provided that each dwelling contains on-site parking for two vehicles with one being an enclosed parking space within the dwelling and consideration is given to policy BW-24.</i></p>	<p>The area of the proposed relocated single unit dwellings is one where smaller lot singles were provided for under Policy BW-32A. The provision for the reduced single unit dwelling lot sizes has been relocated on Schedule C-1 of the amending DA, accordingly.</p>

HALIFAX REGIONAL MUNICIPALITY
Public Information Meeting
Case 20832

The following does not represent a verbatim record of the proceedings of this meeting.

Thursday, March 6, 2017
7:00 p.m.

Hammonds Plains Community Centre - 202 Innovation Drive Bedford, NS

STAFF IN

ATTENDANCE:

Erin MacIntyre, Principal Planner, HRM Planning
Holly Kent, Planning Technician, HRM Planning
Tara Couvrette, Planning Controller, HRM Planning

ALSO IN

ATTENDANCE:

Councillor Tim Outhit, District 16
Kevin Neatt, West Bedford Holdings Limited, Applicant

PUBLIC IN

ATTENDANCE:

Approximately: 3

The meeting commenced at approximately 7:03 p.m.

Call to order, purpose of meeting – Erin MacIntyre

Mrs. MacIntyre introduced herself as the Planner and facilitator for the application. She also introduced Tara Couvrette – Planning Controller, Holly Kent - Planning Technician, and Kevin Neatt - West Bedford Holdings Limited, the applicant.

Case No. 20832: An application by West Bedford Holdings Limited to make a non-substantive amendment to the Sub-area 2 Bedford West Development Agreement involving changes to the road layout and relocating single unit, townhouses, semi-detached and multiple unit dwellings within allowable densities.

Mrs. MacIntyre explained the purpose of the Public Information Meeting (PIM) is: a) to identify that HRM has received a proposal for the site; b) to provide information on the project; c) to explain the Planning Policies and the stages of the Planning Process; and d) to provide an opportunity for staff to receive public feedback regarding the proposal. No decisions are made at this PIM.

1. Presentation of Proposal – Erin MacIntyre

Mrs. MacIntyre provided a brief introduction to the application and then made a presentation to the public outlining the purpose of the meeting, status of the application and the developer's request. Mrs. MacIntyre outlined the context of the subject lands and the relevant planning policies.

Presentation of Proposal – Kevin Neatt – West Bedford Holdings Limited

Mr. Neatt explained what was proposed and showed slide of what was in the original approved development agreement concept plan and what changes they were making to those plans.

2. Questions and Comments

Councillor Outhit asked what the 1.4 acre park would look like. **Kevin Neatt** explained it would be trails with a social gathering area of some sort.

Steve Harding, Three Admirals Drive – likes the look of the 12 unit buildings and feels it adds to the community feel. He wants to know what Mr. Neatt's thoughts were about the school site. **Mr. Neatt**

explained that they have been meeting with the school board and they have given the school board every opportunity to purchase the land but they cannot compel them to build a school. The land would not be big enough for a high school but would work for an elementary or junior high. The footprint used in the plan was that of the Bedford South Elementary School. **Mr. Harding** had some concerns regarding blasting. **Mr. Neatt** showed the blasting area on one of the slides. He explained they met with the blasters (Stantec) as a result of some complaints from residents. Together they came up with some things they could do to lessen the impact of the blasting. **Mr. Harding** asked what their plans were related to transit. **Councillor Outhit** explained that the city has purchased land on Innovation Dr. for a park and ride between IBM and the high school with parking for 400 cars and a transit terminal. There will also be a couple of bus routes added and some tweaking to existing bus routes. **Mr. Neatt** explained where the buses would run as well as how they plan to connect both ends of Broad Street together by the end of 2017. **Mr. Harding** asked if there was a long-term plan for a highway through there. **Mrs. MacIntyre** stated that yes, there is. It is a provincially funded project so they aren't sure about timelines. **Mr. Harding** wanted to know how Broad St. would connect to the highway. **Mrs. MacIntyre** explained it will run under the interchange.

Ally Thibodeau, John Parr Dr. – She would like to know with the proposed transit route if they anticipate extra traffic coming out between Gary Martin, Hammonds Plains through the Broad St. location from a commercial viability perspective. **Mr. Neatt** stated the bus terminal with parking for approximately 400 cars should be a draw. They would have to pass right by the commercial plaza on Gary Martin Drive to get to it.

Mr. Harding asked if there was any retail happening on Broad Street. **Mr. Neatt** stated that yes, there would be. He pointed different places out on the map.

3. Closing Comments

Mrs. MacIntyre thanked everyone for coming and expressing their comments.

4. Adjournment

The meeting adjourned at approximately 7:32 p.m.

Attachment G_ Formerly Proposed Park - Proposed Non Disturbance Area

