



**NORTH WEST PLANNING ADVISORY COMMITTEE  
PUBLIC INFORMATION MEETING  
MAY 31, 2021**

PRESENT: Ann Merritt, Chair  
Nick Horne, Vice Chair  
Deputy Mayor Tim Outhit  
Councillor Cathy Deagle Gammon  
Stacey Rudderham  
Jordan Foster  
Jacqueline LeVert  
Donalda Maclsaac  
Gina Jones-Wilson

REGRETS: Ryan Donato

STAFF: Andrea Lovasi-Wood, Legislative Assistant  
Alicia Wall, Legislative Support

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

*The agenda, reports, supporting documents, and information items circulated are online at [halifax.ca](http://halifax.ca).*

*The meeting was called to order at 7:00 p.m. and the meeting adjourned at 9:48 p.m.*

## **1. CALL TO ORDER**

The Chair called the meeting to order at 7:00 p.m. This is the third and final session of the North West Planning Advisory Committee hosted Public Information Meeting for case 22267.

The Chair welcomed members of the public and reviewed the process for the Public Information Meeting.

**2. Case 22267: Application by Shelley Dickey Land Use Planning, on behalf of the Stevens Group, proposing a four-storey residential building on Dartmouth Road, between Wardour Street and Stone Terrace and Application by Zzap Consulting Inc., on behalf of Bedford Holdings Ltd., is proposing to develop a surface parking lot on Wardour Street behind the Wardour Centre. The proposal is to construct a five-storey residential and commercial building.**

The following was before the Committee:

- Staff presentation dated May 31, 2021
- Correspondence from Joyce Richards, Clara McVarish and Steve McVarish, David Knowles

Sean Gillis, Planner II, Regional Planning, presented case 22267 and gave an overview of the study area, indicating this process was initiated by Regional Council in 2019 and delayed due to COVID-19. Gillis noted that Council will consider various land uses for the study area including townhouses, low to mid-rise buildings and commercial. A four-storey, 48-unit building and a five-storey, 51-unit building with ground floor commercial are being proposed.

Gillis indicated that Regional Council would make the final decision and further spoke to the planning documents guiding the process. Development must have good transition to the existing neighborhood, be transit oriented, support pedestrians and make sense in the area.

267 surveys were sent out to residents in the area and 103 responses were received. The majority of the responses expressed strong opposition for this proposal. Other concerns included increased traffic, loss of neighborhood character, pedestrian safety and no benefits to existing residents. A copy of the staff presentation is on file.

In response to questions received from the public at session #2 of the Public Information Meeting, Sean Gillis noted the following:

- The floodplain study is an ongoing project so the full impact of the floodplain on the growth centre is not known.
- The Regional Plan does not definitely define low and medium density.
- Staff would define low density as a single unit or 2-unit building, and medium density as a 4-5 storey building.
- Existing infrastructure, access to commercial and access to jobs are examples of how this proposal is in keeping with Policy R-8.
- The Land Use By-law is subordinate to the Municipal Planning Strategy and there is no real priority between the Municipal Planning Strategy and the Regional Plan.
- Clarification was provided around the source of the map of the Sunnyside Mall Urban District Growth Centre.

The Chair opened the floor to members of the public to speak and reviewed the rules for speakers.

**Jemma MacKay**, a resident of Bedford, expressed concerns around lack of privacy, increased rodents and traffic.

**Keith Jackson**, a resident of Bedford, is opposed to this development and stressed the importance of stable neighborhoods and preserving the character and old trees.

**Esther Ricketts**, a resident of Bedford, feels that allowing zoning changes will lead to development creep and expressed concerns around noise, construction disruption and traffic.

**Susan MacDonald**, a resident of Bedford, is strongly opposed to this proposal and would like the existing zoning to remain and noted the historical value of the neighborhood.

**Max Kasper**, a resident of Bedford, indicated this is a historical and safe area, and noted concerns around traffic, vacant commercial space in the area, lack of parking, snow removal and inadequate infrastructure.

**Linda Negulic**, a resident of Bedford, echoed comments made by previous speakers and would like to see the neighborhood preserved as single-family. It was also noted that the traffic studies should be updated.

In response to the speakers, Sean Gillis, Planner II, Regional Planning, noted the following:

- Recommendations on zones and policy have not been made by staff yet, those will come before the application goes to North West Community Council.
- There is a high demand for all housing types.
- Properties outside of the study area will not be changed.
- The Bedford Municipal Planning Strategy is currently in place.
- The Regional Plan coming into effect in 2006 constituted a change in circumstance.

**Sandee Crooks**, a resident of Bedford, expressed concerns around traffic, lack of parking, safety, narrow streets, speeding vehicles, lack of sidewalks, schools being over capacity, shadows, light pollution and water runoff.

**Lisa Praest**, a resident of Bedford, is opposed to the proposal and feels these buildings would upset the longevity and stability of the neighborhood.

**Pat Loucks**, a resident of Bedford, is opposed to any zoning changes and feels allowing this development will destroy the character of this historical neighborhood.

**Peter Hazlehurst**, a resident of Bedford, feels this type of development is ideal to allow people to age in place and downsize and stay in their neighborhood. It was noted that the Burnside Connector should help alleviate traffic on the Dartmouth Road.

**Lois Whitehead**, a resident of Bedford, is concerned about drainage, as well as impacts on the brook and private property in the area.

**Paula MacInnis**, a resident of Bedford, feels zoning is put in place to provide stability and that this proposal is not compatible with the existing neighborhood.

In response to the speakers, Sean Gillis, Planner II, Regional Planning, noted the following:

- The Wardour Centre lands are zoned commercial not residential.
- Regional Council will make the final decision.
- Commercial uses can be limited through policy.
- Hours of operation can be regulated.
- Parking can be looked at.
- Lights can be pointed down versus up or around to mitigate light pollution.

**Brad Walker**, a resident of Bedford, echoed the traffic concerns of previous speakers and would like to see the existing zoning remain in place.

**Sylvia Ireland**, a resident of Bedford, expressed concerns over children safety and having nowhere to

play, as well as losing the character of the neighborhood.

**Colleen Evong**, a resident of Bedford, noted the historical value of the neighborhood and expressed concerns around pedestrian safety and traffic.

**Robert Evong**, a resident of Bedford, feels the proposed buildings are not compatible with the neighborhood, and that privacy and the nature neighborhood will be lost. The serenity of the neighborhood helps to support good mental health.

In response to the speakers, Sean Gillis, Planner II, Regional Planning, noted that traffic impact statements are often questioned by staff and councillors, etc.

Shelley Dickey, Shelley Dickey Land Use Planning, on behalf of The Stevens Group, thanked residents for their comments as the community feedback is valued. The Stevens Group feels this development provides a low-density balance and is pedestrian and transit oriented. Generous separation distances and landscaping buffers will be in place should the zoning changes and proposed development go ahead.

Chris Markides, zZap Consulting Inc., on behalf of Bedford Holdings Ltd., thanked staff and residents for their comments and would like to work towards a resolution with residents and staff. Concern was expressed around some of the references and comments made by speakers with respect to renters.

### **3. ADJOURNMENT**

The Chair thanked people for attending all three sessions of the virtual Public Information Meeting for Case 22267 and providing feedback.

The meeting adjourned at 9:48 p.m.

Alicia Wall  
Legislative Support