

Case 16213

Community Development – Planning Services

Cresco Density Transfer
Larry Uteck Blvd.
Bedford South /Wentworth
Neighbourhood F and B

September 16, 2010

Andrew Bone – Planning Services

PURPOSE

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- HRM has received an application.
- Background on the proposal.
- Receive feedback.

- **NO DECISIONS WILL BE MADE TONIGHT**

AGENDA – CASE 16213

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Opening remarks, introductions, purpose of meeting	5 min
Overview of planning process/proposal	10min
Presentation by Applicant	10min
Questions and comments	up to 1.5 hr
Closing comments	5 min

- One speaker at a time (*speakers are asked to please use the microphone*)
- Speaker to provide name and community name for the record
- Respect all points of view and opinions
- Please sign the sign-up sheet (*this ensures your name is on the mailing list and helps with the correct spelling of your name for the minutes*)

INTRODUCTIONS

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- Andrew Bone, Senior Planner
- Councillor Debbie Hum
- Councillor Tim Outhit
- Jennifer Weagle
- Shannan Pictou
- Roger Burns, Cresco

BACKGROUND

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- Bedford South/Wentworth Master Plan Area
 - New SPS approved in 2002
 - SPS identifies policies all developments must follow
 - Requires legal contract (dev. agreement)
 - SPS identified general layout of major roads, land uses and divided the development in to neighbourhoods.
 - SPS identified certain uses were permitted in specific areas (i.e. commercial or high density residential)

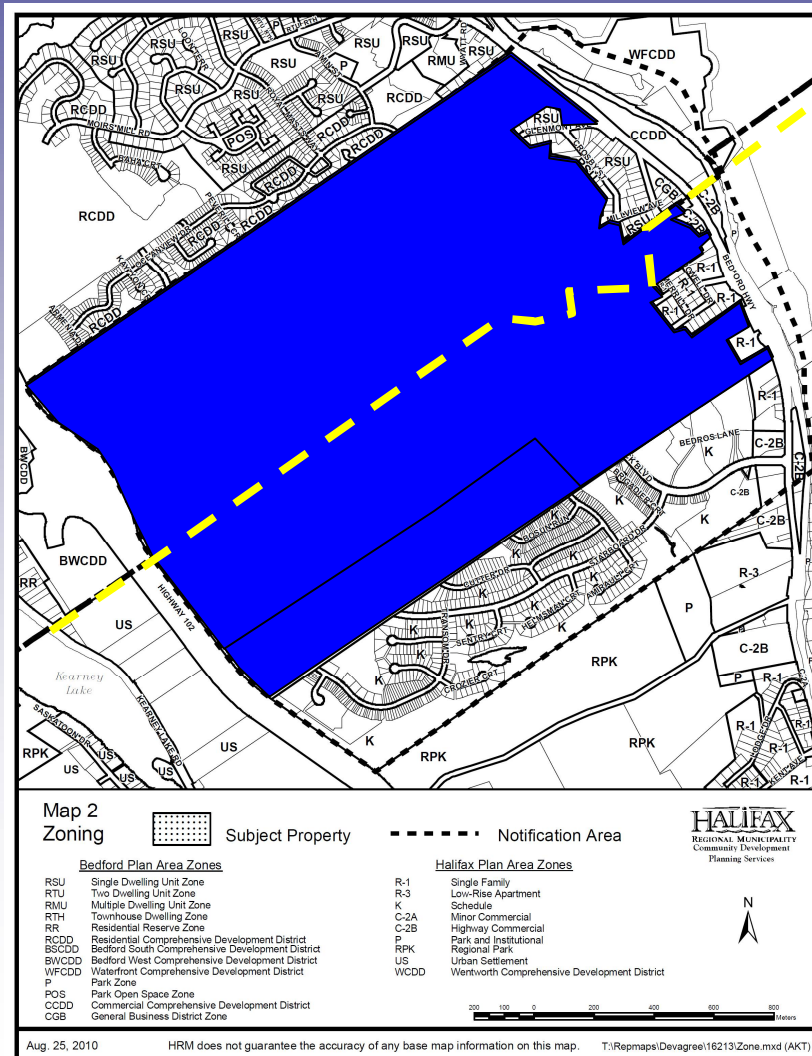
BACKGROUND

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- Bedford South Master Plan Area
 - Council has approved development agreements for most of the SPS area.
 - Neighbourhood B agreements were approved in 2008.
 - Request requires a change to the agreements.

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- 625 acres
- zoned BSCDD and WCDD.
- existing development agreements

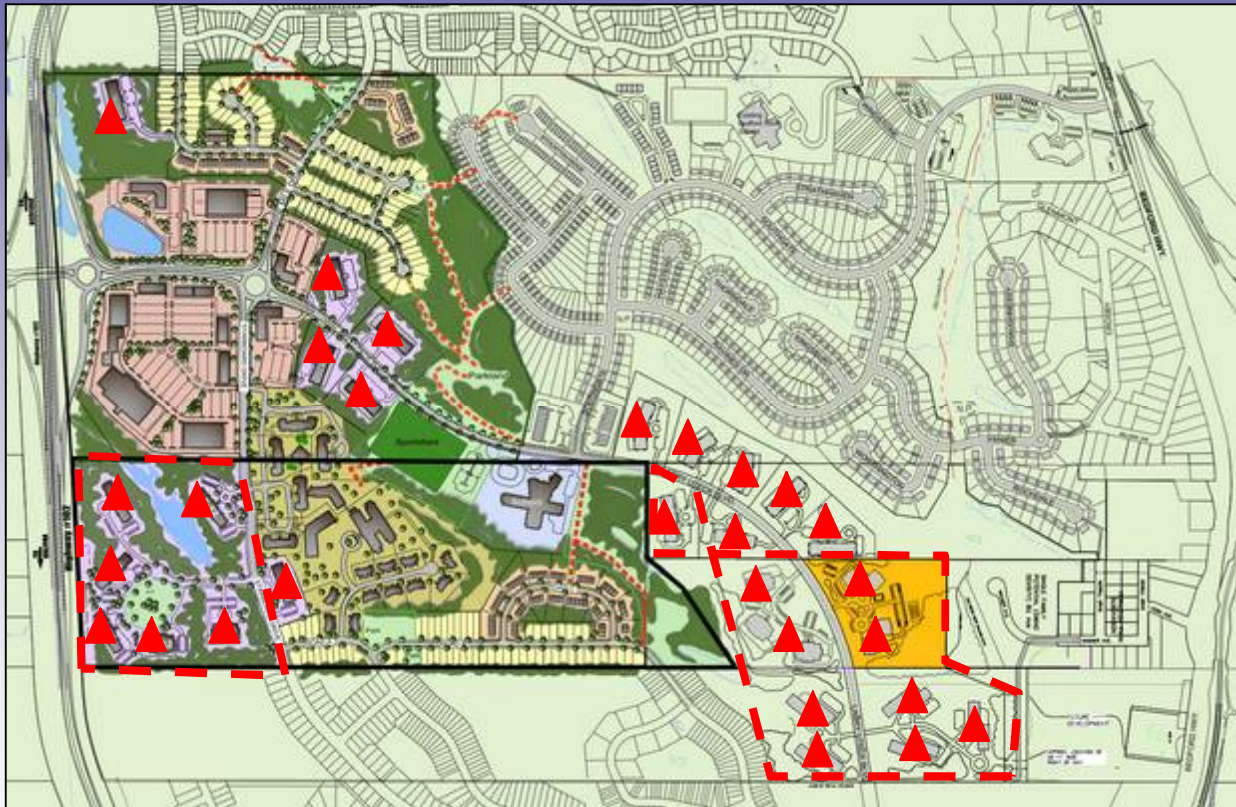
Development Agreements

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- Legal Contract for land use(s)
- MPS/SPS spells out when and where
- Things to be considered identified in MPS/Charter and Regional Plan
- Answer must be yes or no but may include changes
- Decision must be consistent with MPS policy
- If Council turns an agreement down, they must identify reasons.
- Subject to appeal.

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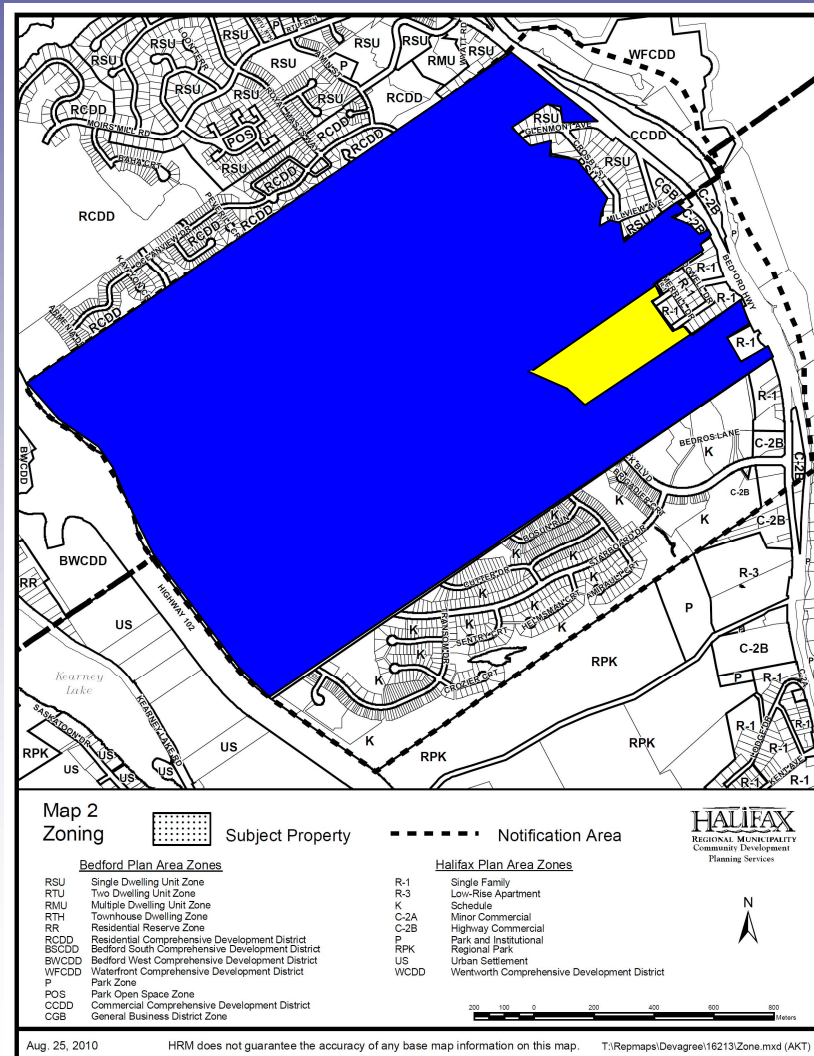
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- Multi's permitted in several locations.
- 6-12 stories

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- 22 acre site
- 2 multi unit dwellings permitted to a total of 12 stories
- 234-259 multiunits
- Single units at end of Wagner.

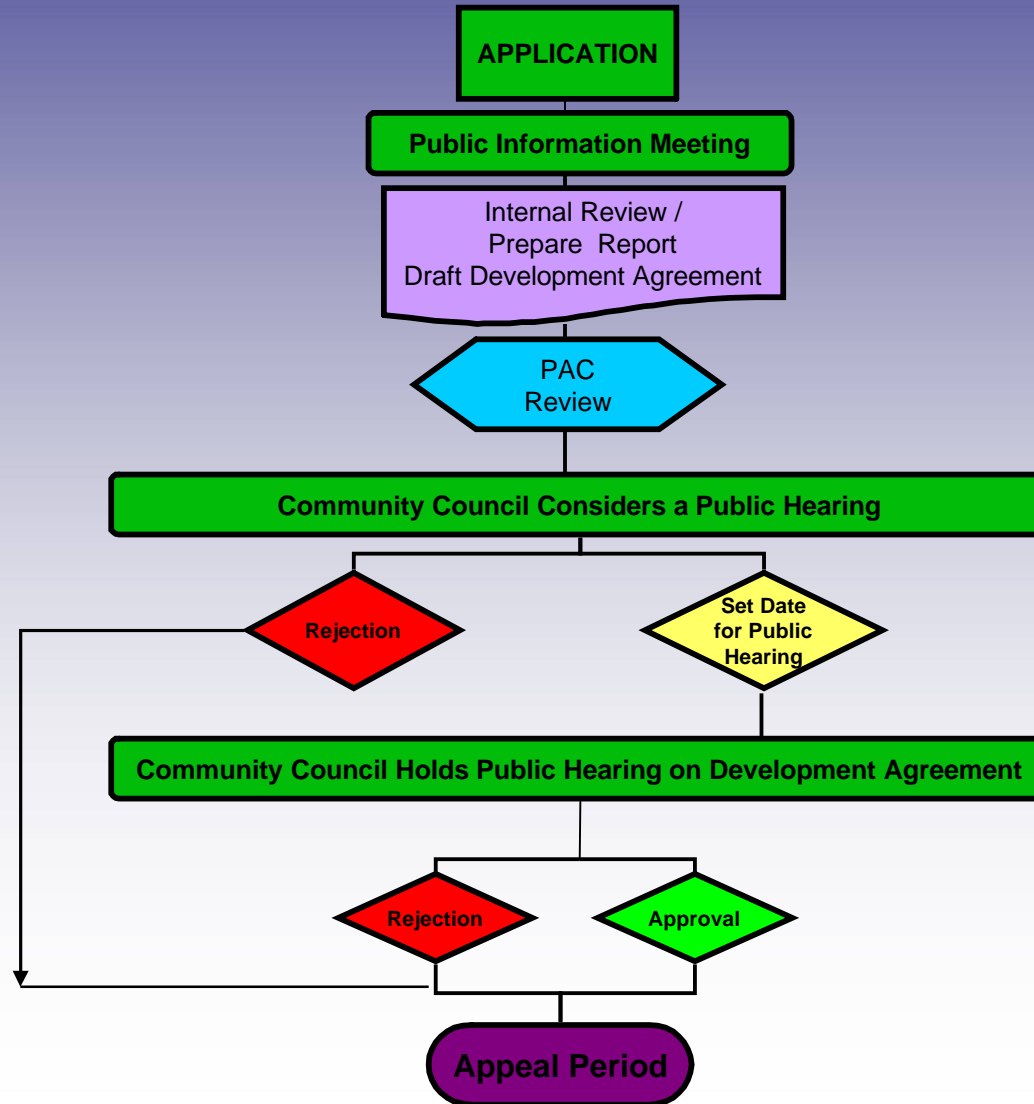
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Simplified Process

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Presentation of Proposal

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- Roger Burns, Cresco

Questions

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Next Steps

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- Internal Review
- Negotiations
- Staff Report
- Community Council

Thanks

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- Thank you for your time.



Andrew Bone

*Senior Planner
Central Region*

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