

HALIFAX REGIONAL MUNICIPALITY
Public Information Meeting
Case 21094

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

Thursday, December 7, 2017
7:00 p.m.
St. Peter's Anglican Church Hall

**STAFF IN
ATTENDANCE:**

Leah Perrin, Planner, HRM Planning and Development
Holly Kent, Planning Technician, HRM Planning and Development
Cara McFarlane, Planning Controller, HRM Planning and
Development

**ALSO IN
ATTENDANCE:**

Councillor Tim Outhit, District 16
Jenifer Tsang, Sunrose Land Use Consulting (applicant)
Alberto Berardinelli, Forma Designers (applicant)

**PUBLIC IN
ATTENDANCE:**

1

The meeting commenced at approximately 7:00 p.m.

1. Call to order, purpose of meeting – Leah Perrin

Ms. Perrin is the Planner and Facilitator for the application and introduced the area Councillor, the applicant and staff members.

Case 21094 - Application by Sunrose Land Use Consulting, on behalf of Clearwater Seafoods, to discharge a development agreement and apply zoning which permits the existing commercial development at 757 Bedford Highway, Bedford and to allow a parking garage for staff and customers.

The purpose of the Public Information Meeting (PIM) is to:

- identify the proposal site and highlight the proposal;
- give the applicant an opportunity to present the proposal; and
- receive public feedback and input regarding the proposal that will be used to prepare the staff report and go forward with this application.

No decisions are made at the PIM or have been made up to this point.

2. Presentation of Proposal – Leah Perrin

Ms. Perrin presented the proposal for 757 Bedford Highway (Clearwater Seafoods), Bedford outlining:

- site context
- the site currently has an office/retail building and customer parking lot - employees park

- across the street
- the property falls under two plan areas [building is in Bedford – designated Commercial Comprehensive Development District / the parking lot is in Halifax (Mainland) – designated Highway Commercial] and therefore has two different zones (Bedford – CCDD / Halifax Mainland – C-2B)
- the current development agreement (approved in December 1999) applies to the entire property and refers to the Bedford plan area only
- the development agreement needs to be discharged to allow construction according to the C-2B Zone

3. Questions and Comments

Councillor Tim Outhit asked why discharge versus amend the development agreement to allow the parking garage which he supports. Some protection and criteria are lost when discharging an agreement. **Ms. Perrin** – There is no policy in the Halifax Municipal Planning Strategy (MPS) to allow a development agreement and therefore no ability to amend the agreement. The development agreement should have only been applied to the property in the Bedford plan area.

The resident – Will the changes allow the Halifax residents to follow the new zone? Are there any plans submitted? **Ms. Perrin** – The building would follow the Bedford regulations and if changes are requested, the property would have to go through another planning process. **Ms. Tsang** – There aren't any drawings but the request is for a parking garage which would be made as attractive as possible with some landscaping if required. The zone restricts the height of the building at 35 feet. Anything higher would require another public process. The idea is so staff/customers do not have to cross the Bedford Highway. There will be two defined driveways for safety and allow more control for entering/exiting the site.

The resident – Is the property on septic or City sewer? There is often a bad odor in the air due to the motel property being on septic. **Mr. Berardinelli** – There is a sophisticated system that will remain. **Ms. Tsang** – There is City water because a water line was extended years ago. **Councillor Outhit** – The motel is part of the Bedford Waterfront Design Plan and services will have to be extended at that time.

The resident – It is interesting that the Municipality still works with different plan areas. **Ms. Perrin** - There is a Land Use By-law Simplification project underway to address that issue. **Councillor Outhit** - The Bedford plan area is a bit unique.

4. Closing Comments – Leah Perrin

Ms. Perrin thanked everyone for coming and expressing their comments.

5. Adjournment

The meeting adjourned at approximately 7:20 p.m.