

The word "HALIFAX" in a bold, white, sans-serif font, positioned in the upper right corner of the slide. The background features a dark blue geometric shape in the top right and a lighter blue shape in the bottom right, meeting at a diagonal line.

# HALIFAX

## **Public Information Meeting for Case 22450**

Amendment to the Existing Development  
Agreement for West Bedford, Sub Area 9

Lands on Hogan Court, Bedford

October 24, 2019

# Agenda for Tonight's Meeting

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1. Welcome and Introductions
2. HRM Staff Presentation
3. Public Feedback
4. Wrap-Up, Next Steps, Feedback Form

# Introductions

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**Meaghan Maund – Planner**

**Tim Outhit & Russell Walker – Councillors**

**Cara McFarlane – Planning Controller**

**Farhang Fotovat, Cresco Holdings Ltd. – Applicant**

# Role of HRM Staff

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- 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

# Purpose of this Meeting

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- Provide information to the public on the request to amend the Development Agreement at Hogan Court, Bedford
- Explain the process involved for substantively amending a development agreement
- Receive feedback, hear concerns, and answer questions regarding the proposed amendment

Feedback provided tonight will inform the process and will form part of the public record.

No decisions will be made tonight.

# Site Context

Hogan Court, Bedford



General Site Location



Site Boundaries in Red

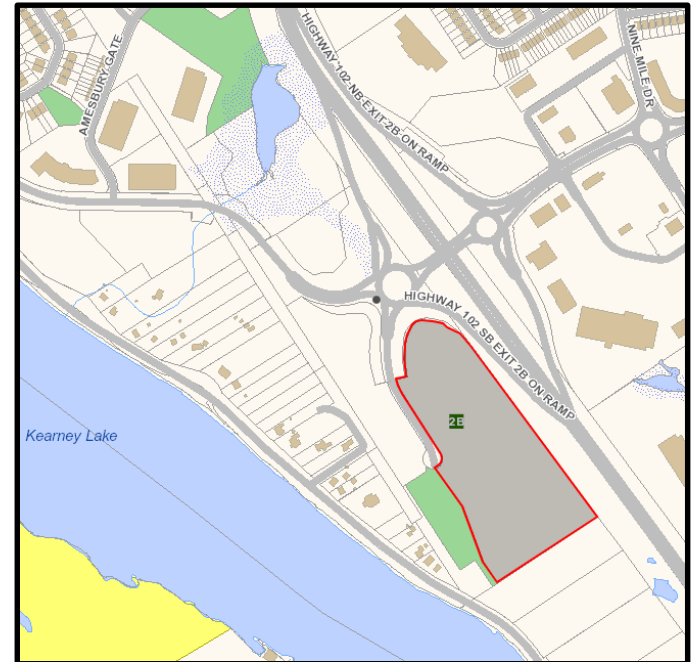
# Applicant Proposal

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**Applicant:** Cresco Holdings Ltd.

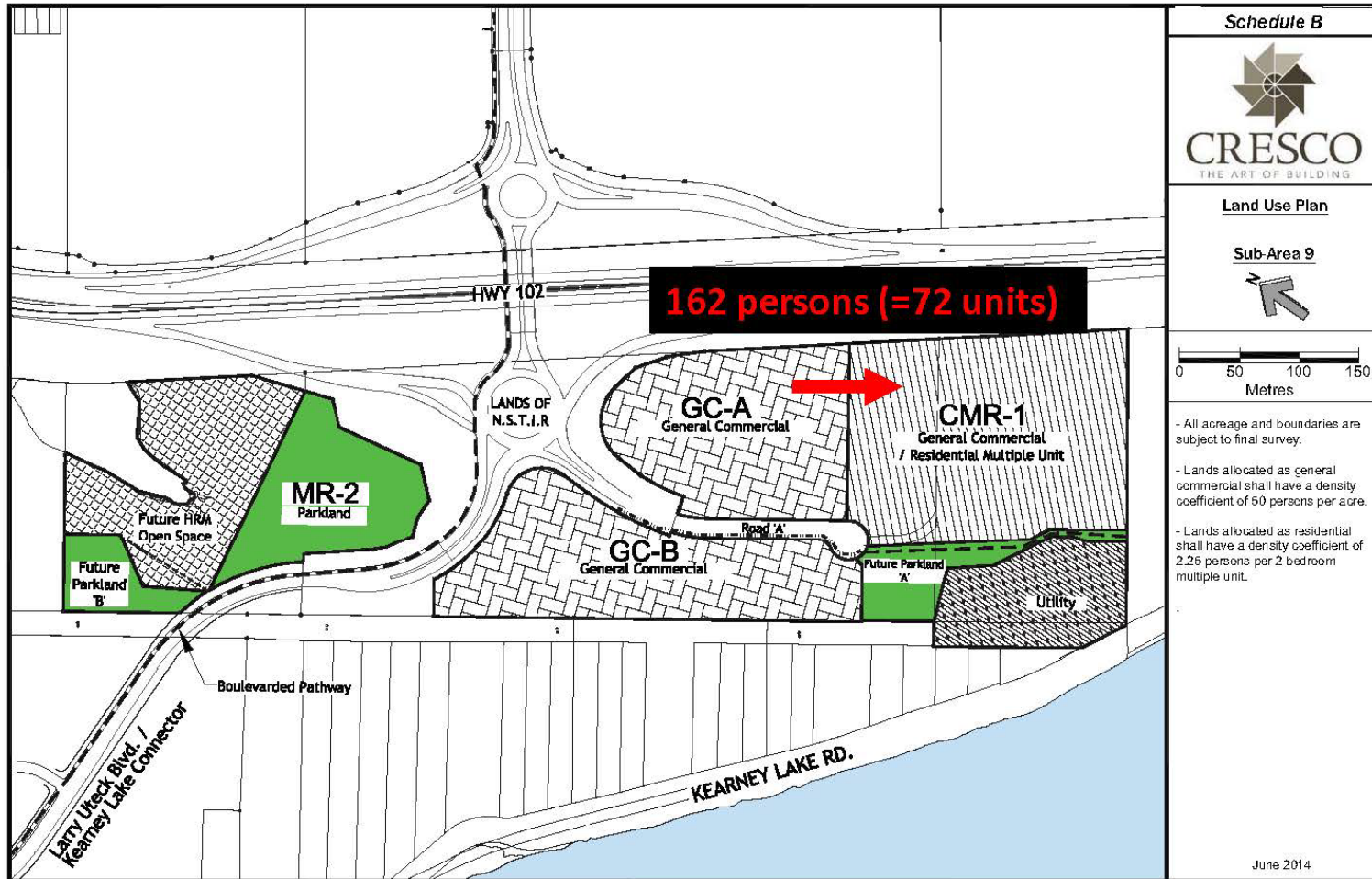
**Location:** Hogan Court, Bedford  
(PID 00360511)

**Proposal:** Substantive amendment to an existing development agreement to allow the transfer of population density from the commercial population to residential population.





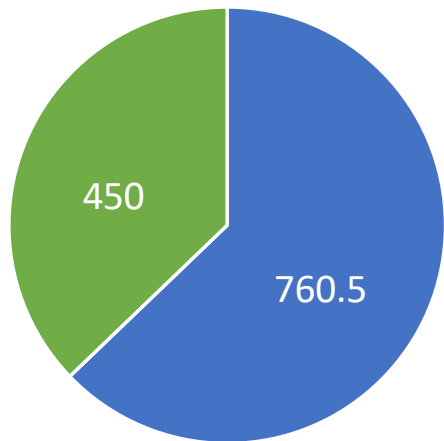
# Applicant Proposal





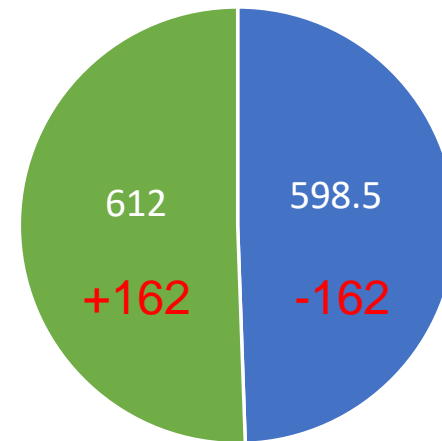
# Applicant Proposal

Population Density (Persons) - Current



■ Commercial ■ Residential

Population Density (Persons) - Requested



■ Commercial ■ Residential

**The total permitted population is proposed to remain 1210.5 persons.**

# What is a Development Agreement?

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- A development agreement (DA) enables construction of a project under local planning policy
- It is a binding legal contract that clearly establishes standards on matters such as site plan, architecture, landscaping, and infrastructure
- It can be approved by Community Council provided that any development complies with local planning policy

# Policy Overview

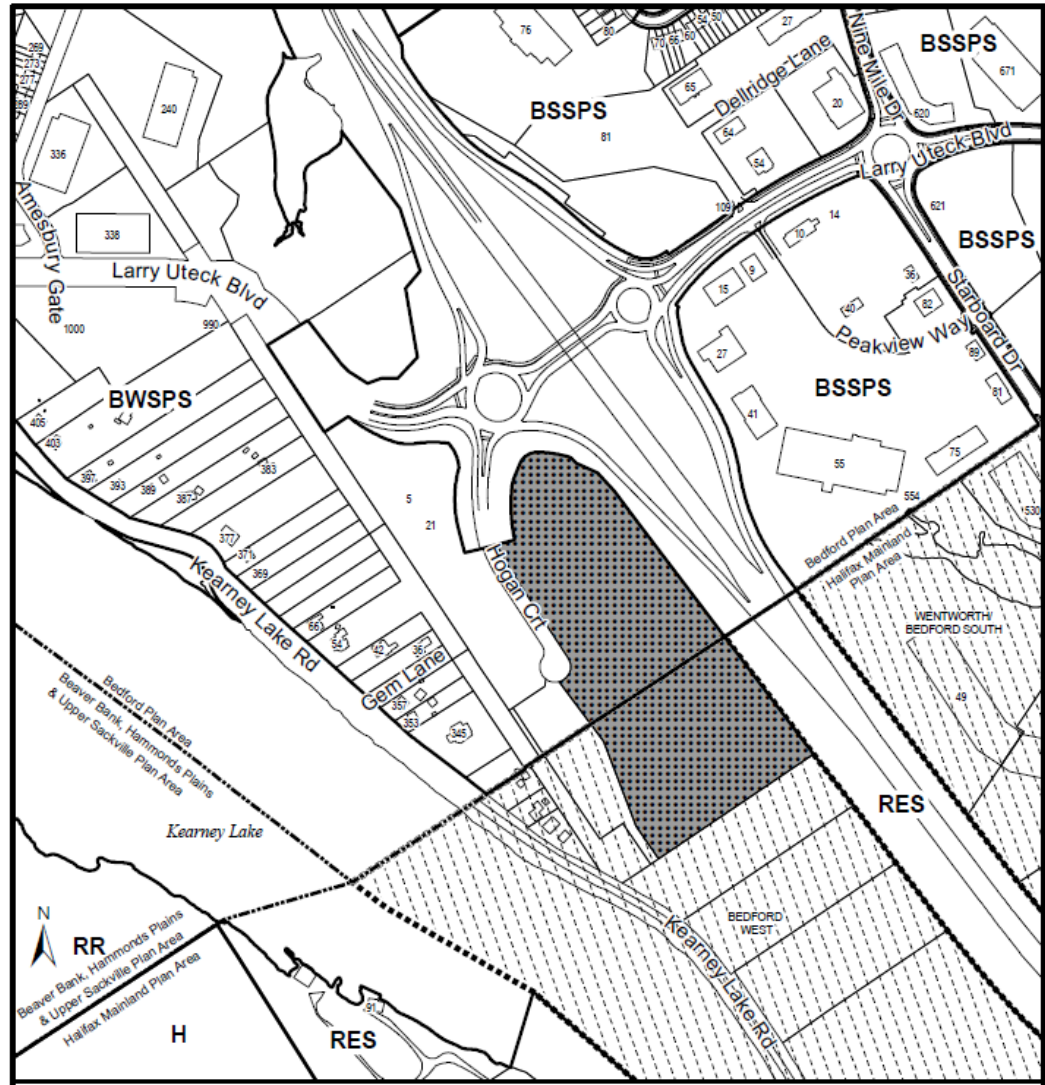
## Halifax & Bedford Municipal Planning Strategy

- **Designation**

- BWSPS (Bedford West Secondary Planning Strategy)

- **Enabling Policy**

- BW-21D (Halifax MPS)
- BW-39C (Bedford MPS)



# Policy Consideration

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## **Policies BW-21D (Halifax MPS) & BW-39C (Bedford MPS):**

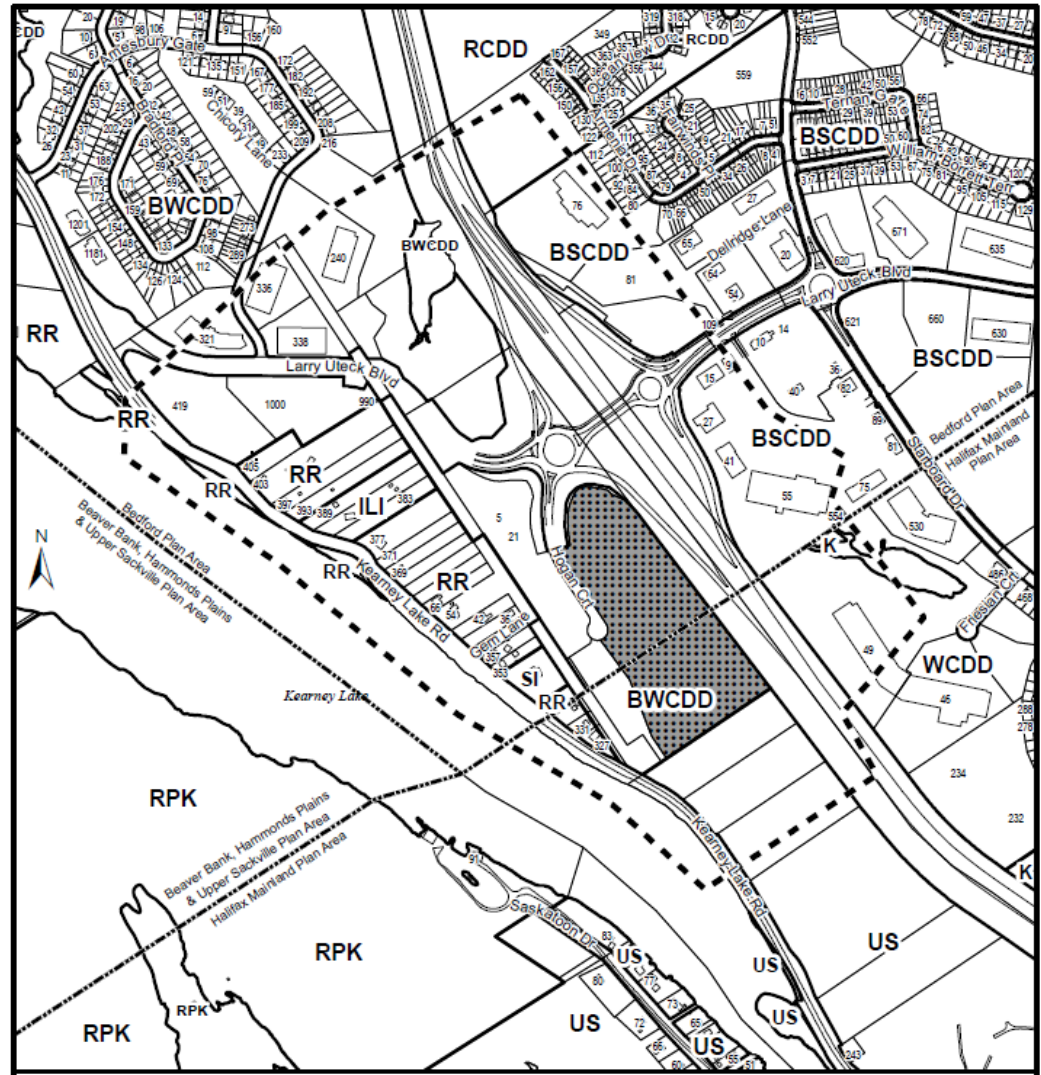
Within the Sub Area, population assigned under BW-16B (Halifax MPS) and BW-16A (Bedford MPS) may be redistributed throughout the Sub Area covered by development agreement provided the intent of all of the policies is maintained.

# Land Use By-law Overview

## Halifax Mainland & Bedford Land Use By-law

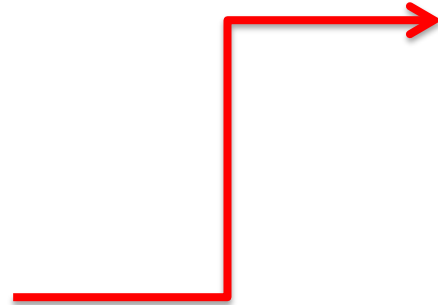
- **Zone**

- BWCDD (Bedford West Comprehensive Development District Zone)



# Planning Application Process

**We Are Here**



Application Submitted

HRM Internal Circulation &  
Review

**Public Information Meeting**

Planning Advisory  
Committee Meeting

Plan Revisions &  
Refinement

Staff Report with Draft DA  
Amendments, Policy  
Review & Recommendation

Community Council  
Hearings & Decision

14 Day Appeal Period

# Public Input Session

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- One speaker at a time
- Speakers are asked to please use the microphone  
*(comments voiced without using the microphone are not guarantee to be captured)*
- No applauding or booing please
- Speaker to provide name and community name for the record
- Please respect all points of view and opinions
- Comments are recorded and provided in a summary format



# HALIFAX

## Thank You For Your Participation

We are looking to improve the way we  
communicate with community members.

Please complete a survey before you go.

**HALIFAX**

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