

The background of the slide features a large, dark blue triangle pointing downwards from the top left, and a lighter blue triangle pointing upwards from the bottom left. These two triangles meet at a point in the center, creating a white triangular area on the left side where the text is located. The word "HALIFAX" is written in white, bold, sans-serif capital letters in the upper right portion of the slide.

HALIFAX

Public Information Meeting for Case 22980

Amendment to an Existing Development Agreement
for Amesbury Gate, West Bedford

December 10, 2020

The meeting will begin at 6:00 pm
Thank you for joining us!

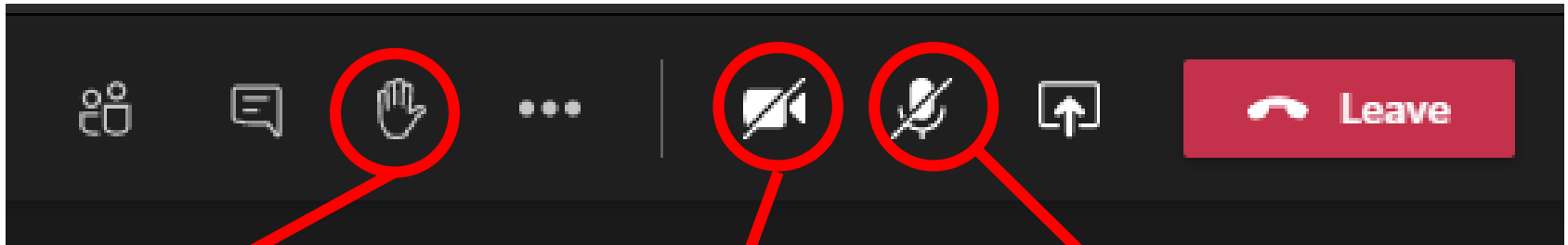
Agenda for Tonight's Meeting

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

- **Please remain on mute** during the presentations
- Instructions on how to participate in the meeting will be provided at the end of the presentations
- Staff will invite you to speak at the end of the presentations

Microsoft Teams Functions

You should see these button at the top of your screen



Use this button to “raise your hand” if you would like to speak. I will call on you when it is your turn

Use this button to turn your camera on or off if your device has video capabilities

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Introductions

Jamy-Ellen Klenavic – Planner II

Tim Outhit – Councillor, District 16 (Bedford – Wentworth)

Tara Couvrette – Planning Controller

Carl Purvis – Program Manager – HRM Current Planning

Stephanie Mah – Representative of the Applicant

Role of the Municipal Planner

- ✓ Manages the planning application process
- ✓ Main contact for the applicant and general public regarding questions, comments or concerns
- ✓ Detailed review of application, review comments and public feedback
- ✓ Independent, objective planning analysis based on Bedford Municipal Planning Strategy
- ✓ Writes reports and makes recommendations to North West Community Council



HALIFAX

Purpose of this Meeting

- Share information on the proposed development;
- Explain the process required for an application of this type;
- Receive feedback, hear concerns, and answer questions about the proposed development;

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

No decisions will be made tonight

Development Agreement Amendment Process

We are here

Application Submitted

HRM Internal Circulation &
Review

Public Information Meeting

Planning Advisory
Committee Meeting

Plan Revisions &
Refinement

Staff Report with Policy
Review & Recommendation

Community Council
Hearing & Decision

14 Day Appeal Period

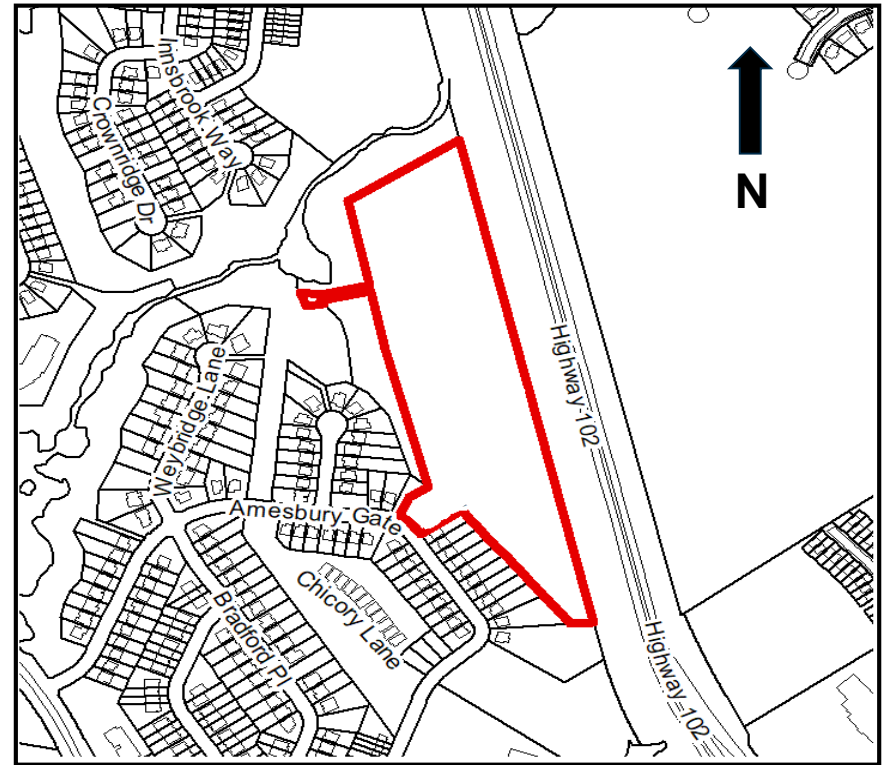
Applicant Proposal

Applicant: West Bedford Holdings Limited

Location: PID 41470741 (no civic address), Amesbury Gate, West Bedford

Zone: Bedford West Comprehensive Development District in the Bedford Plan Area

Proposal: Substitute 21 townhouses for an apartment building allowed by the existing development agreement

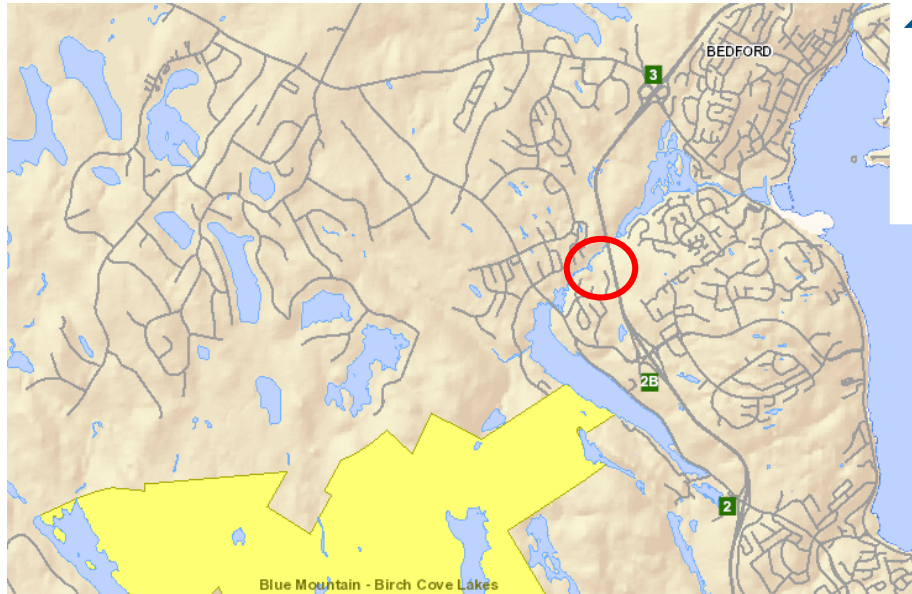


Subject site outlined in red

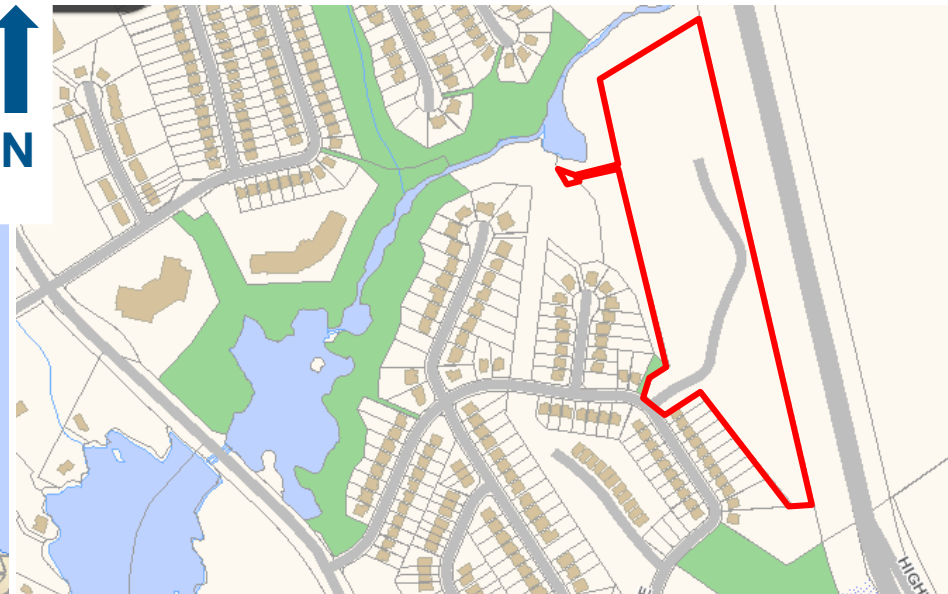
HALIFAX

Site Context

Amesbury Gate, West Bedford



General site location



Site boundaries in red

HALIFAX

Site Context



Subject site seen from Amesbury Gate

Site Context



Neighbourhood context – Amesbury Gate

What is a Development Agreement?

- A binding legal contract between a property owner and HRM;
- Regulates permitted uses, site plan, architecture, landscaping, infrastructure and similar matters;
- Replaces the requirements of the Land Use By-law;
- There usually are separate development agreements for individual properties;
- Must be “enabled” by the Municipal Planning Strategy – not always possible;
- Can be approved by Community Council if it is “reasonably consistent with the Municipal Planning Strategy”;

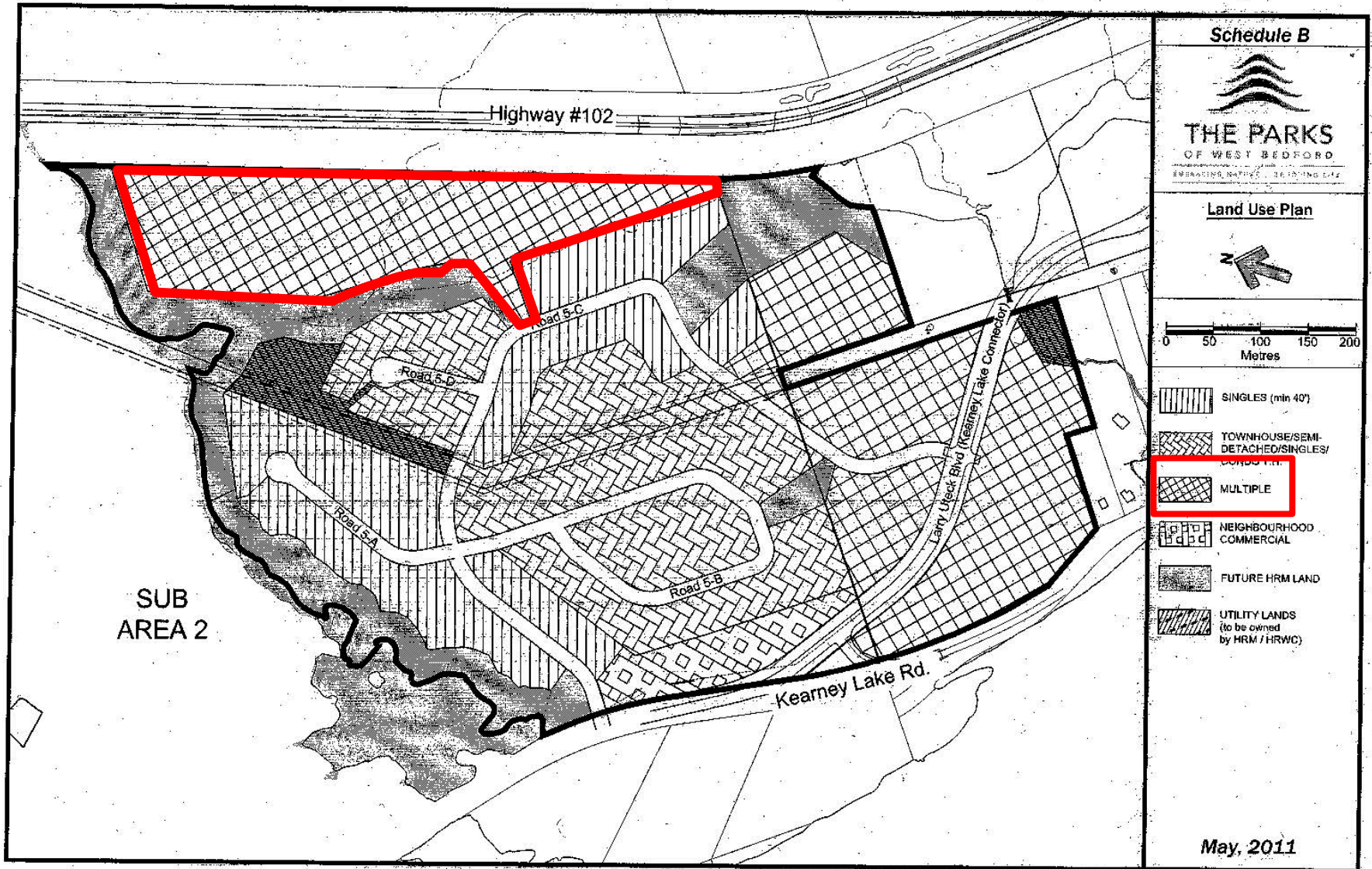
What is a Comprehensive Development District (CDD)?

- A CDD is a zone that requires planning at a neighbourhood level:
 - A development agreement is applied to an entire neighbourhood, not to an individual property;
 - The comprehensive development agreement is applied before any development takes place;
 - An approved CDA can be amended by community council, after a public process like this one;
- Several plan areas in HRM include CDDs;
- Subject site is within the Bedford West Comprehensive Development District;

Existing Development Agreement

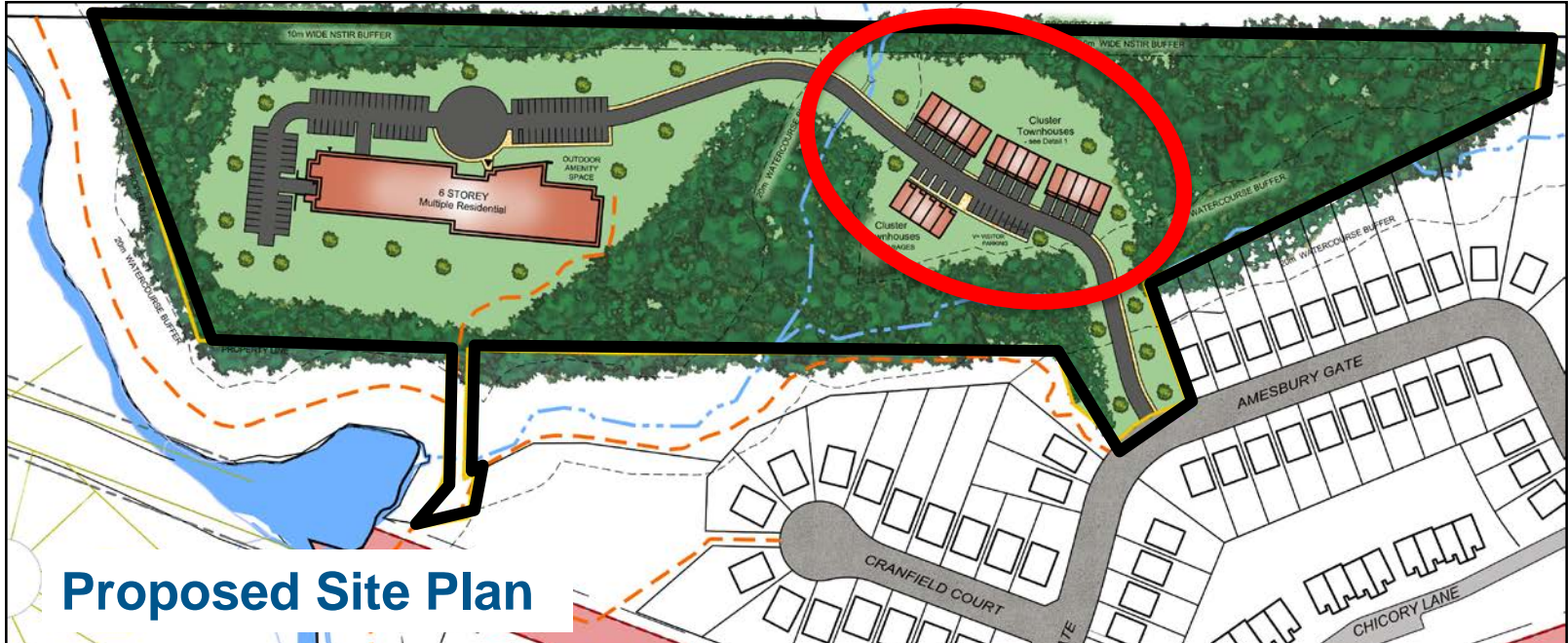
- North West Community Council approved a comprehensive development agreement (CDA) for this neighbourhood in 2012;
- The 2012 CDA approved street layouts, the location of parkland and trails, and permitted land uses in this part of Bedford West (Sub Area 2);
- Permitted land uses include:
 - Apartments;
 - Townhouses and condominium townhouses;
 - Single unit dwellings; and
 - Parks, trails and open spaces.
- Approved two 6-storey apartment buildings for the subject site;

Existing Development Agreement (2012)



Proposed changes

1. Substitute 21 townhouses for one of the apartment buildings;
 - The second apartment building would not change;
2. Change some of the design requirements for the townhouses:
 - Remove the requirement for individual driveways and garages;
 - Reduce the minimum permitted width for each townhouse from 20 to 16 feet;



Schedule O-2

Concept Plan

June 2020



Policy & By-law Overview

Bedford West Secondary Planning Strategy – Bedford Municipal Planning Strategy

- **Zone**

- Bedford West Comprehensive Development District (BWCDD)
- No development permitted without a development agreement

- **Designation**

- Bedford West Secondary Planning Strategy

- **Existing Use**

- Vacant

- **Current Permitted Use**

- Two apartment buildings

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Policy Considerations

The Bedford West Secondary Planning Strategy requires the NWCC to consider the following in making their decision on a development agreement or an amendment to an existing development agreement:

- Demand on municipal services (e.g. water, sanitary, streets);
- Facilitating a variety of housing types;
- That land uses are responsive to any unique characteristics in the sub-area;
- That residential density is no more than 6 dwelling units per acre throughout the entire sub-area;
- That the street and trail networks facilitate pedestrian travel; and
- That land uses and community design promote a sense of community.

Presentation by Applicant

Stephanie Mah
West Bedford Holdings Limited

Public Information Meeting

Case 22980

December 10, 2020 - 6pm

Bedford West - Sub Area 5

Stephanie Mah

Planner, Urban Designer – Clayton Developments LTD
MES Planning, MCIP, LPP



Schedule O-1

Concept Plan

September 2015

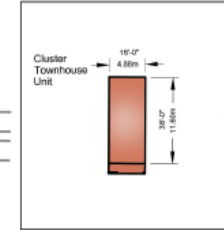




KEY PLAN:



DETAIL 1:



HIGHWAY 102



SITE PLAN

BLOCK A11

PID: 41470741

16.85 ACRES

LEGEND:

- PROPERTY LINE
- EASEMENT
- PLANTED/ EXISTING VEGETATION
- TRAIL

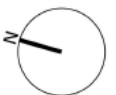
NOTES:

- CONCEPTUAL LAYOUT ONLY.
- GRADING IS NOT FINALIZED; WALL HEIGHTS AND ELEVATIONS ARE SUBJECT TO CHANGE.
- FINAL GRADING TO BE IN ACCORDANCE WITH HRM ENGINEERING SPECIFICATIONS & WBHL DESIGN GUIDELINES.
- FINAL PLANS TO BE IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT AND APPLICABLE LAND USE BY-LAW.

DATE

JUNE 10, 2020

SCALE



EMBRACING NATURE... EMPOWERING LIFE



[illegible]

Diagram of a Cluster Townhouse Unit showing dimensions: 16'-0" x 4'-0" and 38'-0" x 11'-0".

35-2
1.667

- CONCE
- GRADING WALL HEIGHT ELEVATION CHANGE
- FINAL GRADING ACCORDANCE WITH ENGINEERING & WBHL DESIGN
- FINAL PLANS TO ACCORDANCE WITH DEVELOPMENT AGREEMENT AND APPLICABLE LAWS

DATE





BROOKLINE PARK

BEDFORD, NOVA SCOTIA

JULY 2018

SCALE: NTS

CONCEPT PLAN

ISSUE 001







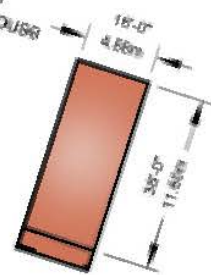




WAY 102

DETAIL 1:

Cluster
Townhouse
Unit



NOTES

- CONCE
- GRADING WALL HEIGHT ELEVATION CHANGE



Detached Single-Family Houses

Duplex:
Side-By-Side +
Stacked

Fourplex:
Stacked

Courtyard
Building

Cottage
Court

Townhouse

Multiplex:
Medium

Triplex:
Stacked

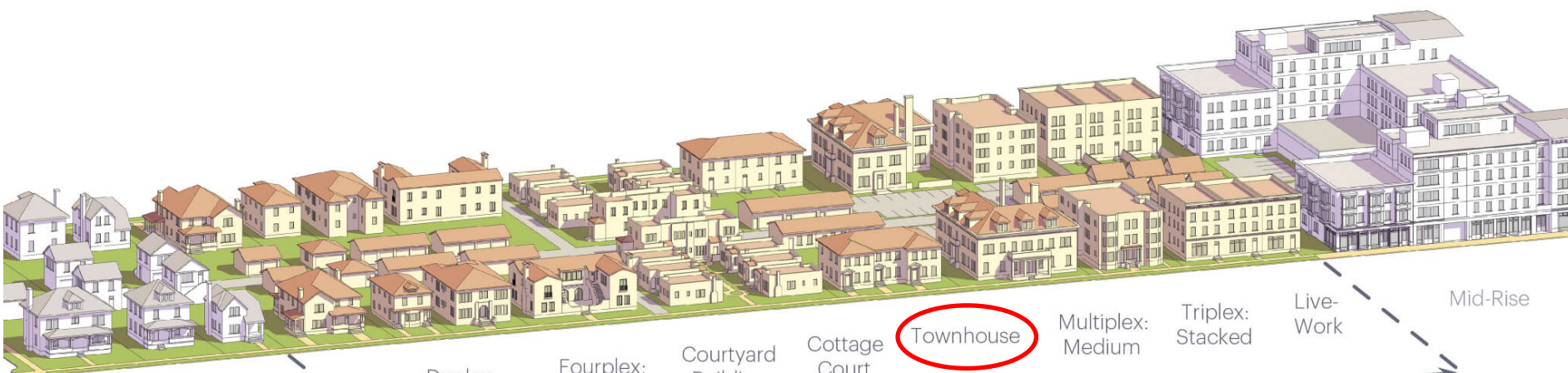
Live-
Work

Mid-Rise

Missing Middle Housing

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Detached Single-Family Houses

Duplex:
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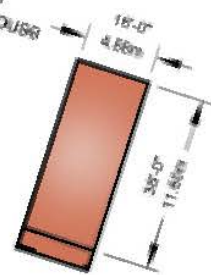
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WAY 102

DETAIL 1:

Cluster
Townhouse
Unit





NOTES

- CONCE
- GRADING WALL HEIGHT ELEVATION CHANGE

Public Participation and Q & A

By Phone

- We will call on you using the last 4 digits of your phone number
- One speaker at a time
- To unmute, select  
- Please provide your name and community

Online

- Please use the 'Raise Hand' function if you have a question or comment at the end of the presentations
- Please mute yourself until we call on you
- Please provide your name and community

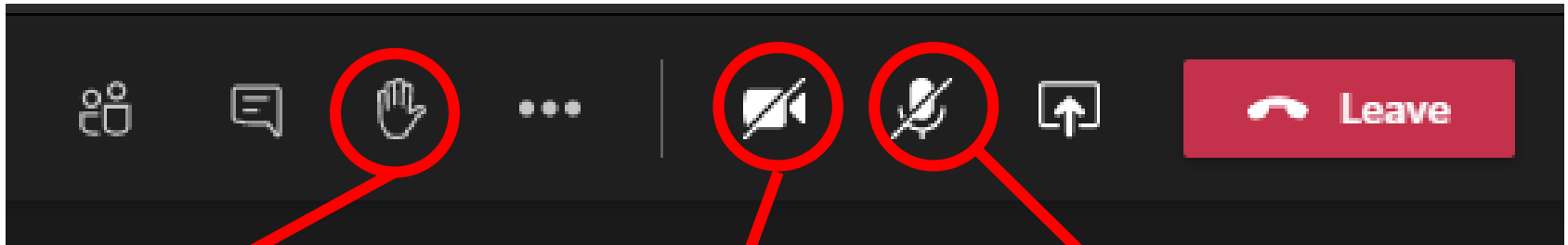
We will call on telephone participants first, followed by online participants.

Please respect all points of view and opinions.

A summary of comments and responses to questions will be available on the case website following the meeting.

Microsoft Teams Functions

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Next steps:

If you did not receive a postcard about this meeting but would like to receive a mailed notice about a public hearing, please provide your mailing address to the Planner:

(902) 476-8361

klenavj@halifax.ca

Application Submitted

HRM Internal Circulation &
Review

Public Information Meeting

Planning Advisory
Committee Meeting

Plan Revisions &
Refinement

Staff Report with Policy
Review & Recommendation

Community Council
Hearing & Decision

14 Day Appeal Period

HALIFAX

Thank you for your participation!

HALIFAX

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