

# Welcome to Tonight's Virtual Meeting!

The Meeting Will Commence At 7pm

**HALIFAX**

# **Public Information Meeting for Case 21946**

Municipal Planning Strategy Amendment  
and Development Agreement Amendment:  
Southgate Drive & the Bedford Highway,  
Bedford

# Agenda for Tonight's Meeting

---

SLIDE 2

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

**HALIFAX**

# Public Participation and Q & A

SLIDE 3

## By Phone

- Speakers list
- One speaker at a time
- To unmute, select \* 6
- 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 you are ready to speak

Please respect all points of view and opinions.

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

# **Introductions**

---

**Ann Merritt – NWPAC Chair**

**Darrell Joudrey – HRM Planner**

**Jared Dalziel, WSP Canada Inc. – Applicant**

**Andrea Lovasi-Wood – HRM Legislative Assistant**

**Maggie Holm – HRM Principal Planner**

**Tim Outhit, Deputy Mayor – District 16 Councillor**

# Role of HRM Staff

---

SLIDE 5

- Manage the process of the planning application
- Main contact for the applicant and general public regarding questions, comments or concerns
- Prepare amendments, negotiate agreement with applicant, draft reports and make recommendations to Council

**HALIFAX**

# Purpose of this Meeting

---

SLIDE 6

- Provide information to the public on the proposed development at north and south corners of intersection of Southgate Drive and Bedford Highway, Bedford
- Explain the process involved for an application of this type
- Receive feedback, hear concerns, and answer questions regarding the proposed development

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

**No decisions will be made tonight**

**HALIFAX**

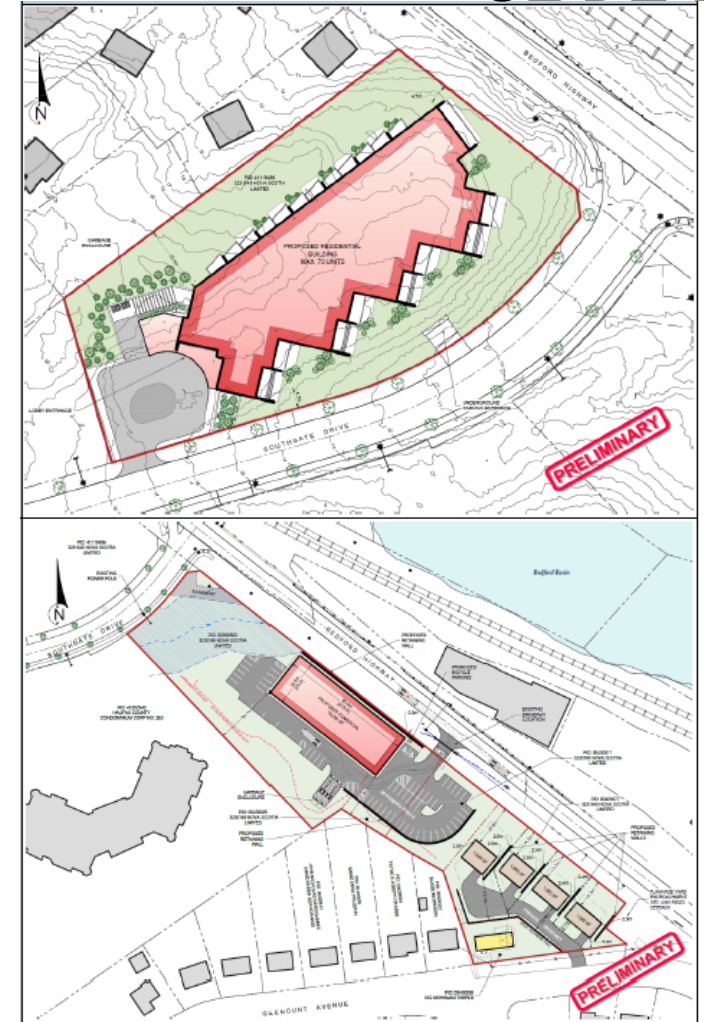
# Applicant Proposal

Applicant: WSP Canada Inc.

Location: PID 41119494 (north corner of intersection of Southgate Drive and Bedford Highway) and PIDs 00360560, 00430025, 00430017, 00429977 and 00430058 (between Southgate Drive and Glenmont Avenue)

Proposal: Amend MPS and existing development agreement to enable 5 storey, 73 unit multiple unit building at Lot BH-1 and a 1 storey 16,000 sq ft commercial building and four single unit dwellings on Lot BH-2

SLIDE 7

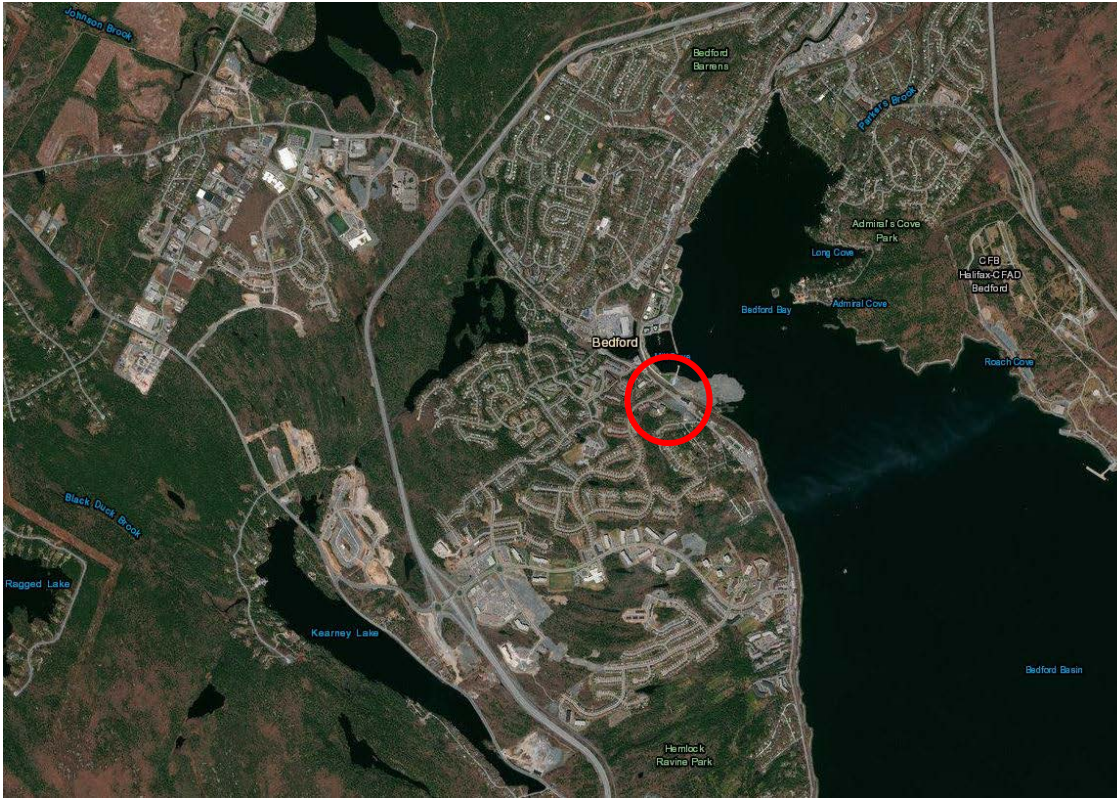


HALIFAX

# Site Context

Southgate Drive and Bedford Highway, Bedford

SLIDE 8



General Site location in Red



Site Boundaries in Red

HALIFAX

# Site Context

SLIDE 9

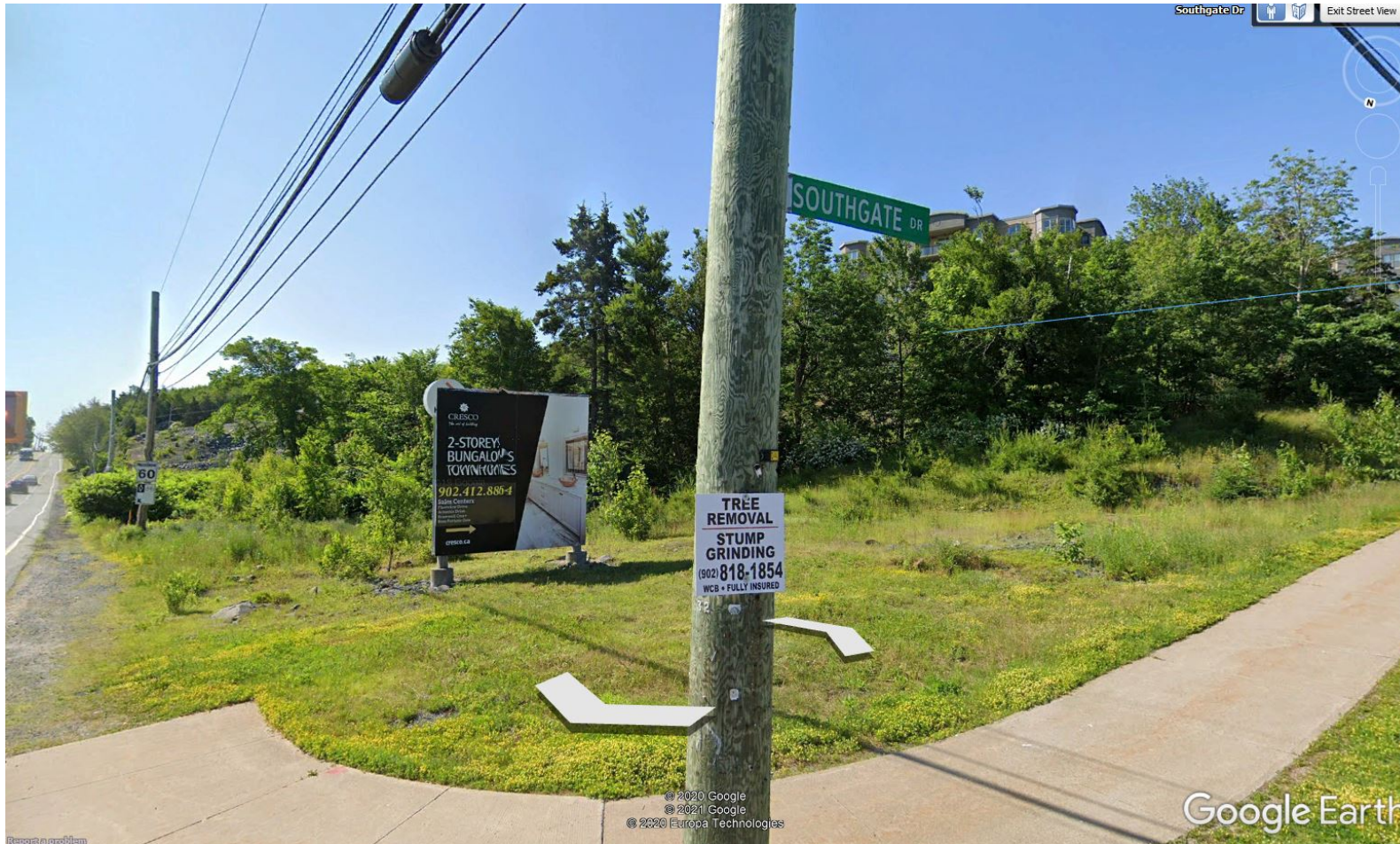


Subject site BH-1 seen from the intersection of Southgate Drive and Bedford Highway

**HALIFAX**

# Site Context

SLIDE 10



Subject site BH-2 seen from the intersection of Southgate Drive and Bedford Highway

HALIFAX

# Proposal

SLIDE 11



Proposed Site Plan BH-1

HALIFAX

# Proposal

SLIDE 12

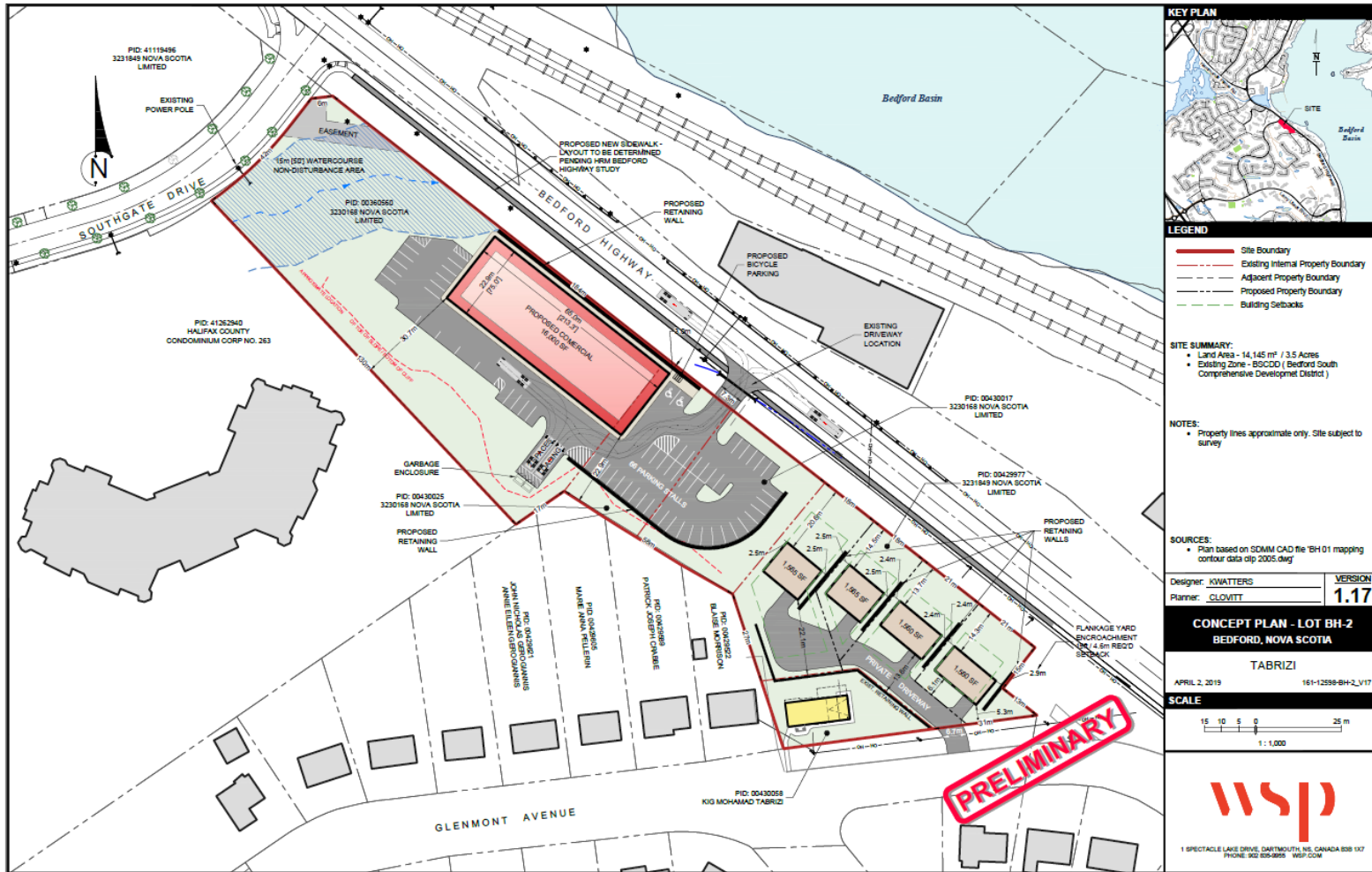


Proposed Multiple Unit Dwelling at Site BH-1

HALIFAX

# Proposal

SLIDE 13

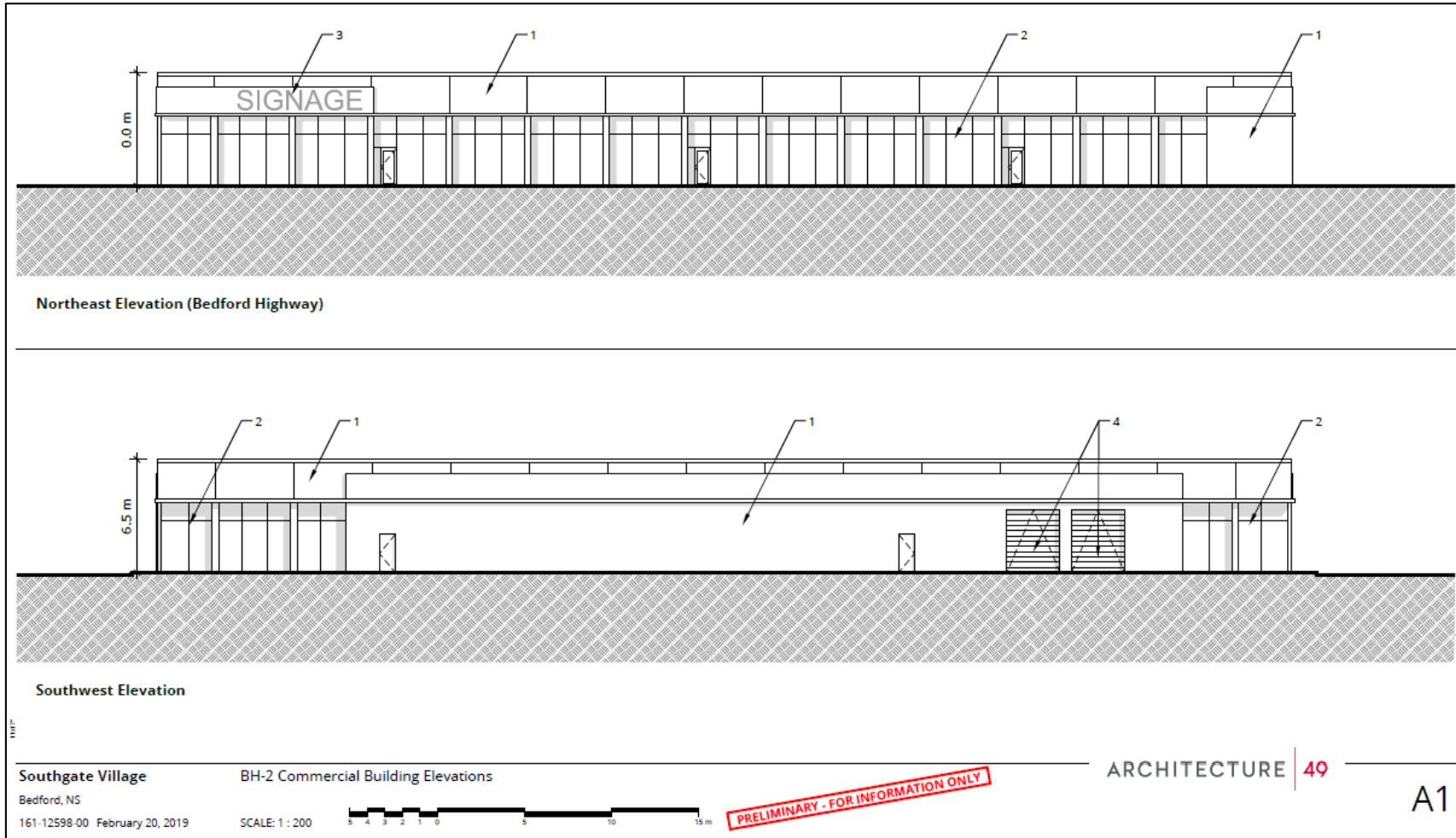


Proposed Site Plan BH-2

HALIFAX

# Proposal

SLIDE 14

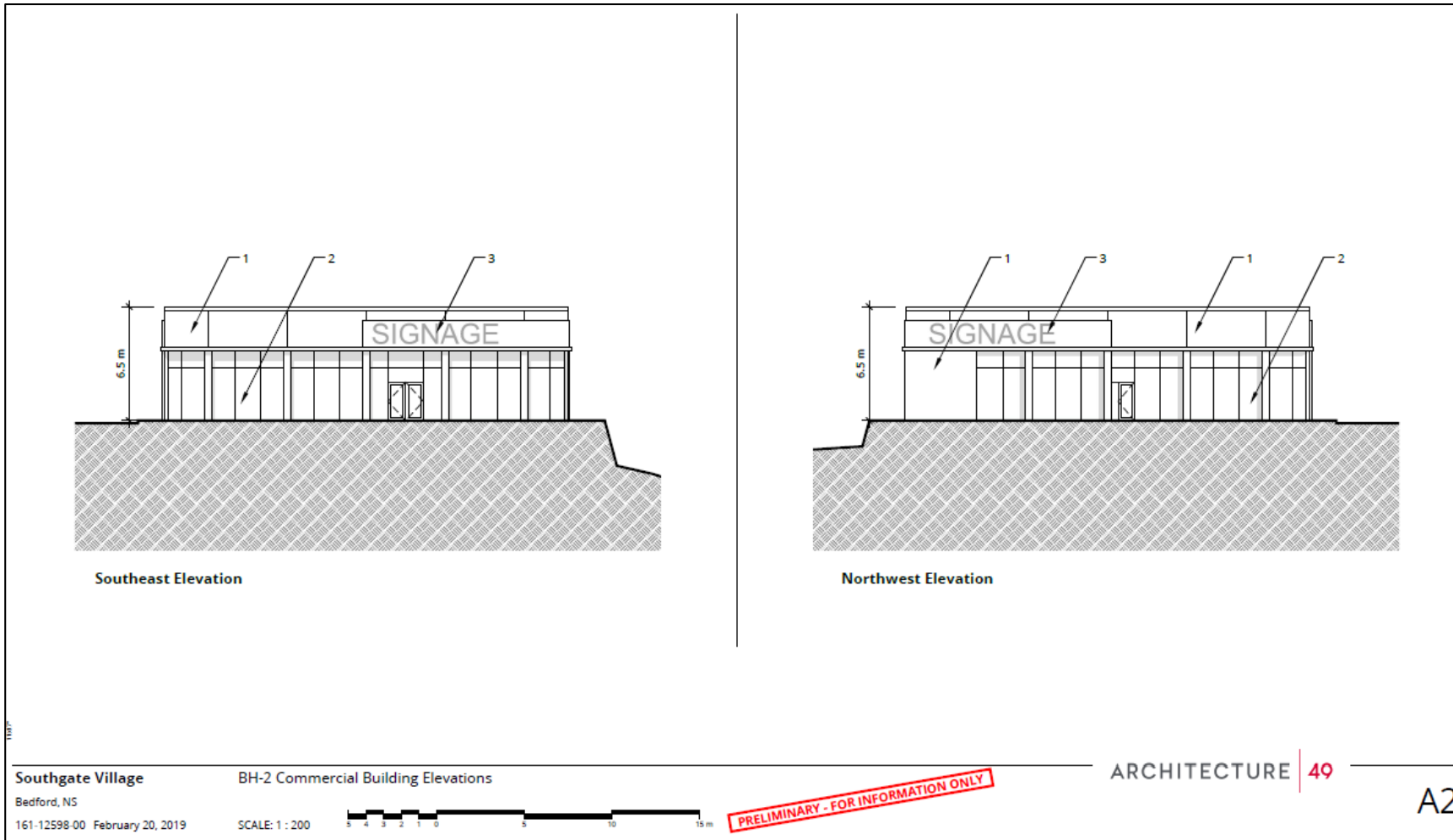


Proposed Commercial Building NE and SW Elevations at Site BH-2

HALIFAX

# Proposal

SLIDE 15



Proposed Commercial Building SE and NW Elevations at Site BH-2

HALIFAX

# Policy & By-law Overview

---

SLIDE 16

## Bedford Municipal Planning Strategy & Bedford LUB

- **Zone**

- BSCDD (Bedford South Comprehensive Development District)

- **Designation**

- Bedford South Secondary Municipal Planning Strategy

- **Existing Use**

- undeveloped

- **Enabling Policy**

- RN-1, RN-2, RN-3, RN-3A

**HALIFAX**

# Policy Considerations of BSSMPS

---

SLIDE 17

- **Policy RN-1** enabled the existing development agreement for all of Neighbourhood A and the existing development agreement for site BH-2. It also enables subsequent development agreements within Neighbourhood A subject to meeting the approved concept plan;
- **Policy RN-2** lists matters to be considered for all development agreements within Neighbourhood A;
- **Policy RN-3A** specifically allows for the modified development of site BH-2;
- **Policy RN-3** enables consideration of a five-storey residential apartment for lands abutting Southgate Drive. Policy RN-3A withstood RN-3 and must be re-included to allow the proposed five storey building land use at site BH-1.
- The commercial use anticipated for BH-1 under Neighbourhood A allows a density of 30 persons per acre which is not sufficient for the number of units requested by the applicant. Hence the request to amend the existing BSSMPS policies to allow the existing densities on these two sites to be reallocated.

**HALIFAX**

# What is a Development Agreement?

---

SLIDE 18

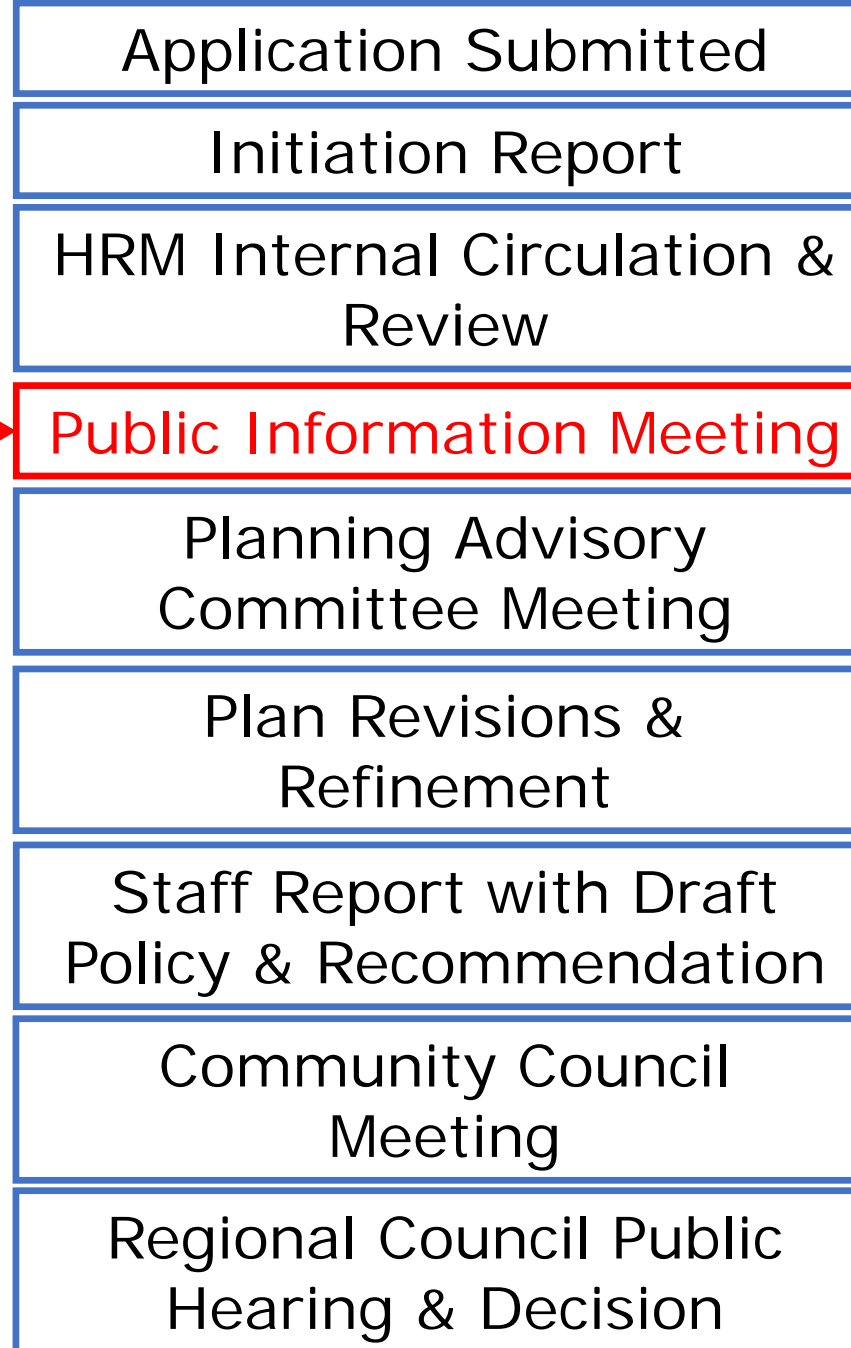
- A development agreement enables construction of a project under local planning policy
- A binding legal contract that clearly establishes standards on matters such as site plan, architecture, landscaping, and infrastructure
- Can be approved by Community Council provided that any development complies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

**HALIFAX**

# Planning Application Process - MPS

SLIDE 19

We Are Here



HALIFAX

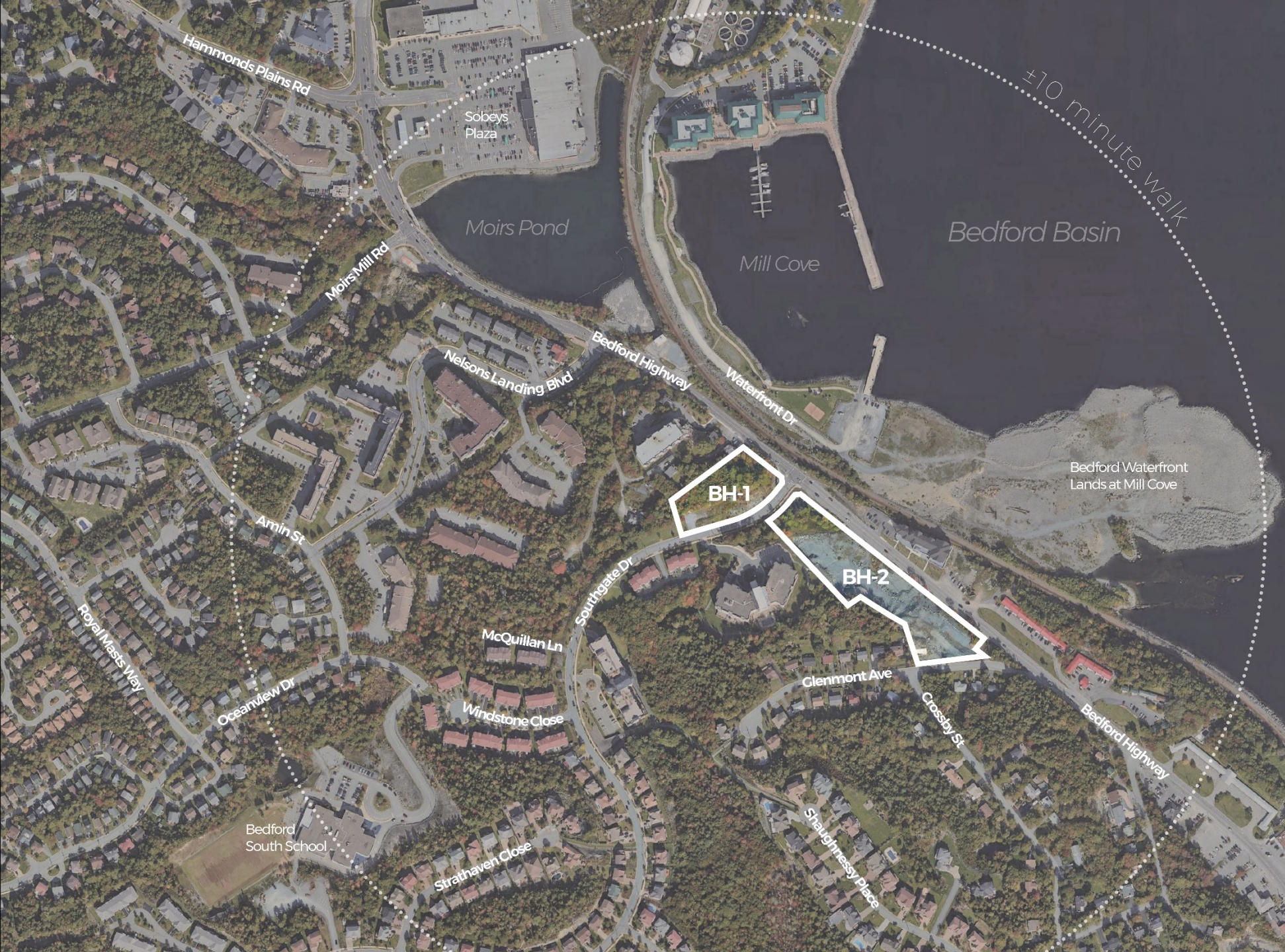
**HALIFAX**

# **Presentation by Applicant**

**Jared Dalziel, WSP Canada Inc.**

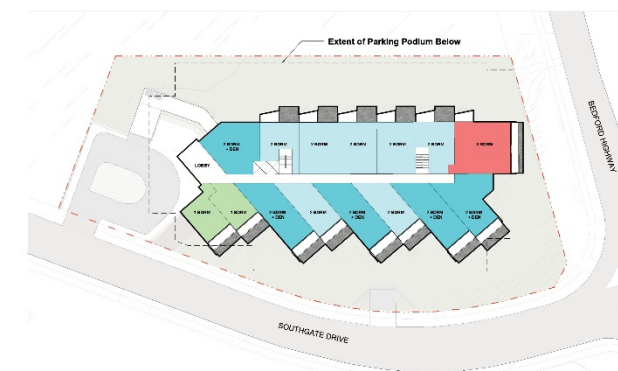
# Slide 21

## Site Context



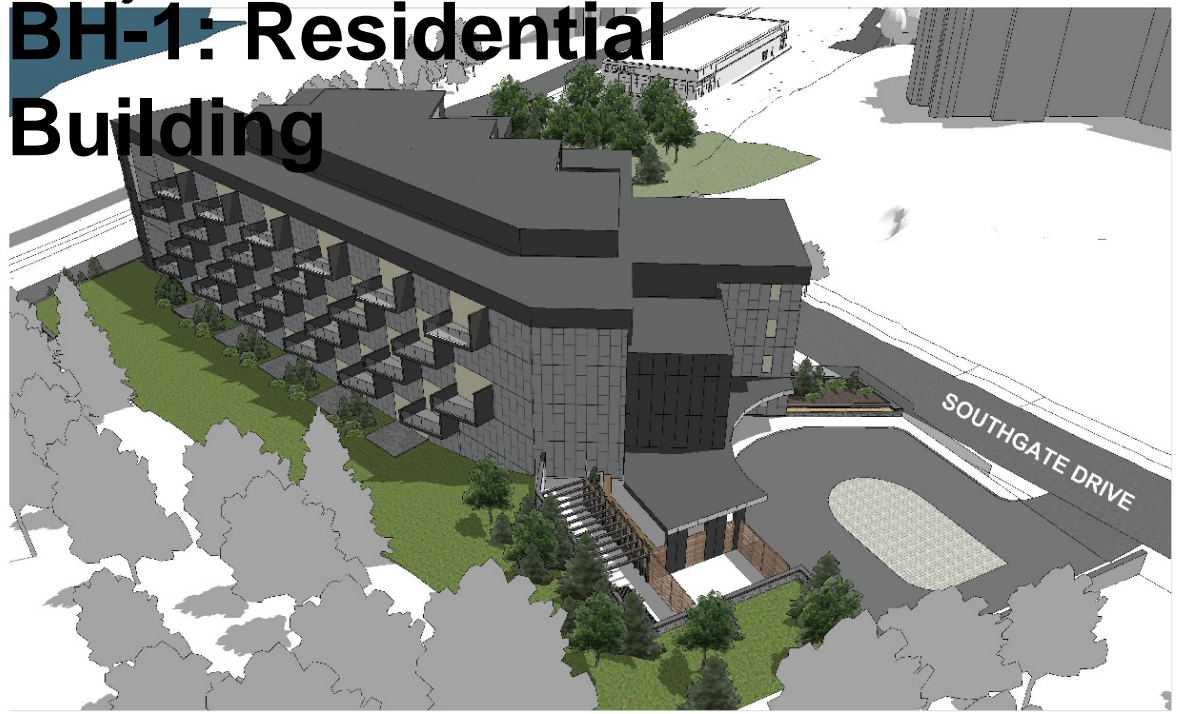
## Slide 22

# BH-1 Residential Building Site Plan



Bird's Eye View - From West

# BH-1: Residential Building

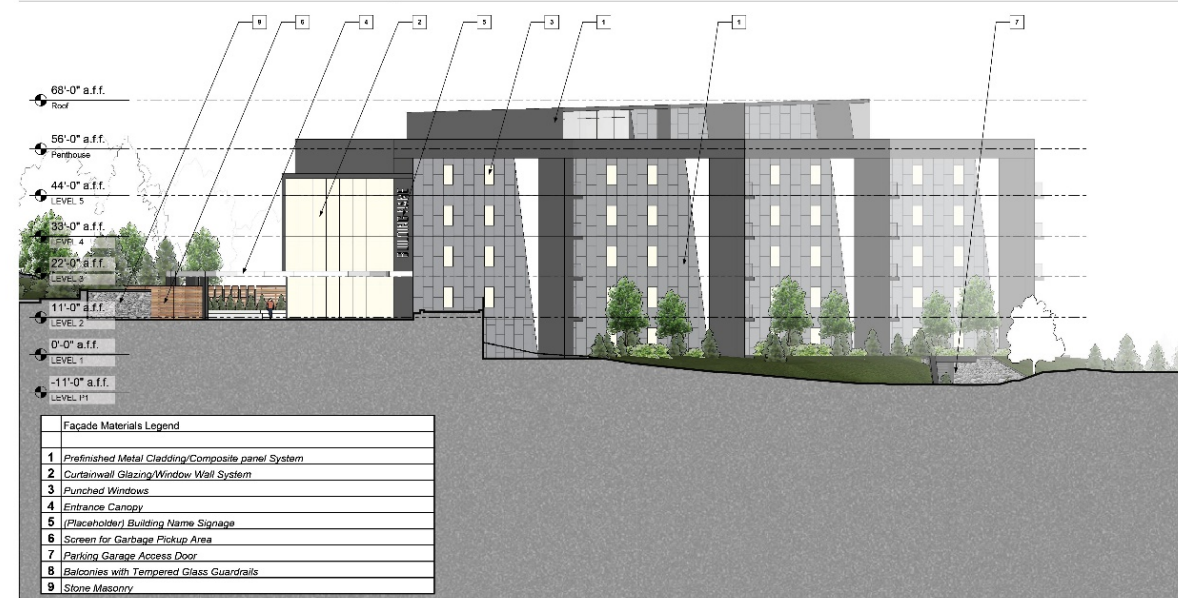


Bird's Eye View - From East

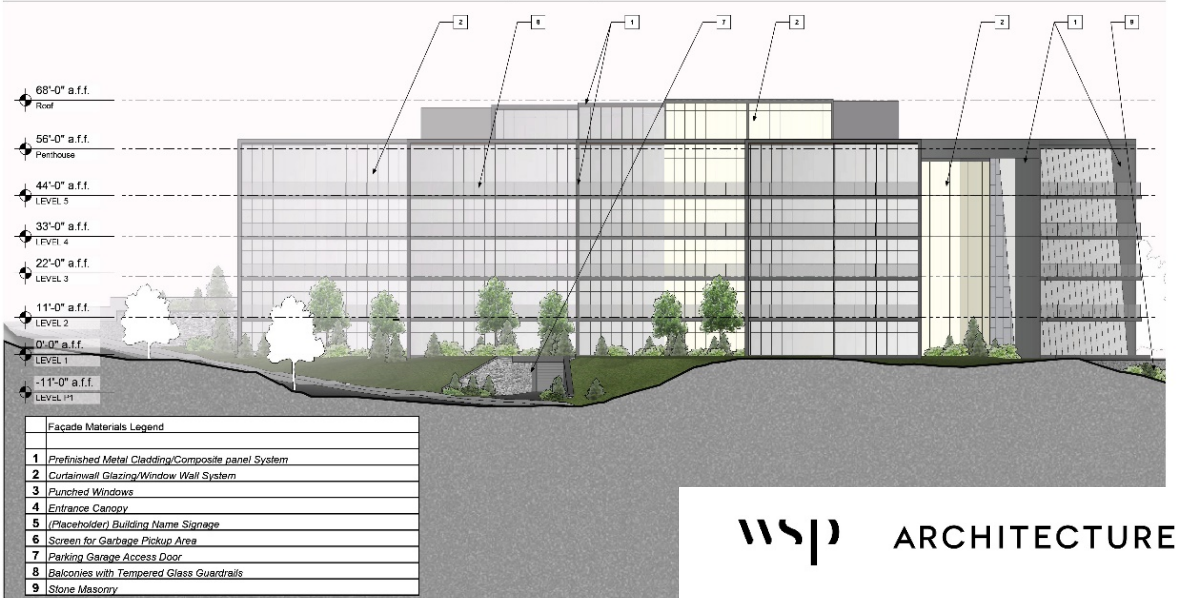


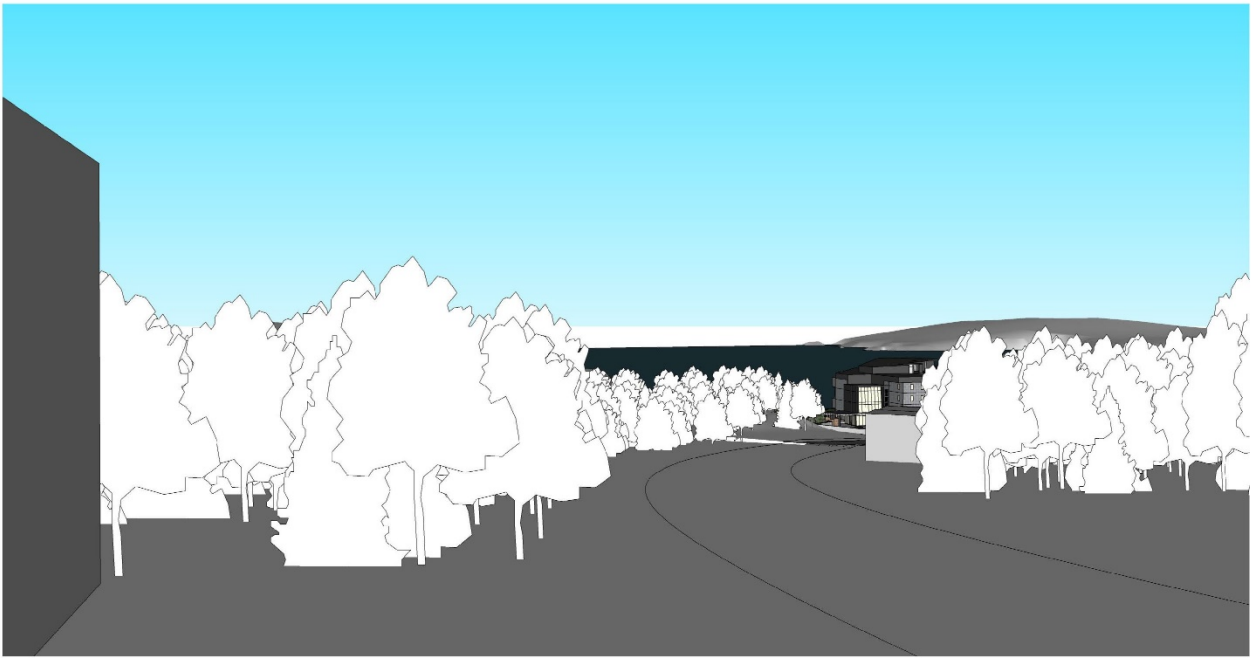
Slide 23

Elevation - South (Southgate Drive)

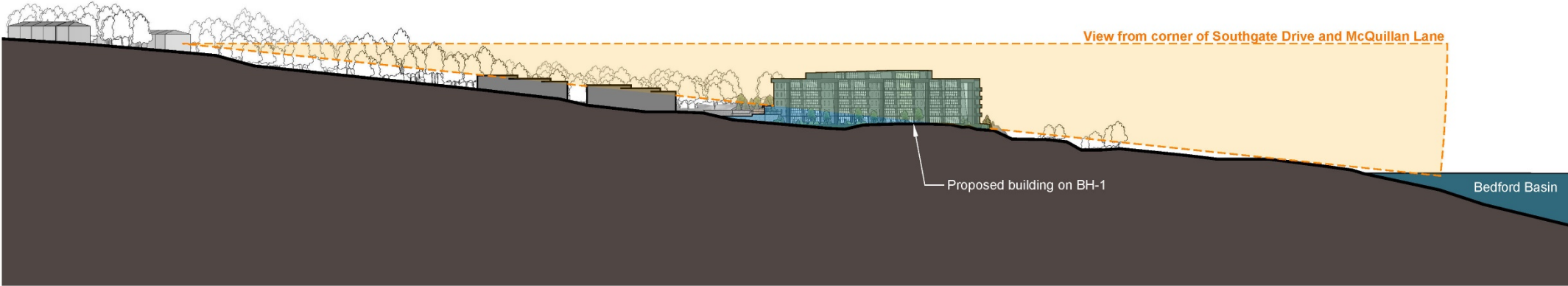


Elevation - Northeast (Bedford Highway)



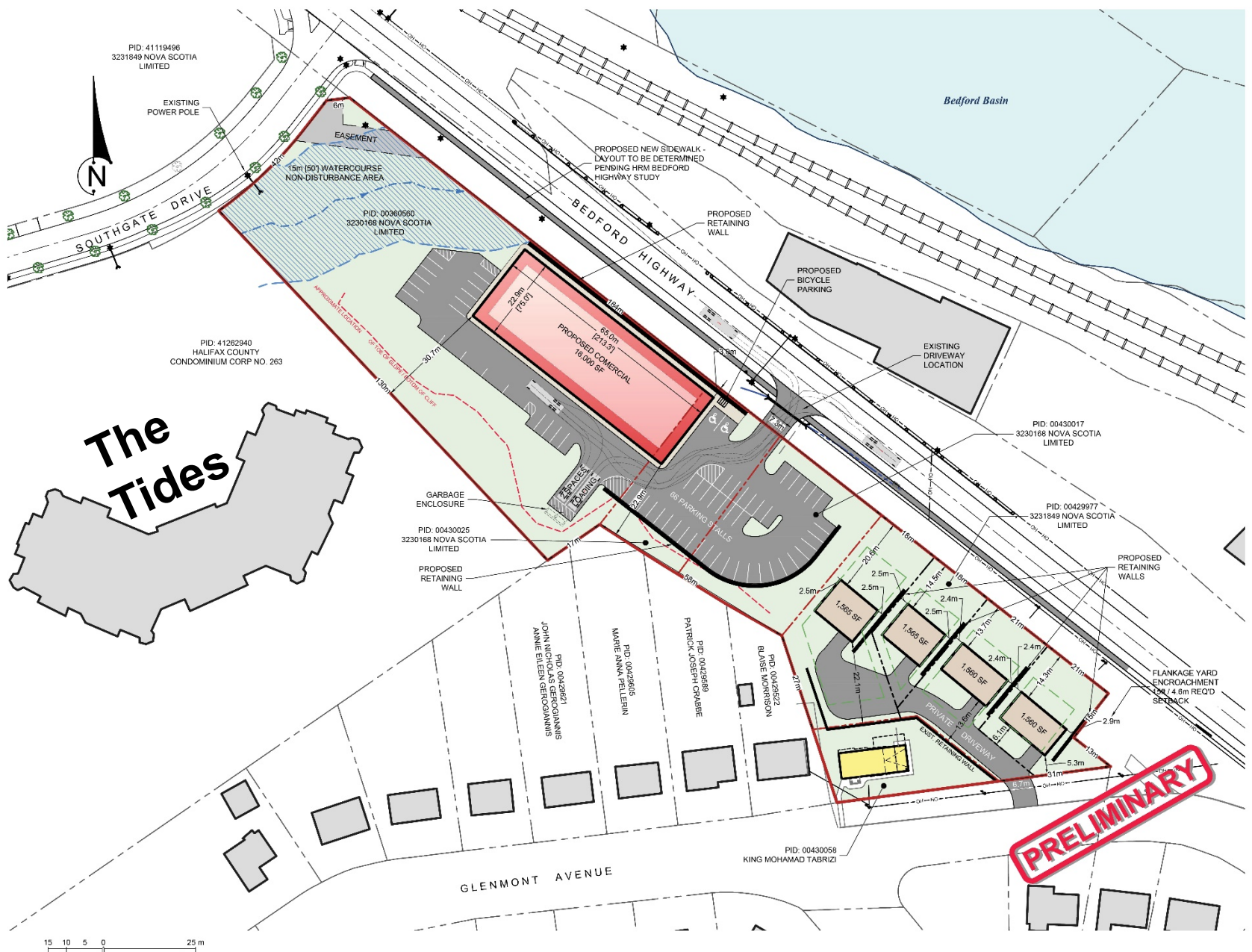


KEY PLAN (NOT TO SCALE)



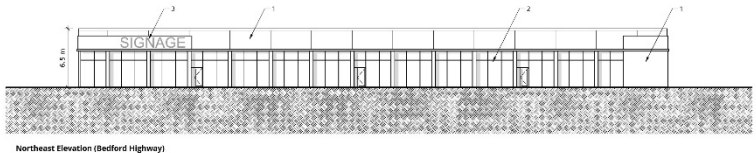
BH-1 Cross Section from Southgate Drive and McQuillan Lane

# BH-2 Commercial Building and Single Detached Units Site Plan

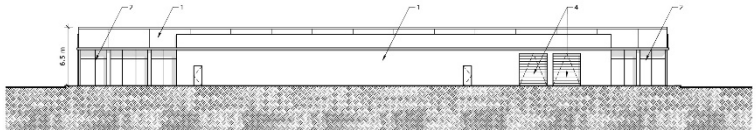


Legend

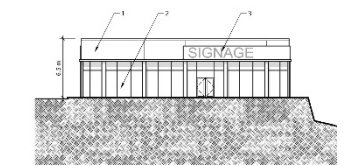
1	Proposed Building
2	Proposed Parking
3	Proposed Retaining Wall
4	Proposed Driveway



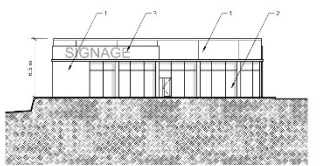
Northeast Elevation (Bedford Highway)



Southwest Elevation



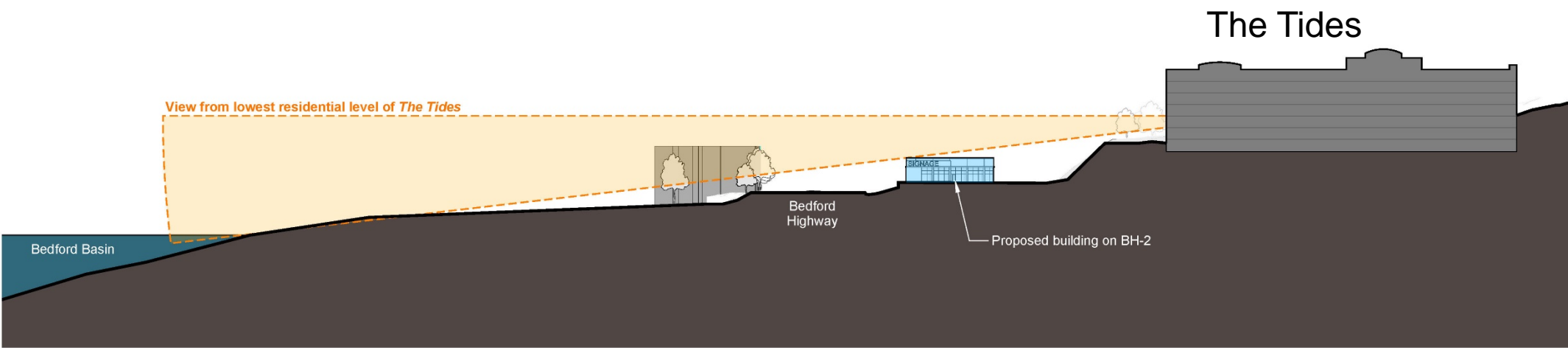
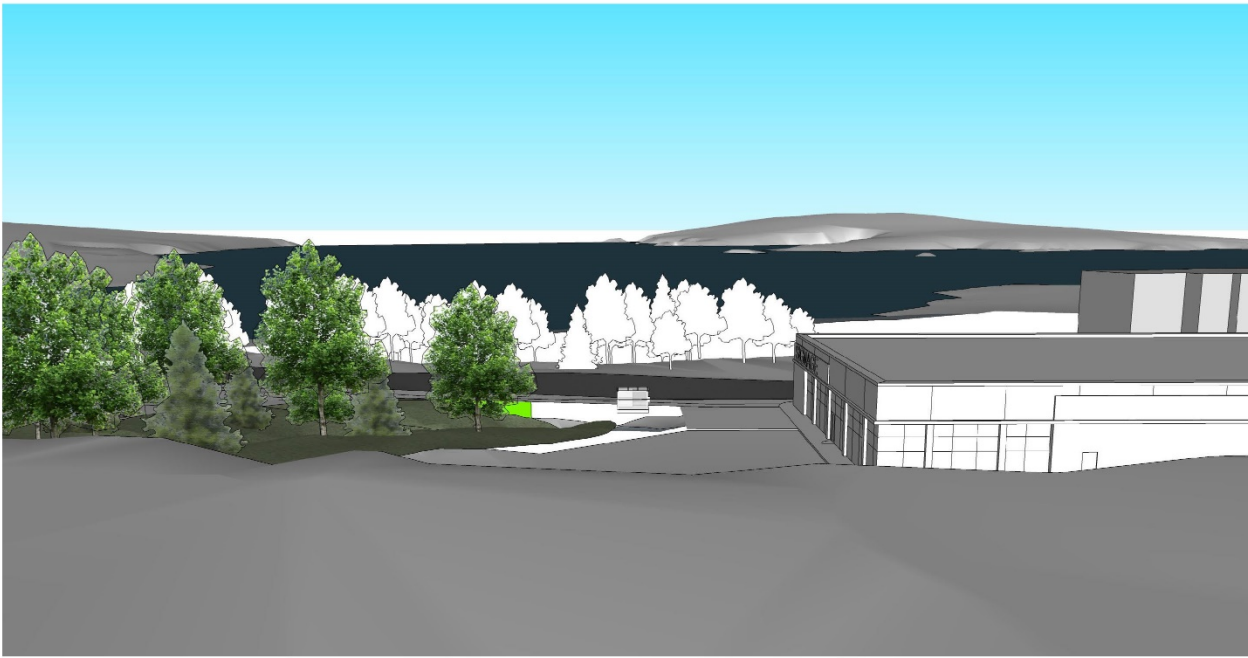
Southeast Elevation



Northwest Elevation

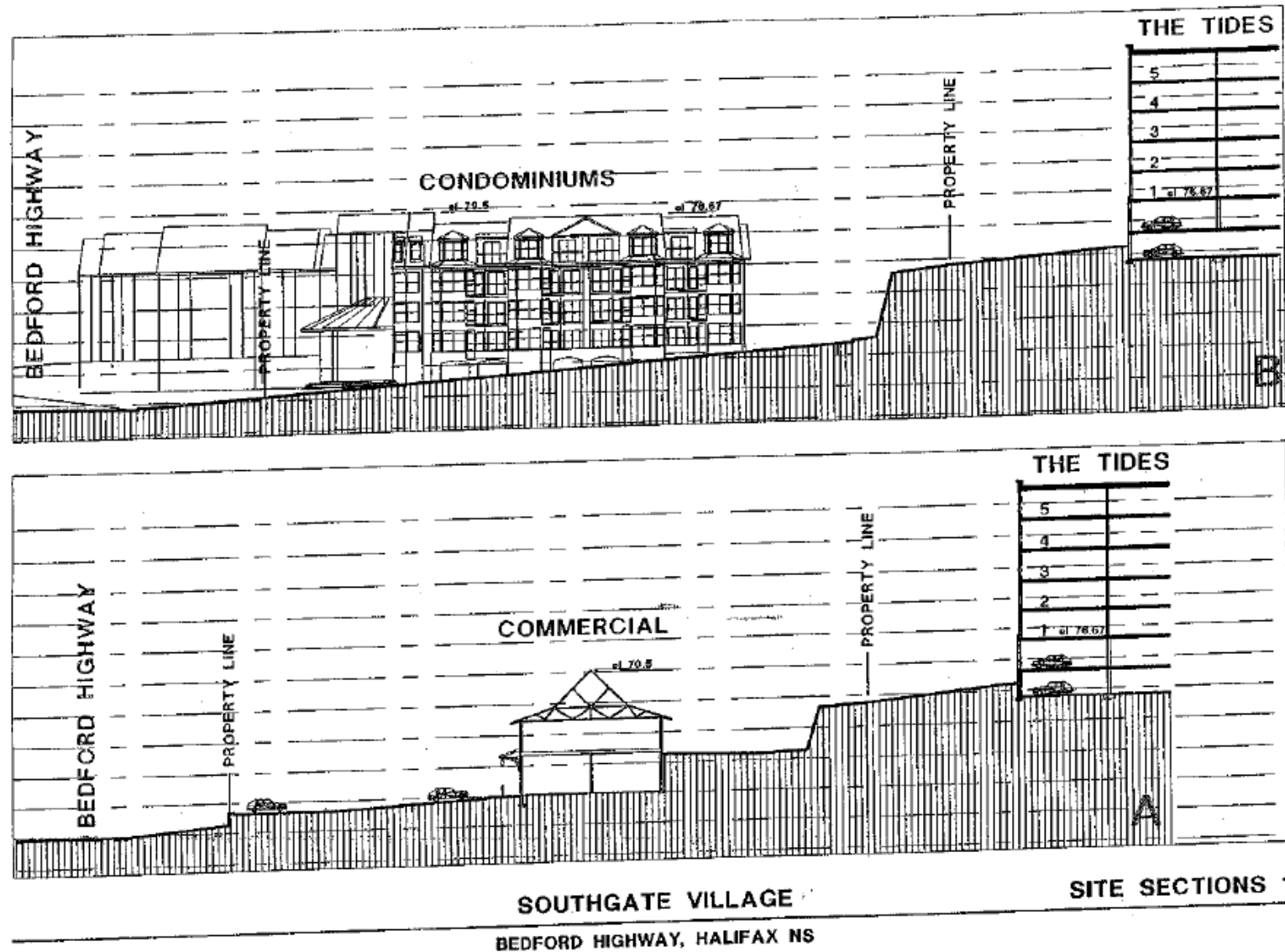


KEY PLAN (NOT TO SCALE)



BH-2 Cross Section from the Lowest 'Tides' Residential Level



## Slide 27



# Cross Section of the Existing Development Agreement for BH-2

# 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

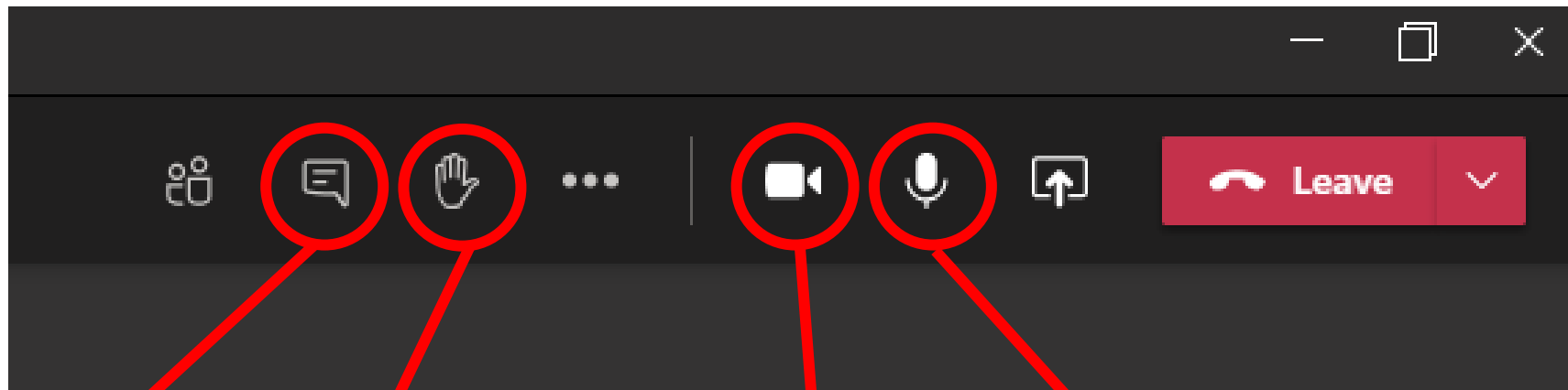
- Please use the 'Raise Hand' function if you have a question or comment at the end of the presentations
- Please mute yourself until you are ready to speak
- Please provide your name and community

Please respect all points of view and opinions.

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

# Microsoft Teams Functions

You Should Find these Button in the Top Right of Your Screen



Use this button to open a chat window on your screen. You can post questions or comments in this chat at any point in the evening

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

Use this button to turn your microphone 'On' or 'Off'

**HALIFAX**