

Welcome to Tonight's Virtual Meeting!

Meeting will Commence at 6pm

June 10, 2021

HALIFAX

Slide 1

Public Information Meeting for Case 21826

Amending Development
Agreement for 771 and 819
Bedford Highway, Bedford

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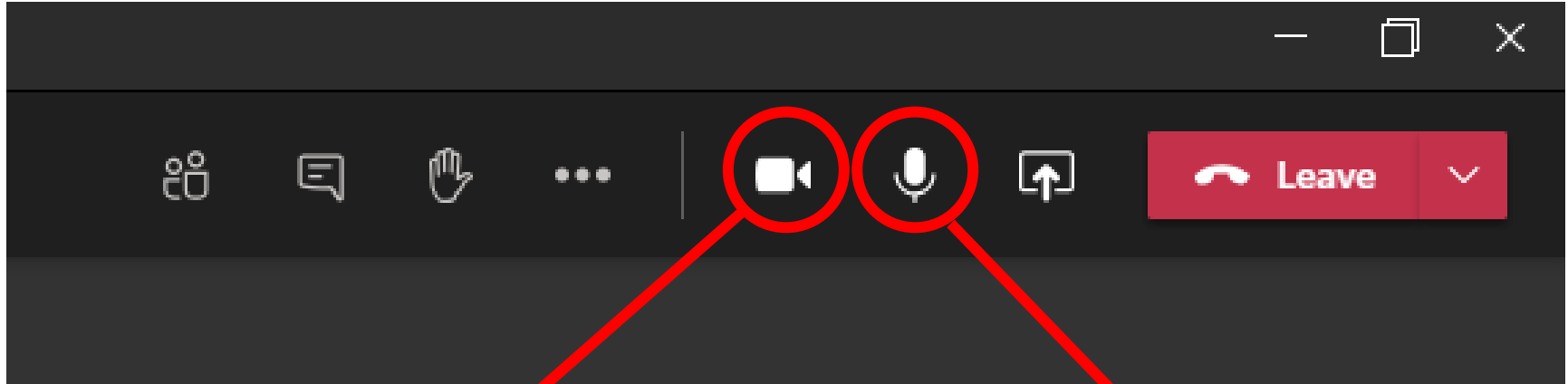
June 10, 2021

Slide 2

Microsoft Teams Functions

Slide 3

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Agenda for Tonight's Meeting

Slide 4



HRM Planning Staff
Presentation



Presentation by Upland
Planning + Design



Public Participation:
Questions and Answers

***The website will detail
all status updates for
this application***



***Public feedback will be
collected until July 2***

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Introductions

Slide 5

Jennifer Chapman– Planner

Melissa Eavis– Planner

Tara Couvrette – Planning Controller

Tim Outhit– Councillor

Ian Watson– Applicant

United Gulf- Property Owner

Purpose of this Meeting

Slide 6

- Share information about the proposal
- Listen and collect your questions, concerns, comments and feedback on the proposal



*Feedback provided tonight will inform the process and will form part of the public record. **No decisions will be made tonight.***

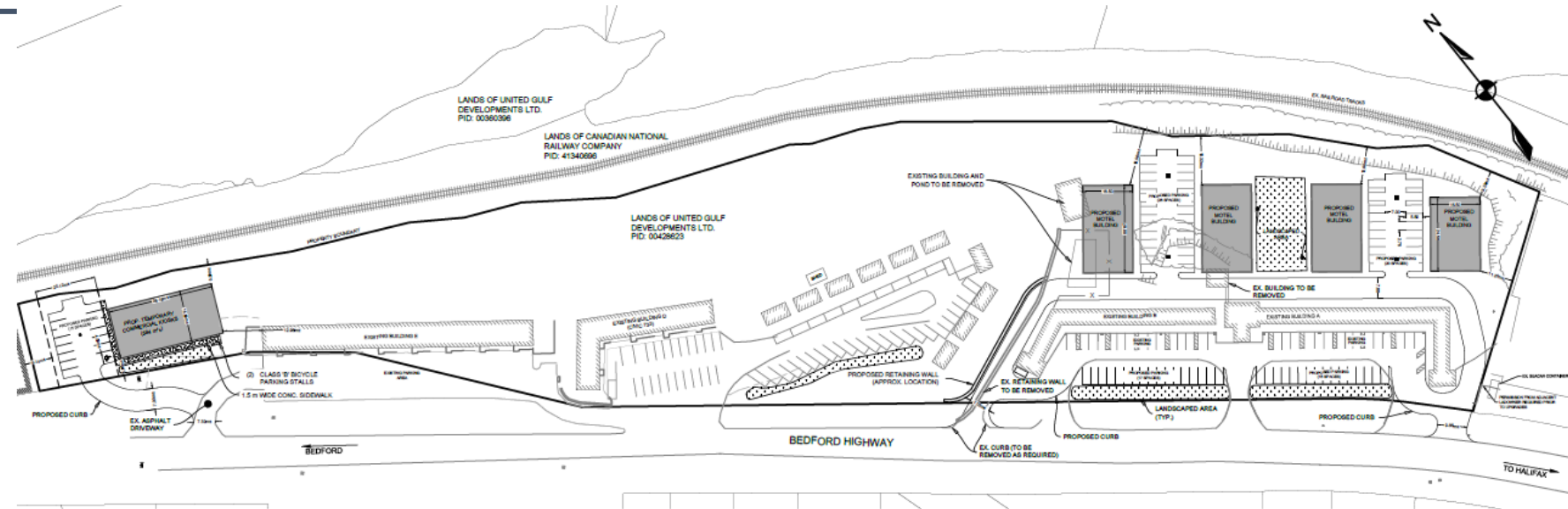
Role of HRM Staff

- 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



Applicant Proposal

Slide 8



Applicant: Upland Planning + Design

Location: 771 and 819 Bedford Highway, Bedford

Proposal: Allow for changes to expand the commercial uses and build new commercial buildings

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Site Context

Slide 9



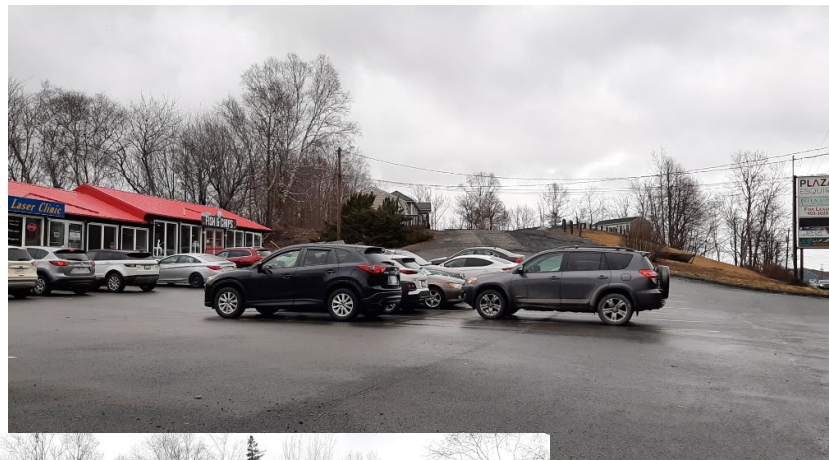
General Site location in Red



Site Boundaries in Green

Site Context

Slide 10

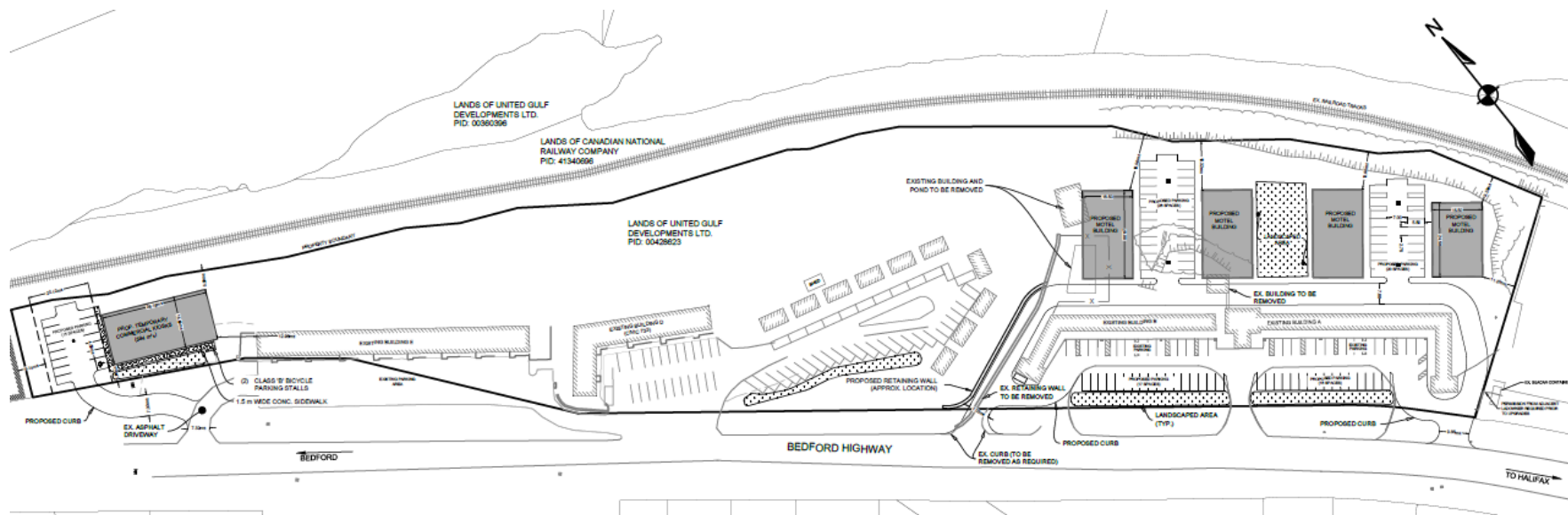


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- Permit General Business District (CGB) Zone uses to bring the development agreement in line with the underlying zoning;
- Permit the full conversion of the Esquire Motel site to commercial uses to create additional small commercial spaces;
- Permit a removable module hotel to the rear of the Esquire site having 45 hotel units located in custom-built modules with the same dimensions as shipping containers;
- Permit a removable module commercial complex on the northwest end of the site located in custom built modules with the same dimensions as shipping containers;
- Permit new accessory buildings to allow for limited storage space for things such as excess stock, recyclable materials, and restaurant supplies;
- Enable subdivision of the property to place the Esquire Motel on its own lot with approximately 165 metres of street frontage and 1.4 hectares of lot area;
- Update the site plan to remove a building from in front of the former Travelers Motel to reflect the fact that the building has been demolished; and
- Allow expansion of the northwest parking area.

Proposal

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What is a Development Agreement

Slide 13

- 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

Policy & By-law Overview

Slide 14

Bedford Municipal Planning Strategy – Bedford Land Use By-law

- **Zone**
 - CCDD (Commercial Comprehensive Development District) Zone
- **Designation**
 - CCDD (Commercial Comprehensive Development District) Designation
- **Existing Use**
 - Motel, retail, restaurant and assorted commercial uses
- **Enabling Policy**
 - C-13 which allows for redevelopment of Travellers' Motel, Esquire Motel and Clearwater Lobster Limited

Policy C-13

It shall be the intention of Town Council to enter into a Development Agreement with the owners of the Travellers' Motel, Esquire Motel and Clearwater Lobster Limited properties to permit CCDD development when municipal services become available:

- Requires two thirty foot wide separations between the buildings on either side of the entrance road to the waterfront project to provide views from the highway and from the existing homes above the site.
- Buildings are to be set back 60 feet on either side
- Maximum height of 75 feet
- Subject to implementation Policy Z-3

Planning Process

We Are Here



Application Received

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HRM Internal Circulation & Review

Public Information Meeting

Planning Advisory Committee

Plan Revisions & Refinement

Staff Report with Policy
Review and Recommendation

Community Council – Public Hearing

14-day Appeal

Presentation by Applicant

Upland Planning + Design

United Gulf

Developments Limited

The Motels Public Information Meeting

Bedford





Ian Watson, Senior Planner

UPLAND

AGENDA

1. Existing Context
2. Proposal
3. Contact Information



EXISTING CONTEXT

1. Esquire Motel opened in 1955
2. Twenty-eight rooms
3. Current (2015) Development Agreement permits conversion of 57 percent of one building to commercial
4. Applied in 2015 for an amendment; canceled that application to see how development of Traveler's would go









PROPOSAL

1. Convert Esquire Motel
2. Allow wider range of commercial uses
3. Add “module” hotel to rear of site
4. Add “container” commercial to north end of site
5. Other minor amendments
(subdivision, accessory buildings, updated site plan)

PROPOSAL

1. Convert Esquire Motel



PROPOSAL

1. Convert Esquire Motel



PROPOSAL

2. Allow wider range of commercial uses

Current Development Agreement

- i. Motels;
- ii. General retail exclusive of mobile home dealerships;
- iii. Personal and household services, exclusive of massage parlours;
- iv. Full service restaurants;
- v. Commercial photography; and
- vi. Office uses

PROPOSAL

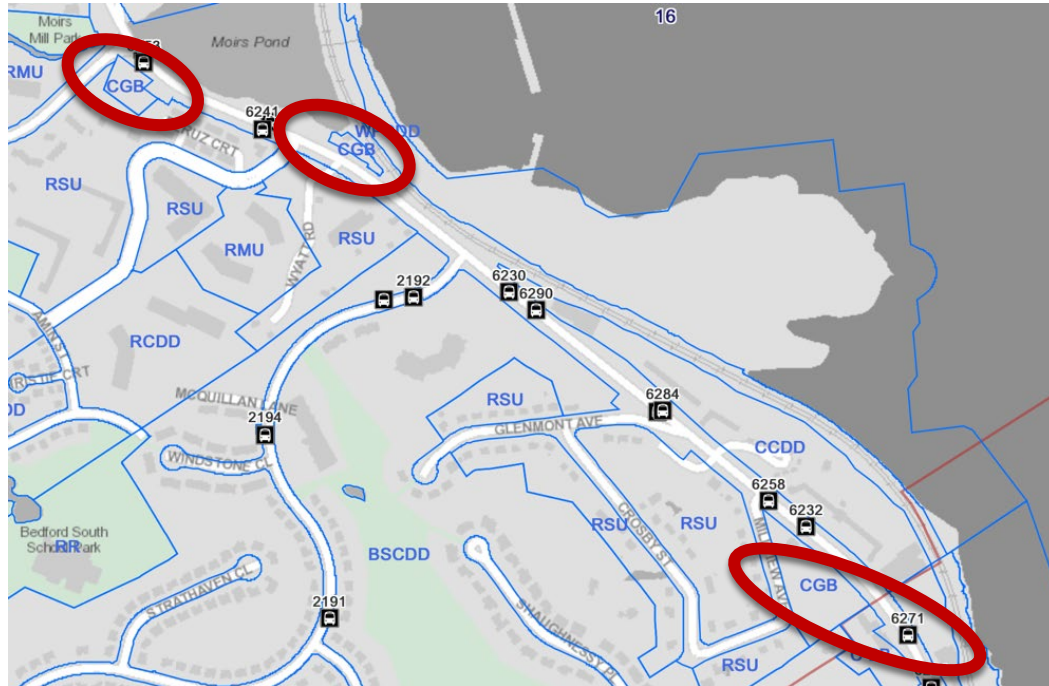
2. Allow wider range of commercial uses

General Business District (CGB) Zone

- | | |
|---|---|
| a) Office Uses | j) All Age/Teen Clubs |
| b) Private Clubs (social) | k) Hotels, Motels, Cabins, Guest Houses |
| c) Full- Service Restaurants | l) Recycling depots |
| d) Day Care Facilities | m) Drycleaning Depots |
| e) Neighbourhood Convenience Stores | n) Commercial parking lots |
| f) General Retail exclusive of mobile
home dealerships | o) Funeral Homes |
| g) Personal and Household Services,
exclusive of massage parlours | p) Institutional (SI) uses, excluding
cemeteries |
| h) Commercial Photography | q) Ice cream stands |
| i) Lounges & Taverns (Taverns not
exceeding 1,500 Sq.Ft. gross area) | r) Veterinary clinics |
| | s) Banks and Financial Institutions |

PROPOSAL

2. Allow wider range of commercial uses



PROPOSAL

3. Add “module” hotel to rear of site



PROPOSAL

3.Add “module” hotel to rear of site



PROPOSAL

3.Add “module” hotel to rear of site



PROPOSAL

4. Add “container” commercial to north end of site



PROPOSAL

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PROPOSAL

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PROPOSAL

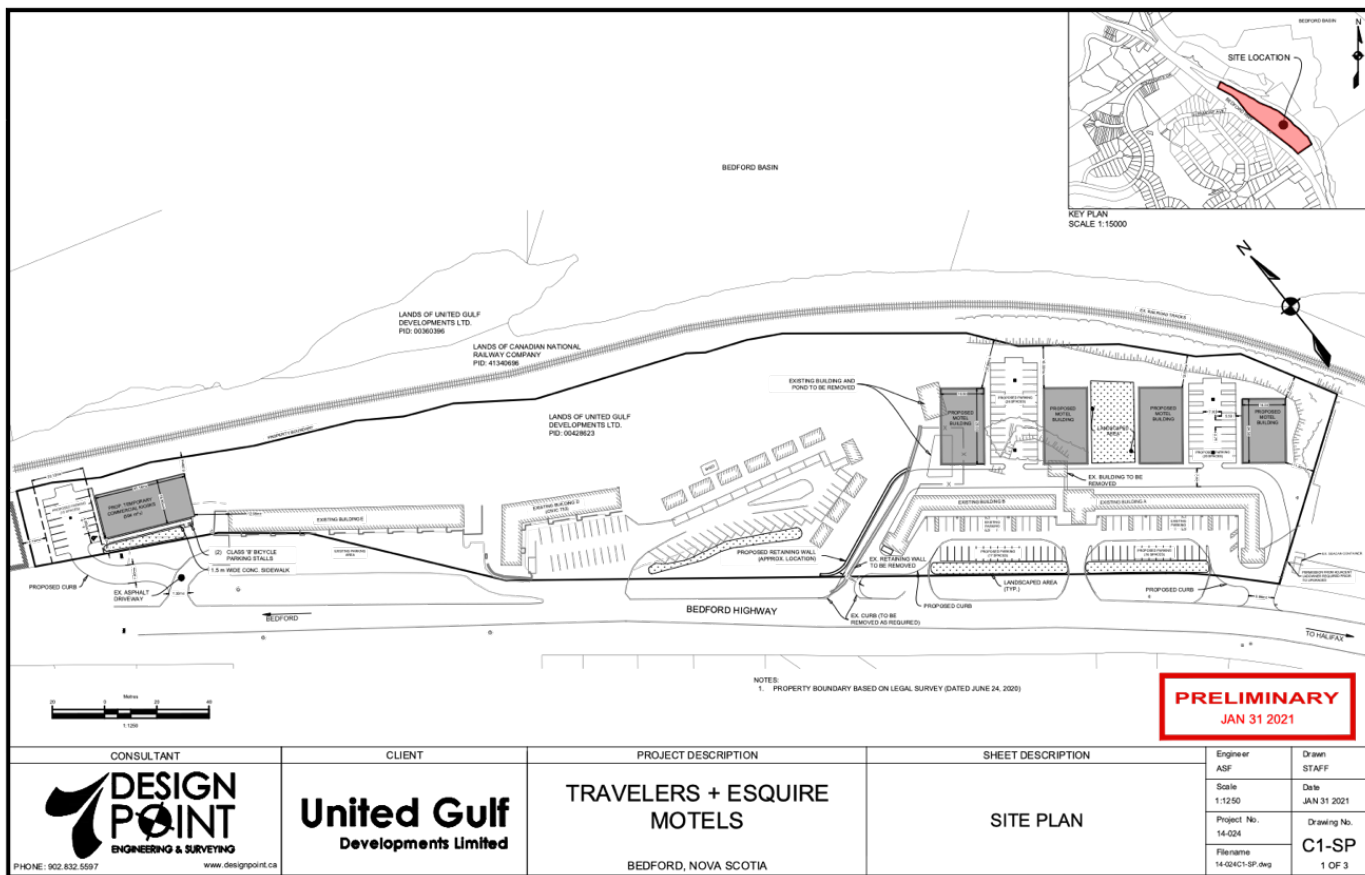
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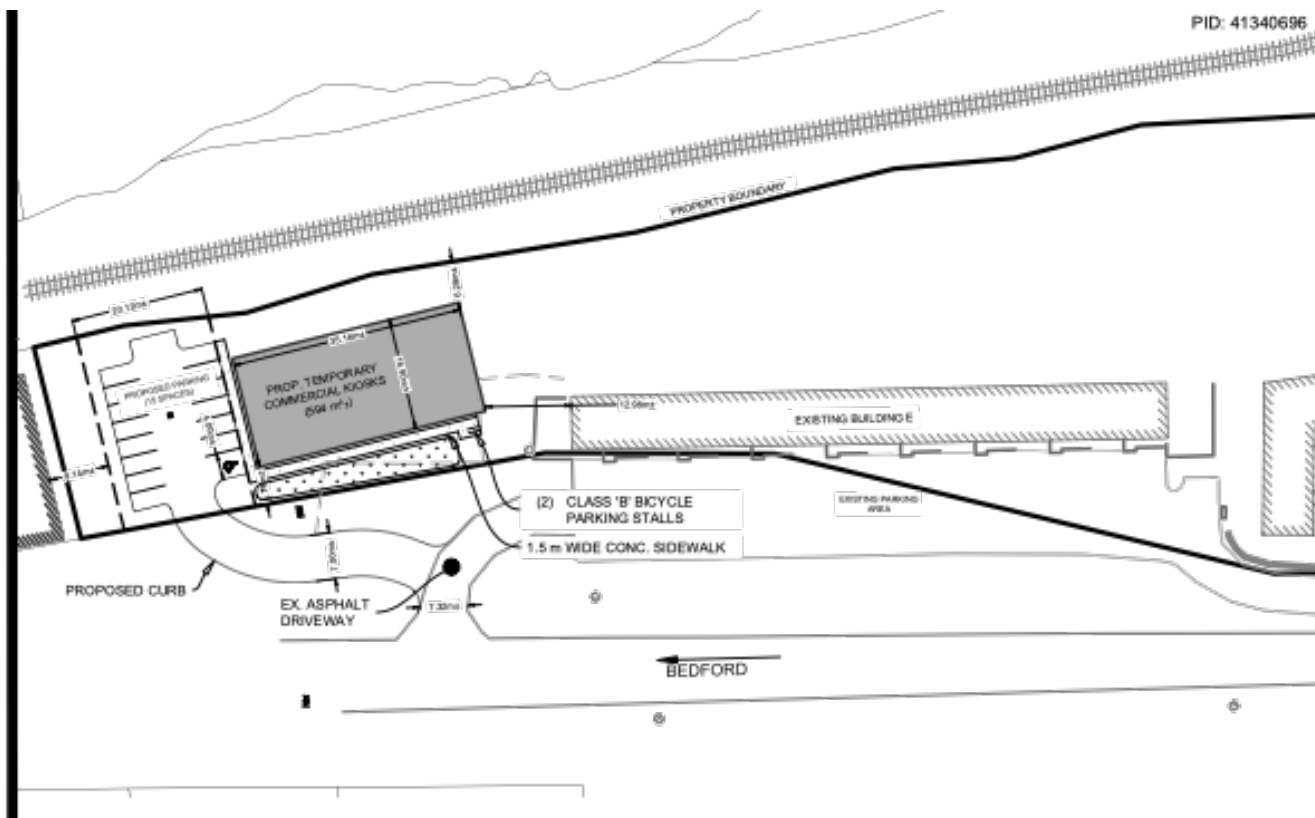
PROPOSAL

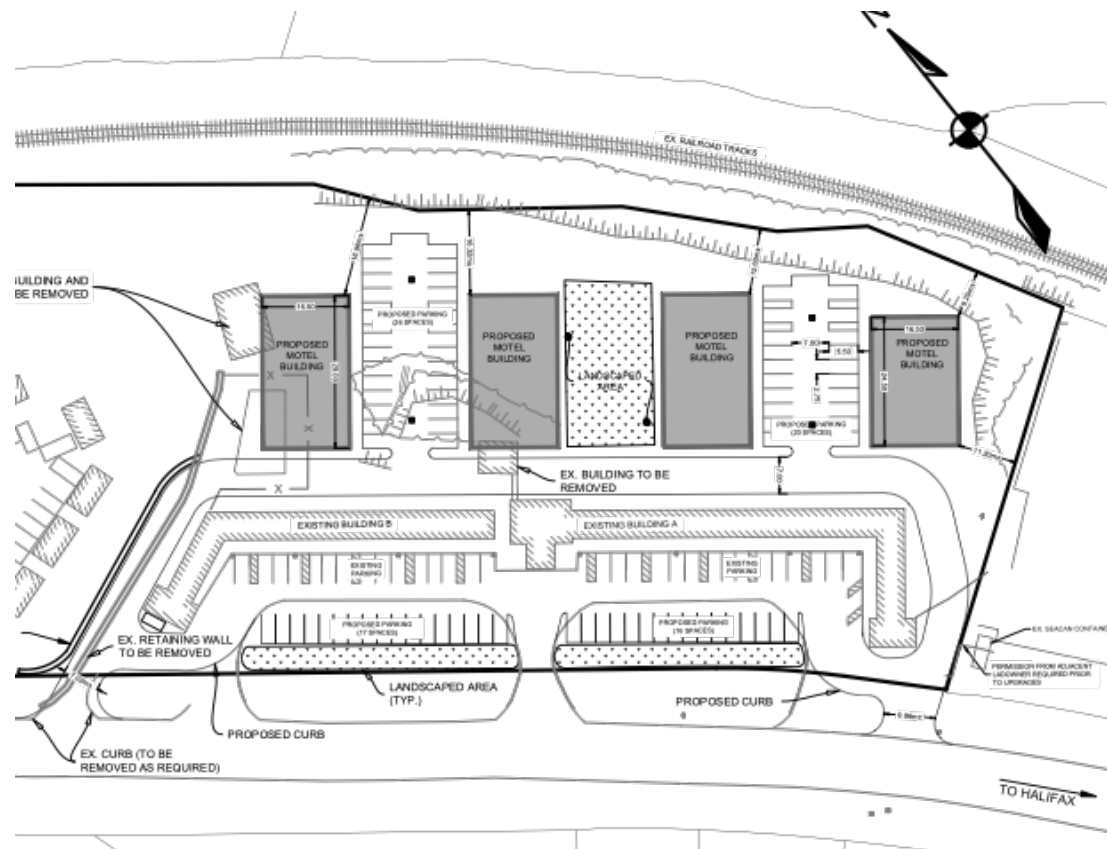
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PID: 41340696





CONTACT INFORMATION

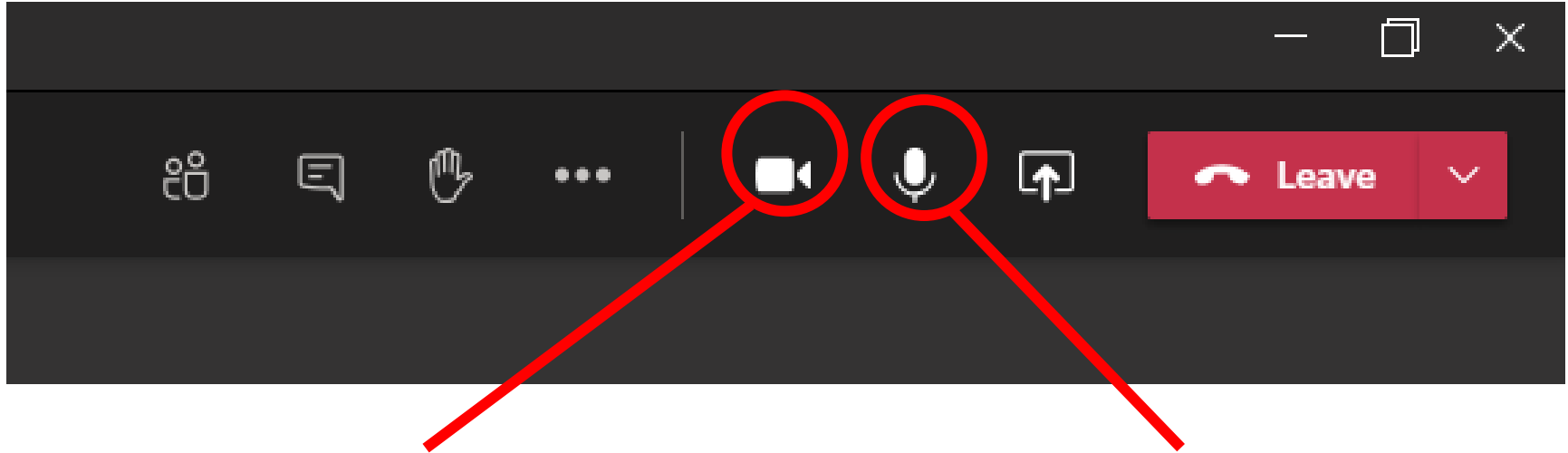
Ian Watson, Senior Planner
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Microsoft Teams Functions

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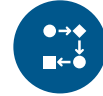
Use this button to turn your microphone 'On' or 'Off'



Is the proposal compatible and/or consistent with the surrounding area?



Are there any concerns about land use for this development?



Are there any changes to the site layout or design of the building that you would suggest?

Thank You For Your Participation!

Planners Name

 chapmaje@halifax.ca

 902-225-6742

<https://www.halifax.ca/business/planning-development/applications/case-21826-esquire-travellers-motels-771-773-bedford>

Public feedback will be collected until July 2