

Public Engagement Update & Survey Dartmouth Road, Stone Terrace and Wardour Street, Bedford

Based on direction from Regional Council in relation to the COVID-19 pandemic, virtual public meetings may now be carried out to support public engagement for active planning processes. Prior to undertaking any virtual public meetings, HRM staff are sending a survey to restart public engagement for the following project:

Case 22267: Potential changes to the Bedford Municipal Planning Strategy to allow mid-rise apartment buildings in a study area near Dartmouth Road, Stone Terrace and Wardour Street, Bedford (study area map below). Two multi-unit buildings are proposed within the study area. See the back of this page for more details.

A survey on this case is attached to this letter. You can return the survey by mail or by email, by November 10th. Contact details are on the survey.

HRM Regional Council has enabled virtual public meetings to support public engagement for active planning processes. HRM, through the North West Planning Advisory Committee, will host virtual public meetings with residents in the future. As part of the survey attached, we're trying to gauge interest in virtual public meetings, which will help with scheduling. When virtual public meetings are scheduled, residents will be notified and provided with directions on how to participate.

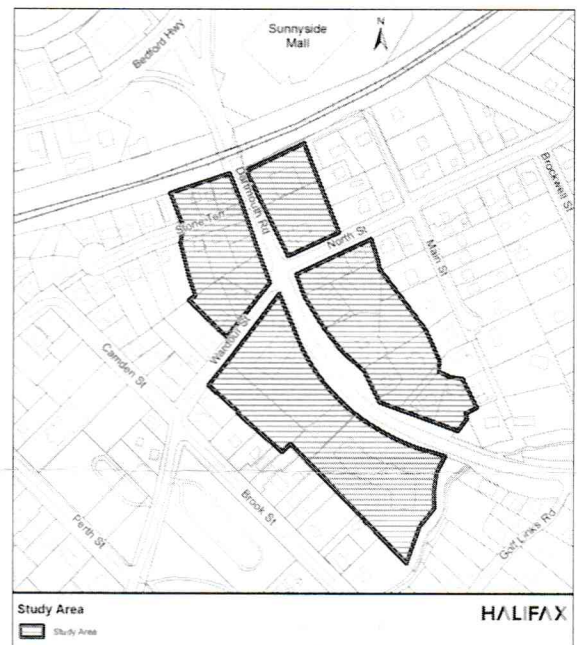
HRM is still in the early stages of considering Case 22267. Regional Council must hold a public hearing before voting on any changes. The public hearing is another chance for residents to bring their opinions to Council. Before a public hearing you will receive an invitation by mail.

Sean Gillis is the Planner managing this file. You can contact him by phone at 902-237-3424 or by email at gillisse@halifax.ca. For updates and other documents visit the website: <http://www.halifax.ca/planning> (scroll down to case 22267)

Return the attached survey by mail or by email by November 10th, 2020:

Mail: Sean Gillis, c/o Halifax Regional Municipality, PO Box 1749, Halifax, NS B3J 3A5

Email: gillisse@halifax.ca



PLANNING APPLICATION CASE NO. 22267

HRM Council directed staff to start a process to consider changes to allow apartment buildings near Dartmouth Road. The process will consider changes to the Bedford Municipal Planning Strategy to allow mid-rise apartment buildings in a study area near Dartmouth Road. Applicants have proposed two specific buildings within the study area.

The Stevens Group (represented by Shelley Dickey Land Use Planning) is proposing a four-storey residential building on Dartmouth Road, between Wardour Street and Stone Terrace. The proposal includes:

- 4 storeys with 2-storey sections at both ends of the building
- 48 residential units
- Main driveway off Wardour Street for 47 underground parking spaces
- Secondary driveway off Stone Terrace for 9 surface parking spaces



Bedford Holdings Ltd. (represented by Zzap Consulting) is proposing a five-storey residential, commercial building on the parking lot behind the Wardour Centre, on Wardour Street. The proposal includes:

- 5 storey building, with upper stories set back
- About 6,300 square feet of ground level commercial space
- 51 residential units above the commercial space
- Adding a new driveway on Wardour Street
- 52 underground parking spaces and 24 surface parking spaces



For more information, please visit www.halifax.ca/planning (scroll down to Case 22267) or contact **Sean Gillis**, Planner, 902-490-6357, gillisse@halifax.ca

Survey for Case 22267:

Mid-rise apartment buildings near Dartmouth Rd., Stone Terrace and Wardour St.

We would like to hear your thoughts about potential changes to the land-use planning rules near Dartmouth Road, Bedford. Two buildings are proposed for the area. These buildings cannot be built unless planning rules are changed. Before any changes are considered, HRM is asking residents for their opinions. Public feedback will be collected by staff and sent to Regional Council before any changes are considered. Please provide us with your thoughts. Feel free to write on the back of the survey or send us any other comments.

1. What concerns do you have about allowing apartment buildings and townhouses near Dartmouth Rd?

2. What benefits do you think allowing apartment buildings and townhouses could bring to the area?

3. Please tell us what buildings might fit best in your neighbourhood?

4. Is there anything else we should know about your neighbourhood?

5. Would you be interested in attending a virtual (online or by phone) public meeting about this project?

If you need extra space, please write on the back of this survey. Or, send us a longer letter or email.

Return the survey by mail or by email by November 10th, 2020:

Mail: Sean Gillis, c/o Halifax Regional Municipality, PO Box 1749, Halifax, NS B3J 3A5

Email: gillisse@halifax.ca

Redacted

Redacted

Redacted