

**HALIFAX REGIONAL MUNICIPALITY
Public Information Meeting
Case 21099**

The following does not represent a verbatim record of the proceedings of this meeting.

**Thursday, April 12, 2018
7:00 p.m.**

Basinview Drive Community School (Cafeteria) - 273 Basinview Dr, Bedford, NS

STAFF IN

ATTENDANCE: Melissa Eavis, Planner, HRM Planning
Holly Kent, Planning Technician, HRM Planning
Tara Couvrette, Planning Controller, HRM Planning

ALSO IN

ATTENDANCE: Councillor, Tim Outhit, District 16
Eugene Pieczonka, Lydon Lynch Architects

PUBLIC IN

ATTENDANCE: Approximately: 15

The meeting commenced at approximately 7:00 p.m.

Call to order, purpose of meeting – Melissa Eavis

Ms. Eavis introduced herself as the Planner and Facilitator for the application. They also introduced; Councillor Tim Outhit, Tara Couvrette – Planning Controller, Holly Kent - Planning Technician, and the Applicant, Eugene Pieczonka, Lydon Lynch Architects.

Case 21099 - Application by Lydon Lynch Architects requesting approval for a development agreement to allow for a four (4) storey multiple unit building with 18 units.

Ms. Eavis explained; the purpose of the Public Information Meeting (PIM) is: a) to identify that HRM has received a proposal for the site; b) to provide information on the project; c) to explain the Planning Policies and the stages of the Planning Process; d) an opportunity for Staff to receive public feedback regarding the proposal. No decisions are made at this PIM.

1a) Presentation of Proposal – Ms. Eavis

Ms. Eavis provided a brief introduction to the application and then made a presentation to the public outlining the purpose of the meeting, status of the application and the applicants request. Ms. Eavis outlined the context of the subject lands and the relevant planning policies.

1b) Presentation by Eugene Pieczonka, Lydon Lynch Architects – Applicant

Mr. Pieczonka explained what they were looking to do on the site. Mr. Pieczonka provided multiple slides showing what they were requesting.

2. Questions and Comments

Dmitry Trukhachev, High Street, wanted to know what the current zone is and what the height limits were for the second building. Ms. Eavis explained the zoning and explained the existing building allows 2 storeys above the Bedford Highway. **Mr. Trukhachev** stated the apartment building will be 4 storey which means rezoning will be required. **Ms. Eavis** explained because it is going by development agreement will allow up to 35 feet in height. They offered more clarification on the meaning of 2 storeys above the Bedford highway. **Mr. Trukhachev** referred the Municipal Strategy for Bedford, Policy HC-5 page 9 of the document. Mr. Trukhachev would also like to know how many trees behind the United Church will be cut, as there are some very mature trees back there. Is there a way to preserve as many as possible? **Ms. Eavis** spoke to policy and said this is being considered under Policy C21. Ms. Eavis stated that same policy has in it provisions for vegetation and spoke to that point.

Brad Walker – Bedford, wanted to know what is the sewer capacity for the building. Mr. Walker stated they were under the understanding that there was a moratorium along the Bedford highway. **Ms. Eavis** explained that they will have to demonstrate that capacity exists before they can get the building permit. **Councilor Outhit** explained the sewer situation and the moratorium.

Paula Williams – Bedford, wanted to know who the developer was and wanted to know what the buffer area around the development was. **Mr. Pieczonka** provided the property owner/developers name; Karim Barghovti. Mr. Pieczonka explained the setbacks/landscaping and that the landscape architect for this project is the same landscaper as the church has and is a member of the congregation.

Margaret Galbraith – Bedford, wanted to know if these were going to be rental units or condos. The answer that was given was rental units.

Ann MacVicar – Bedford, has concern with the rock on the site and how you will make sure it doesn't damage surrounding homes and the church. Concerns about blasting. **Mr. Pieczonka** explained they do not intend to do any blasting they feel it can be accomplished by breaking rock/excavating. **Ms. Eavis** stated that if blasting occurs there is a blasting bylaw that needs to be adhered to.

Dmitry Trukhachev, High Street, would like to know the timeframe for this process. **Melissa Eavis** explained the process and timeframes. **Mr. Pieczonka** explained both phases will be completed at once for less disruption to the community and feels it can be completed within 1 year.

3. Closing Comments

Ms. Eavis thanked everyone for coming and expressing their comments.

4. Adjournment

The meeting adjourned at approximately 7:45 p.m.