

The background features a large, abstract geometric design. A dark blue triangle points downwards from the top left, meeting a lighter blue triangle that points upwards from the bottom left. These two triangles meet at a point on the right side of the image. The area to the right of this point is a solid dark blue. The text 'HALIFAX' is positioned in the dark blue area at the top right.

HALIFAX

Public Information Meeting for Case 21099

Development for Fourth Street,
Bedford

April 12, 2017

Agenda for Tonight's Meeting

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

Introductions

Melissa Eavis – Planner

Tim Outhit– Councillor

Tara Couvrette – Planning Controller

Holly Kent – Planning Technician

Eugene Pieczonka, Lydon Lynch Architects. Ltd –
Applicant

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

Purpose of this Meeting

- Provide information to the public on the proposed development
- 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

No decisions will be made tonight

Applicant Proposal

Applicant: Lydon
Lynch Architects

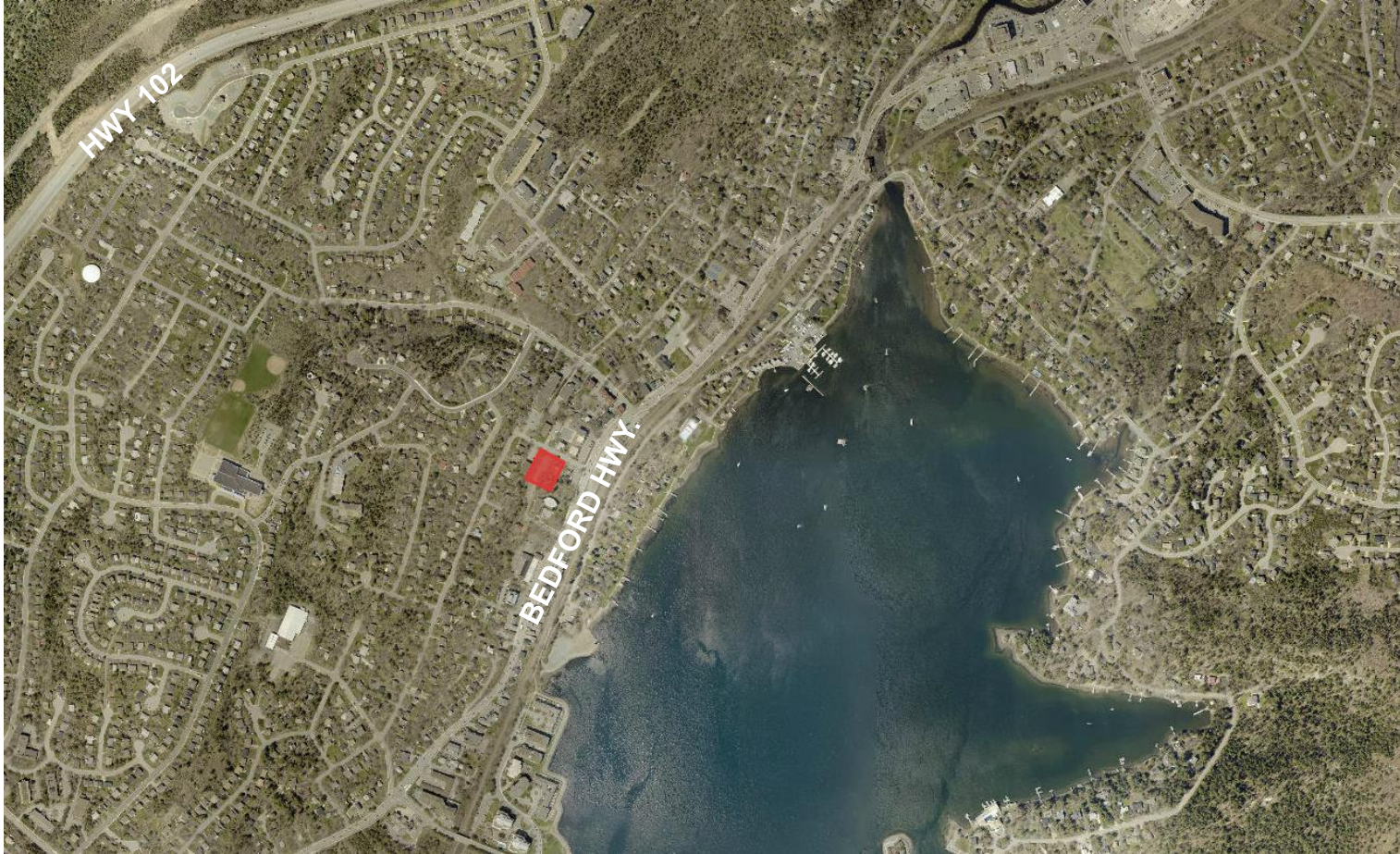
Location: Fourth
Street, Bedford

Proposal: Enter into a
development
agreement to allow a
four storey 18 unit
residential building



Site Context

Fourth Street, Bedford



General Site location

HALIFAX

Site Context



Subject site in red

Site Context



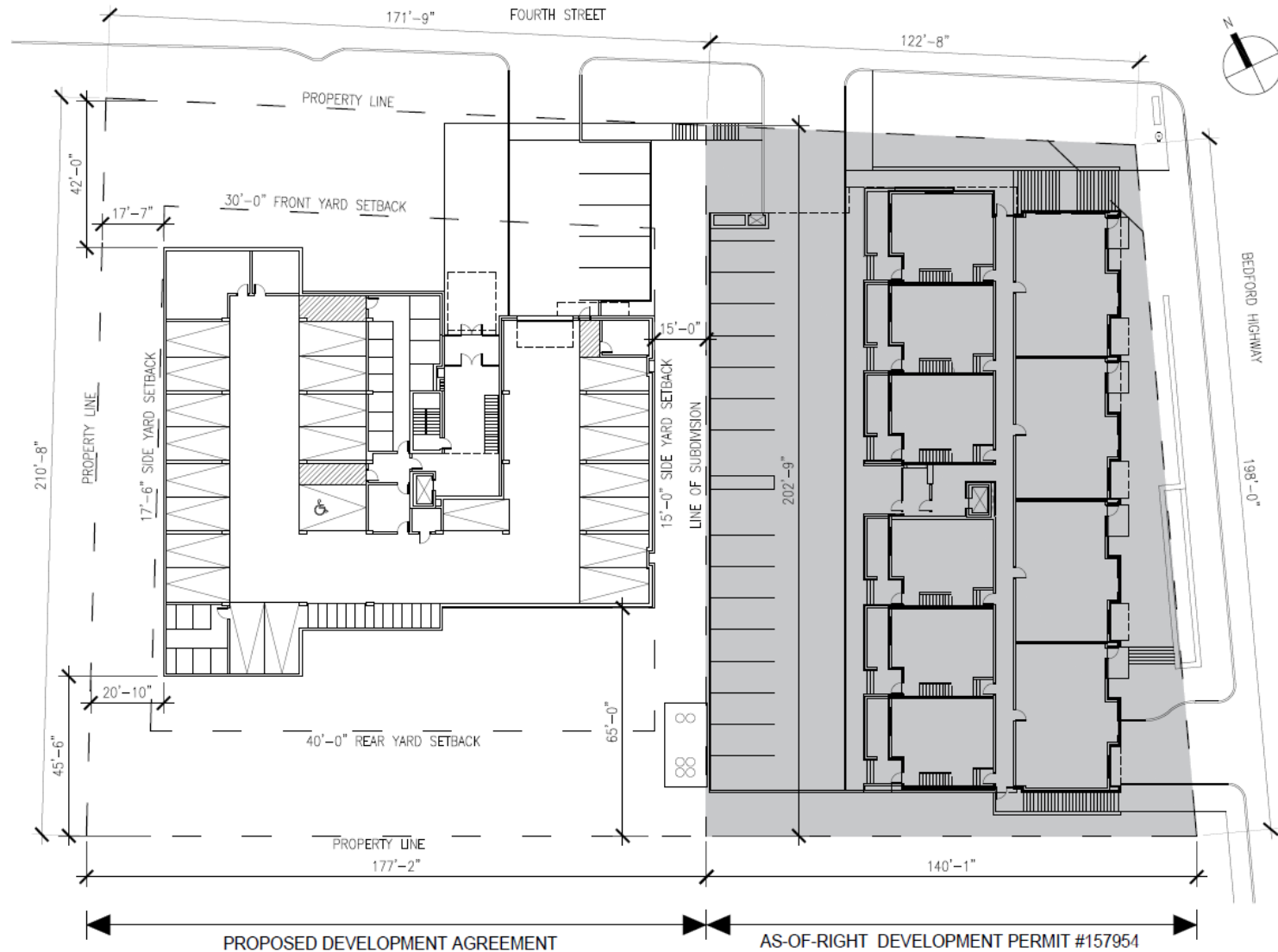
Looking West along Fourth Street

Site Context



Looking East along Fourth Street

Proposal



Proposal



North Elevation

Proposal



North and East Elevation

Policy & By-law Overview

Paris Municipal Planning Strategy - Paris Ville Centre LUB

- **Zone**
 - CMC (Mainstreet Commercial) Zone
- **Designation**
 - MC (Mainstreet Commercial)
- **Existing Use**
 - Vacant
- **Enabling Policy**
 - C-21(a) within the Bedford Municipal Planning Strategy

Policy Consideration

Enabling Policy C-21(a) and Policy Z-3 requires Council consider the following in rendering their decision on a Development Agreement:

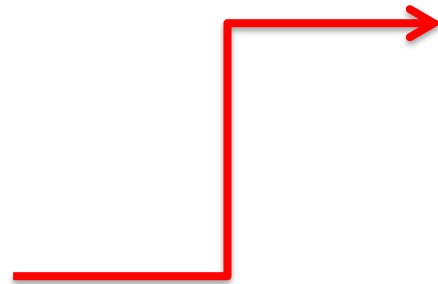
- Zoned CMC
- No frontage on Bedford Hwy.
- Must meet RMU (Residential Multiple Dwelling Unit) Zone
- Compatibility
- Address adjacent impacts
- Outdoor Pedestrian Facilities
- Traffic Impacts
- Existing vegetation maintained where possible

What Is a Development Agreement?

- 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

Planning Application Process

We Are Here



Application Submitted

HRM Internal Circulation &
Review

Public Information Meeting

Planning Advisory
Committee Meeting

Plan Revisions &
Refinement

Staff Report with Draft
Policy & Recommendation

Community Council
Meeting



HALIFAX

Presentation by Applicant

Lydon Lynch Architects Ltd.

Public Input Session

- One speaker at a time
- Speakers are asked to please use the microphone
- No applauding or booing please
- Speaker to provide name and community name for the record
- Please respect all points of view and opinions
- Comments are recorded and provided in a summary format

HALIFAX

Thank You For Your Participation

We are Looking to Improve the way we
Communicate with Community Members

Please Complete a Survey Before You Go

The logo for the City of Halifax, featuring the word "HALIFAX" in a bold, blue, sans-serif font.

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