

HALIFAX

Public Information Meeting for Case 22450

Amendment to the Existing Development
Agreement for West Bedford, Sub Area 9

Lands on Hogan Court, Bedford

October 24, 2019

Agenda for Tonight's Meeting

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

Introductions

Meaghan Maund – Planner

Tim Outhit & Russell Walker – Councillors

Cara McFarlane – Planning Controller

Farhang Fotovat, Cresco Holdings 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 request to amend the Development Agreement at Hogan Court, Bedford
- Explain the process involved for substantively amending a development agreement
- Receive feedback, hear concerns, and answer questions regarding the proposed amendment

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

No decisions will be made tonight.

Site Context

Hogan Court, Bedford



General Site Location



Site Boundaries in Red

Applicant Proposal

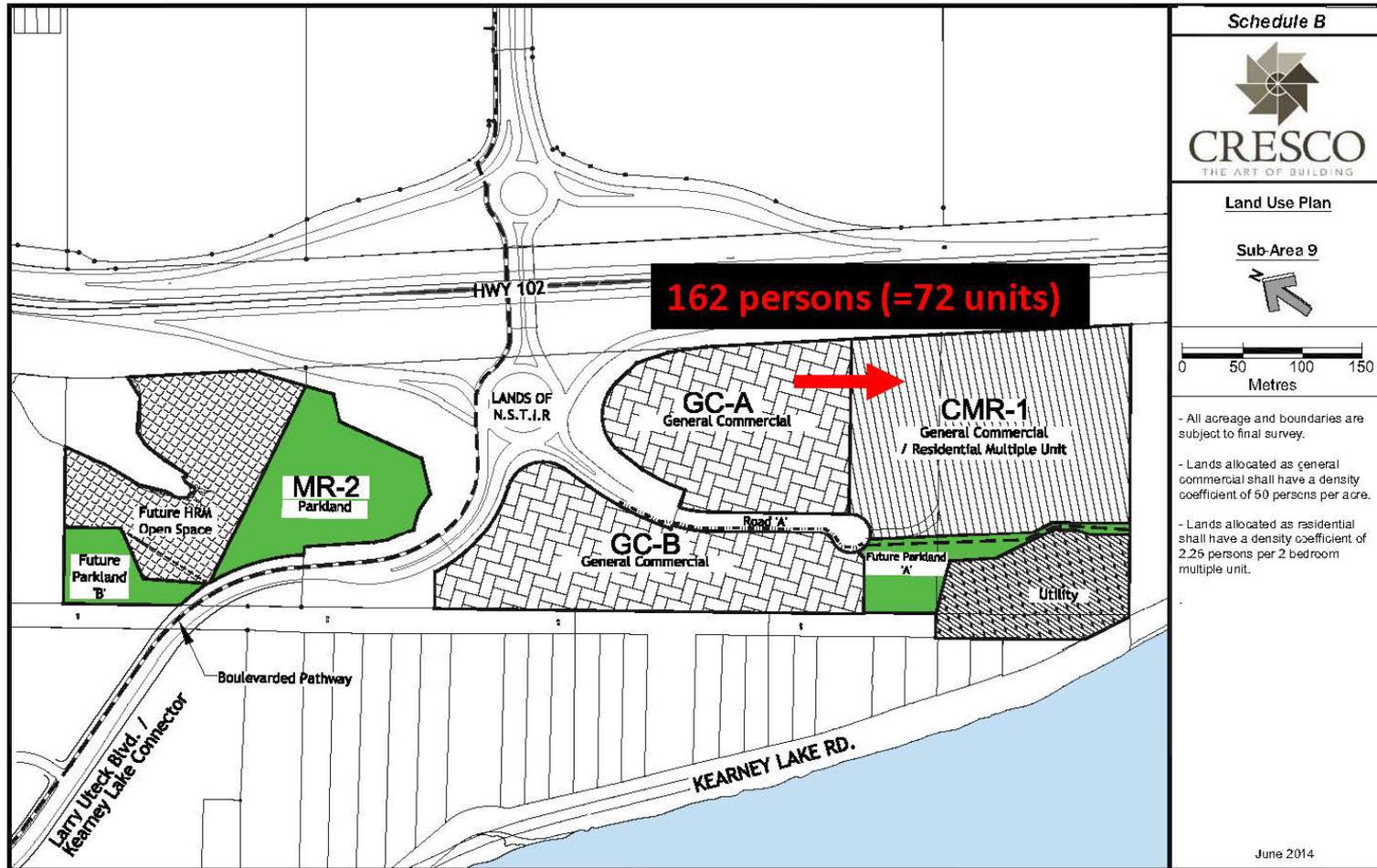
Applicant: Cresco Holdings Ltd.

Location: Hogan Court, Bedford
(PID 00360511)

Proposal: Substantive amendment to an existing development agreement to allow the transfer of population density from the commercial population to residential population.

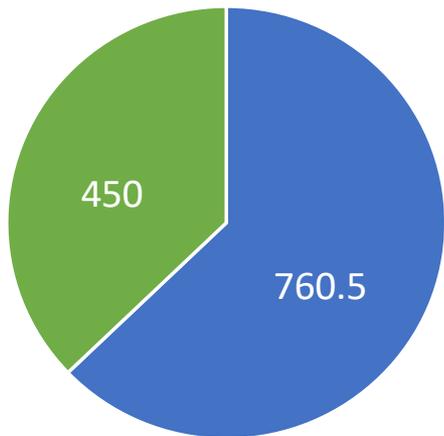


Applicant Proposal



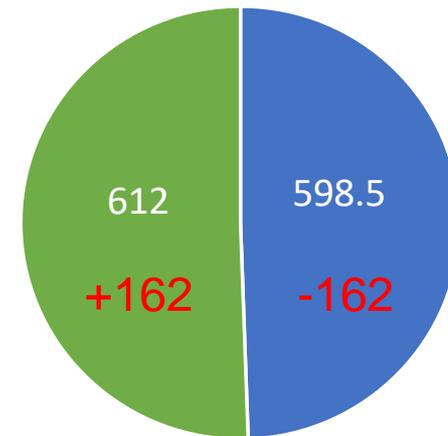
Applicant Proposal

Population Density (Persons) - Current



■ Commercial ■ Residential

Population Density (Persons) - Requested



■ Commercial ■ Residential

The total permitted population is proposed to remain 1210.5 persons.

What is a Development Agreement?

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

Policy Overview

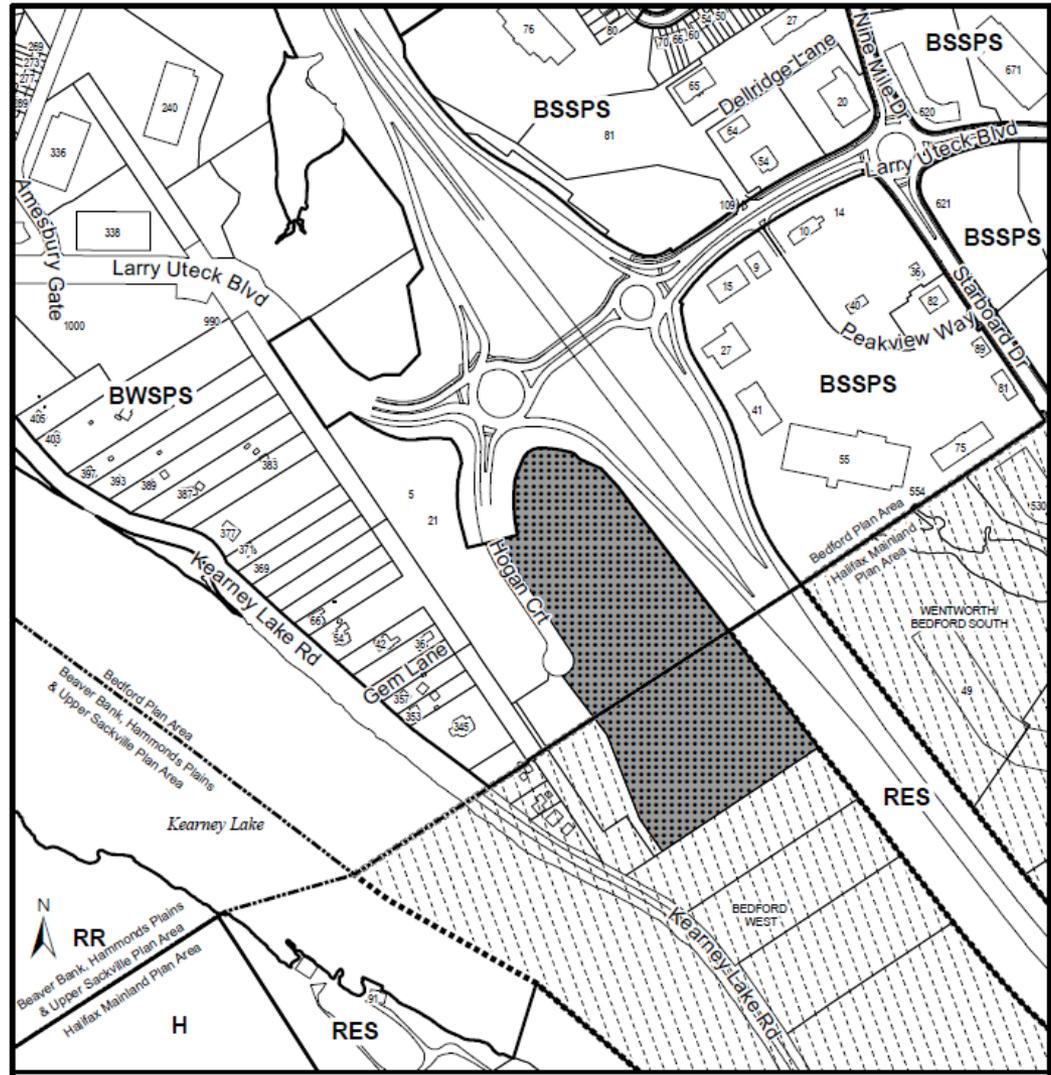
Halifax & Bedford Municipal Planning Strategy

- **Designation**

- BWSPS (Bedford West Secondary Planning Strategy)

- **Enabling Policy**

- BW-21D (Halifax MPS)
- BW-39C (Bedford MPS)



Policy Consideration

Policies BW-21D (Halifax MPS) & BW-39C (Bedford MPS):

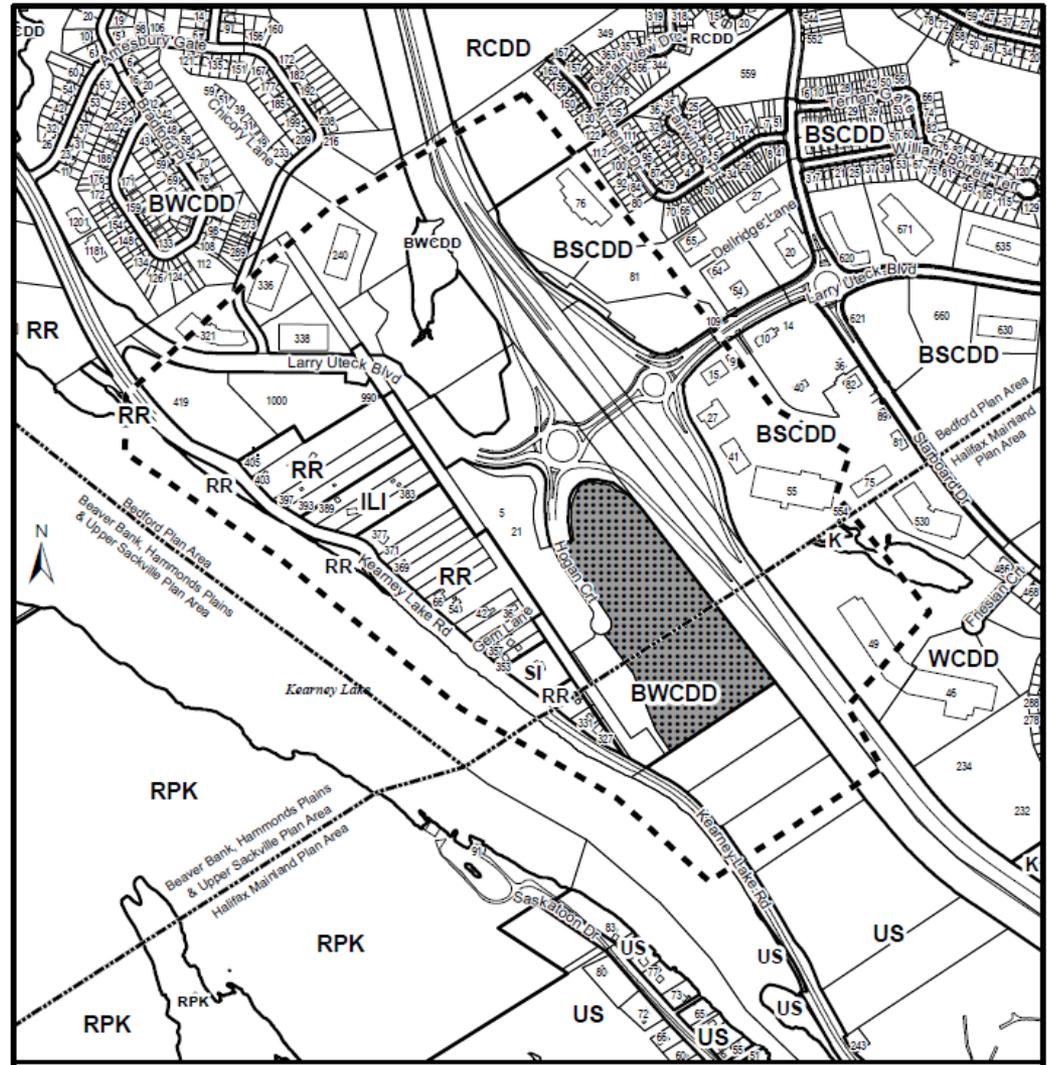
Within the Sub Area, population assigned under BW-16B (Halifax MPS) and BW-16A (Bedford MPS) may be redistributed throughout the Sub Area covered by development agreement provided the intent of all of the policies is maintained.

Land Use By-law Overview

Halifax Mainland & Bedford Land Use By-law

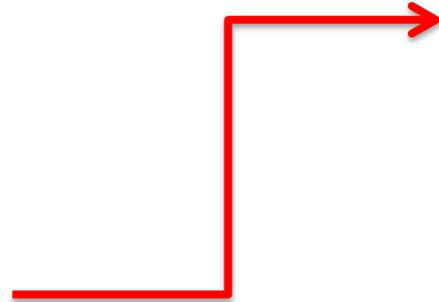
- **Zone**

- BWCDD (Bedford West Comprehensive Development District Zone)



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 DA Amendments, Policy Review & Recommendation

Community Council Hearings & Decision

14 Day Appeal Period

Public Input Session

- One speaker at a time
- Speakers are asked to please use the microphone
(comments voiced without using the microphone are not guarantee to be captured)
- 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

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Thank You For Your Participation

We are looking to improve the way we
communicate with community members.

Please complete a survey before you go.

HALIFAX

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