



**NORTH WEST PLANNING ADVISORY COMMITTEE
PUBLIC INFORMATION MEETING
MAY 26, 2021**

PRESENT: Ann Merritt, Chair
Nick Horne, Vice Chair
Deputy Mayor Tim Outhit
Councillor Cathy Deagle Gammon
Stacey Rudderham
Gina Jones-Wilson
Jordan Foster
Jacqueline LeVert

REGRETS: Donalda Maclsaac
Ryan Donato

OTHERS PRESENT: Councillor Paul Russell

STAFF: Andrea Lovasi-Wood, Legislative Assistant
Alicia Wall, Legislative Support

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

The agenda, reports, supporting documents, and information items circulated are online at halifax.ca.

**North West Planning Advisory Committee Public Information Meeting Minutes
May 26, 2021**

The meeting was called to order at 7:00 p.m. and the meeting adjourned at 9:04 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 7:00 p.m. This evening's meeting is the first session of the North West Planning Advisory Committee hosted Public Information Meeting for case 22267.

The Chair welcomed members of the public and reviewed the process for the Public Information Meeting.

2. Case 22267: Application by Shelley Dickey Land Use Planning, on behalf of the Stevens Group, proposing a four-storey residential building on Dartmouth Road, between Wardour Street and Stone Terrace and Application by Zzap Consulting Inc., on behalf of Bedford Holdings Ltd., proposing to develop a surface parking lot on Wardour Street behind the Wardour Centre. The proposal is to construct a five-storey residential and commercial building.

The following was before the Committee:

- Staff presentation dated May 26, 2021
- Correspondence from Sherri Butcher and Peter A. Loucks

Sean Gillis, Planner II, Regional Planning, presented case 22267. Gillis gave an overview of the planning process and stakeholders involved. Regional Council will make the final decision after the application goes through the North West Planning Advisory Committee and the North West Community Council for recommendation.

This process was initiated in 2019 and was delayed due to COVID-19. An in-person Public Information Meeting scheduled for March 2020 had to be postponed due to the pandemic, and new direction had to be received from Council with respect to hosting virtual meetings.

Gillis further spoke to the planning documents guiding process and the study area. The types of uses Council will consider for the study area include townhouses, low to mid-rise buildings and commercial. Any development must have good transition to the existing neighborhood, be transit oriented, support pedestrians and make sense in the area. The study area is surrounded by a mixture of residential and commercial uses. A four-storey, 48-unit building is being proposed by The Stevens Group, and a five-storey, 51-unit building with ground floor commercial is being proposed by Universal Properties.

With respect to public engagement thus far, 267 surveys were sent out and 103 responses were received. Strong opposition was expressed in the majority of the surveys with traffic concerns, loss of neighborhood character and pedestrian safety concerns being noted. Residents in the area feel the buildings are too large for the neighborhood and that there is no benefit to existing residents to allow this development. A copy of the staff presentation is on file.

The Chair opened the floor to members of the public to speak and reviewed the rules for speakers.

Xia Xhang, a resident of Bedford, expressed concerns around traffic and the lack of sidewalks in the area noting it is not a walkable area. Increased air and noise pollution were also noted.

John Tolson, a resident of Bedford, is opposed to this development and stated the area is historic and should not be changed. The buildings do not fit with the existing neighborhood. Concerns regarding stormwater and traffic concerns were also noted.

Thomas Higgins, a resident of Bedford, is opposed to this development and expressed concerns around traffic, speeding, loss of views and decreased property values.

Lisa Abbott, a resident of Bedford, grew up in the area and feels this development would change the character of the neighborhood and is opposed to the development.

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John Noddin, a resident of Bedford, feels the proposed buildings do not fit with the surrounding neighborhood and noted traffic concerns.

Don Veinish, a resident of Bedford, feels house values would decrease and the character of the area would be changed.

Denis Dommer, a resident of Bedford, feels the proposals are reasonable.

Arthur Baxter, a resident of Bedford, does not feel the development will fit in with the existing neighborhood and wants to see the R-1 zone remain. Pedestrian safety concerns were also noted.

Ron Degroot, a resident of Bedford, feels the proposed buildings do not suit the neighborhood and would like to see the R-1 zone remain. They feel there are other areas in Bedford better suited for this type of development.

Judy Tattrie, a resident of Bedford, expressed concerns around traffic, the lack of sidewalks in the area and parking. They also feel houses in the area may not sell as quick.

Kunyi Mangalam, a resident of Bedford, noted traffic and safety concerns, and feels this type of development will not enhance the area.

William Mo, a resident of Bedford, stated this is a unique neighborhood and would like it to remain low-density. Allowing this development does not provide any benefits to existing residents.

David Knowles, a resident of Bedford, feels the development does not suit the existing neighborhood and noted concerns are traffic, safety and a lack of sidewalks in the area.

In response to the speakers, Sean Gillis, Planner II, Regional Planning, noted that speaking time was reduced to 4 minutes from 5 minutes to allow everyone a chance to speak. Gillis also noted that this area has been identified as a growth centre which is why it is being looked at, and that just because a property is located in the study area does not mean it will be changed.

3. ADJOURNMENT

The Chair thanked people for attending and providing feedback.

The second session of the North West Planning Advisory Committee hosted Public Information Meeting for case 22267 will be held on May 27, 2021.

The meeting adjourned at 9:04 p.m.

Alicia Wall
Legislative Support