



**NORTH WEST PLANNING ADVISORY COMMITTEE  
PUBLIC INFORMATION MEETING  
MAY 27, 2021**

**PRESENT:** Ann Merritt, Chair  
Nick Horne, Vice Chair  
Deputy Mayor Tim Outhit  
Councillor Cathy Deagle Gammon  
Stacey Rudderham  
Jordan Foster  
Jacqueline LeVert  
Donalda MacIsaac

**REGRETS:** Gina Jones-Wilson  
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](http://halifax.ca).*

**North West Planning Advisory Committee Public Information Meeting Minutes  
May 27, 2021**

*The meeting was called to order at 7:00 p.m. and the meeting adjourned at 9:06 p.m.*

## **1. CALL TO ORDER**

The Chair called the meeting to order at 7:00 p.m. This evening's meeting is the second 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., is 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 27, 2021

Sean Gillis, Planner II, Regional Planning, presented case 22267 and gave an overview of the study area and spoke to the planning process. It was noted that Regional Council will make the final decision, and that no decisions are made at the Public Information Meeting.

Regional Council initiated this process in 2019 and it 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 the process. Some uses Council will consider for the study area are 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 and a five-storey, 51-unit building with ground floor commercial are being proposed.

Public engagement to date includes a mailout of 267 surveys to which 103 responses were received. Strong opposition has been expressed for these buildings. Other concerns noted include traffic, loss of neighborhood character and pedestrian safety. 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.

**Margaret Embree**, a resident of Bedford, expressed concerns around traffic, impacts on schools, impacts on wildlife, noise pollution and the lack of sidewalks in the area. The historical significance of the area was also noted.

**Jean Bird**, a resident of Bedford, expressed traffic concerns, as well as concerns around the increased density. The historical value of the area was noted as well as a loss of neighborhood character if these buildings are approved.

**Brent Newsome**, a resident of Bedford, expressed opposition for the proposal and feels the proposed buildings are not in keeping with the existing neighborhood.

**Wendy Walsh**, a resident of Bedford, does not feel these buildings are compatible with the surrounding neighborhood and is concerned about traffic and the narrow streets not being able to support the increased density. The historical value of the area was also noted.

**Marvin Burnett**, a resident of Bedford, is opposed to this proposal and expressed concerns around traffic, inadequate parking, lack of sidewalks in the area and negative impacts on existing properties in the area.

**Vivek Tomar**, a resident of Bedford, feels this is a unique neighborhood with historical value. It was noted the buildings are too large for the area and allowing this development would provide no benefits to existing residents. The lack of parking in the area was also noted.

**Donald Abbott**, a resident of Bedford, is opposed to this development and noted the uniqueness of this neighborhood.

**Krista Chen**, a resident of Bedford, does not support the development or rezoning. Traffic concerns were expressed as there is already traffic calming measures in place in the area.

**Benjamin Chen**, a resident of Bedford, stated heavy traffic in the area already causes delays commuting within Bedford and from Bedford and they do not want the character of the neighborhood to be lost.

**Robert Chen**, a resident of Bedford, opposes this development and noted the historical value and character of the neighborhood. They also indicated that single unit neighborhoods are hard to find.

**Patti Scott**, a resident of Bedford, is opposed to this development and likes the village feeling of the neighborhood as it exists. They feel the increased density will have negative impacts on the existing infrastructure and will not provide any benefits to existing residents.

**Aaron Everett**, a resident of Bedford, is opposed to the development and expressed concerns around traffic and safety during construction.

**Jay Chalfoun**, a resident of Bedford, supports the project and feels it will provide much needed housing.

In response to the speakers, Sean Gillis, Planner II, Regional Planning, noted the following:

- The demand for housing in HRM has never been this high.
- Staff consults with Halifax Regional Centre for Education with respect to school capacity.
- Driveway locations are typically conceptual until the permitting stage and will be reviewed by engineers.
- There is no existing plan for new sidewalks in the area.
- Wind studies are usually done with high rise buildings of 10-12 floors or higher.
- A shadow analysis will be completed before the application is reviewed by the North West Planning Advisory Committee.
- Regional Council can request a traffic warrant to see if traffic lights are required.
- There is ample water and sewer capacity in the area, and this will be confirmed by Halifax Water during the permitting stage.
- The Sunnyside growth centre can be found on Map 1, Settlement and Transportation in the Regional Plan and the boundaries are not definitely defined as to where growth centre begins or ends. That definition will be made during the upcoming Regional Plan process.
- Stormwater management needs to meet HRM standards and is not negotiable.
- The study area was created because HRM received two similar applications close together and thought it would be better to look at them together.

Gillis also provided some figures from the Traffic Impact Statement.

### **3. ADJOURNMENT**

The Chair thanked people for attending and providing feedback.

The third and final session of the North West Planning Advisory Committee hosted Public Information Meeting for case 22267 will be held on May 31, 2021.

**North West Planning Advisory Committee Public Information Meeting Minutes  
May 27, 2021**

The meeting adjourned at 9:06 p.m.

Alicia Wall  
Legislative Support