P.O. Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Item No. 15.1.14
Halifax Regional Council
August 23, 2022

TO: Mayor Savage and Members of Halifax Regional Council

SUBMITTED BY: Original Signed by

Jacques Dubé, Chief Administrative Officer

DATE: August 17, 2022

SUBJECT: **Case 24077: Amendments to the Halifax and Bedford Municipal Planning Strategies to Review Current and Potential Land Uses for a Parcel of Bedford Highway Properties**

ORIGIN

Application by Sunrose Land Use Consulting, on behalf of United Gulf.

LEGISLATIVE AUTHORITY

Halifax Regional Municipality Charter (HRM Charter), Part VIII, Planning & Development

An Act to Amend Chapter 39 of the Acts of 2008, the Halifax Regional Municipality Charter, Respecting Housing, S.N.S. 2022, c. 13, s. 14, as follows:

14 (1) Notwithstanding the *Halifax Regional Municipality Charter*, an applicable municipal planning strategy or any by-law, policy or practice of the Halifax Regional Municipality, where the Halifax Regional Municipality Council is considering any planning decision under Part VIII of the Act or a community council is considering any planning decision it is empowered to make under the policy establishing the community council, the Council or community council may not refer the matter to a planning advisory committee or any other advisory committee of the Council for a recommendation prior to the Council's or the community council's decision on the matter.

(2) Subsection (1) ceases to have effect three years from the date it comes into force.

RECOMMENDATION

It is recommended that Halifax Regional Council direct the Chief Administrative Officer to:

1. Initiate a process to consider amendments to the Halifax Secondary Municipal Planning Strategy, the Bedford Secondary Municipal Planning Strategy, the Halifax Mainland Land Use By-law, and the Bedford Land Use By-law to review existing land uses and consider potential changes for the Wentworth and Bedford South area along the Bedford highway including but not restricted to:

RECOMMENDATION CONTINUES ON PAGE 2

- 736 Bedford Highway;
- 740 Bedford Highway;
- 746 Bedford Highway;
- 14 Millview Avenue;
- PID 00430447; and
- PID 00360412

2. Follow the public participation program for municipal planning strategy amendments as approved by Regional Council on February 27, 1997.

BACKGROUND

Sunrose Land Use Consulting, representing United Gulf Properties, is requesting amendments to the Halifax and Bedford Secondary Municipal Planning Strategies (SMPS), the Halifax Mainland Land Use By-law, and the Bedford Land Use By-law (LUB) to allow six properties along and near the Bedford Highway to be developed under one uniform set of rules. The properties in question are 736, 740, and 746 Bedford Highway, 14 Millview Avenue, and two abutting parcels without civic addresses (see Map 1).

This proposal cannot be considered for the six properties under the existing SMPS designations or LUB zones.

Subject Properties	736 Bedford Highway 740 Bedford Highway 746 Bedford Highway 14 Millview Avenue PID 00430447 PID 00360412
Location	Bedford Highway
Regional Plan Designation	Urban Settlement
Community Plan Designation (Map 1)	See Table 1 below
Zoning (Map 2)	See Table 2 below
Size of Property	Approximately 3.69 hectares (9.12 acres)
Street Frontage	Bedford Highway: Approximately 125 metres (410 feet) Millview Avenue: Approximately 23 metres (75.5 feet)
Current Land Use(s)	Mostly undeveloped, with restaurant commercial uses at 746 Bedford Highway, and a residential use at 14 Millview Avenue.
Surrounding Use(s)	Low rise residential development surrounds the site on the south, west and north sides. The Bedford Highway commercial area fronts the parcel.

Proposal Details
The proposal is for:

- a mixed-use building with ground floor commercial, and a hotel and residential units above, along the Bedford Highway (736, 740, 746 Bedford Highway and 14 Millview Avenue);
- a street connecting Dowell Drive to Millview Avenue, cutting across 736 Bedford Highway, 14 Millview Avenue, and PID 00430447 (empty lot beside 14 Millview Avenue);
- approximately 42 townhouses and/or small lot single units along this new street; and
- green space along the rear of 736 Bedford Highway and 14 Millview Avenue (area adjacent to existing Rochdale Place and Millview Avenue houses).

MPS and LUB Context
The six properties are all designated as US (Urban Settlement) under the Regional Plan. However, the six properties fall under two different SMPS, four designations, and four different zones, as outlined in Table 1 below.

Table 1: SMPS Designations and LUB Zones for Bedford Highway Parcel

Address	SMPS	Designation	LUB	Zone
740 Bedford Highway	Halifax (Halifax Bedford Highway)	Highway Commercial (HC)	Halifax Mainland (Schedule R)	C-2B (Highway Commercial)
746 Bedford Highway	Halifax (Halifax Bedford Highway)	Highway Commercial (HC)	Halifax Mainland (Schedule R)	C-2B (Highway Commercial)
736 Bedford Highway	Halifax (Wentworth)	Residential Neighbourhoods (RN)	Halifax Mainland	WCDD (Wentworth Comprehensive Development District)
14 Millview Avenue	Halifax (Wentworth)	Residential Neighbourhoods (RN)	Halifax Mainland	WCDD (Wentworth Comprehensive Development District)
00430447	Bedford	Residential (R)	Bedford	RSU (Residential Single Unit)
00360412	Bedford	Commercial (C)	Bedford	CGB (General Business District)

There are no common uses permitted among all six parcels:

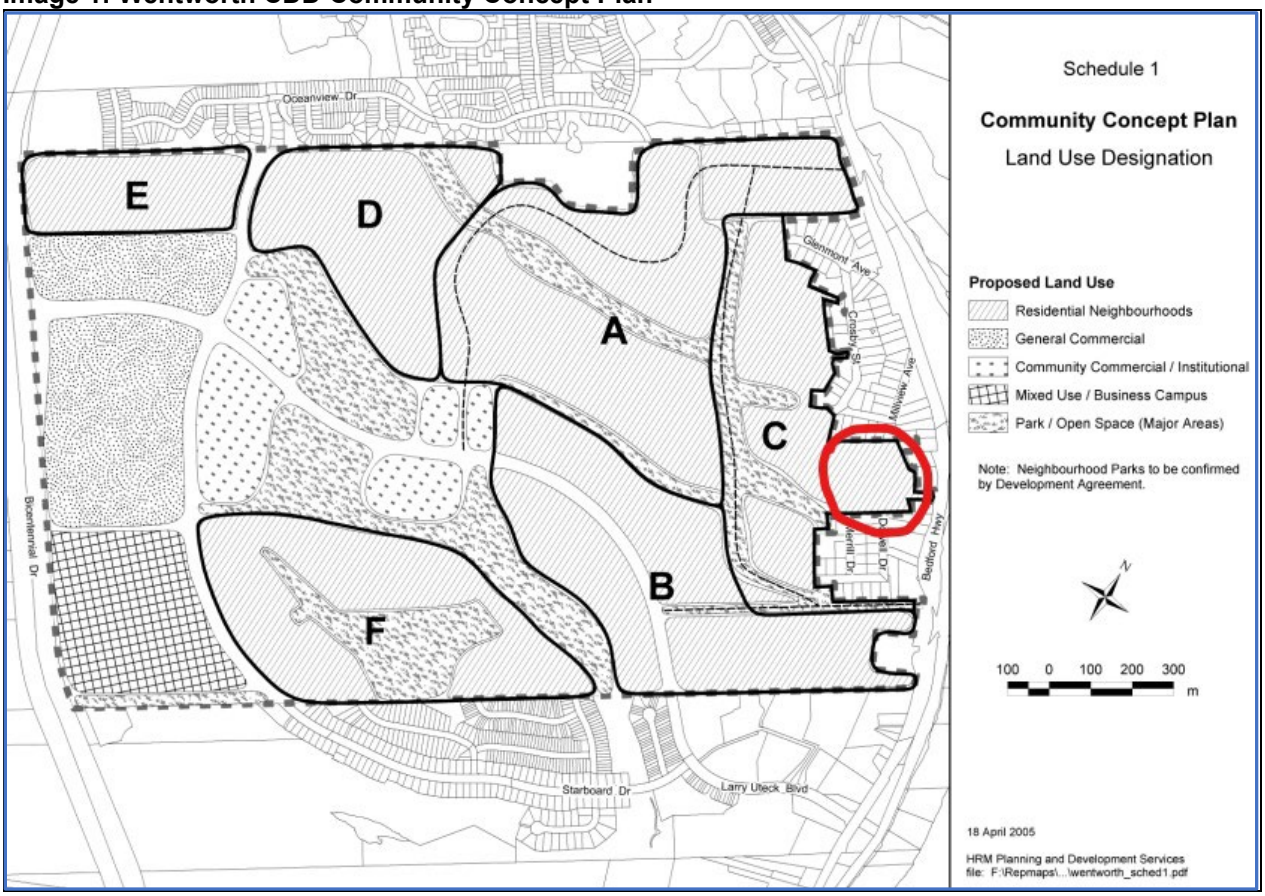
- Highway Commercial properties zoned C-2B (Highway Commercial) permit motels; motor vehicle repair shops; motor vehicle dealers; and minor commercial uses. Development is intended to support the character of the Bedford Highway as a major scenic approach to the Halifax Peninsula.
- Schedule R properties are meant to be opportunities for mixed use redevelopment with both residential and commercial uses. Any use over 35 feet in height must proceed via development agreement.
- Wentworth CDD properties under the RN Designation may only be developed by development agreement and were intended to be part of the overall master planned Wentworth community.
- The Bedford RSU (Residential Single Unit) zone permits single detached dwelling units and parks.
- The Bedford CGB (General Business District) Zone allows a wide range of commercial uses including offices, restaurants, general retail, personal & household services, and institutional uses.

Any initiative to develop all six properties under one set of rules would require Plan amendments to both the Halifax and Bedford MPS, likely changing the boundaries of the Plans to include the entire parcel under one MPS. However, before any recommendation on land use designations and zones can be considered, the status of the two Wentworth CDD properties (736 Bedford Highway and 14 Millview Avenue) needs to be resolved; specifically, whether there is density and servicing capacity available for further development.

<u>Wentworth Secondary Planning Strategy - Development History</u>
Shortly after the 1996 municipal amalgamation, Council directed a master planning exercise to take place for a 625 acre growth area along the border of the Halifax and Bedford MPS. This area, identified as the Wentworth CDD in the Halifax SMPS and the Bedford South CDD in the Bedford Plan, supports the development of a comprehensively planned community. It is divided into six neighbourhoods (A through F), each proceeding in different phases. 736 Bedford Highway and 14 Millview Avenue form part of

Neighbourhood C, as circled in red on the Community Concept Plan in the MPS (Image 1).

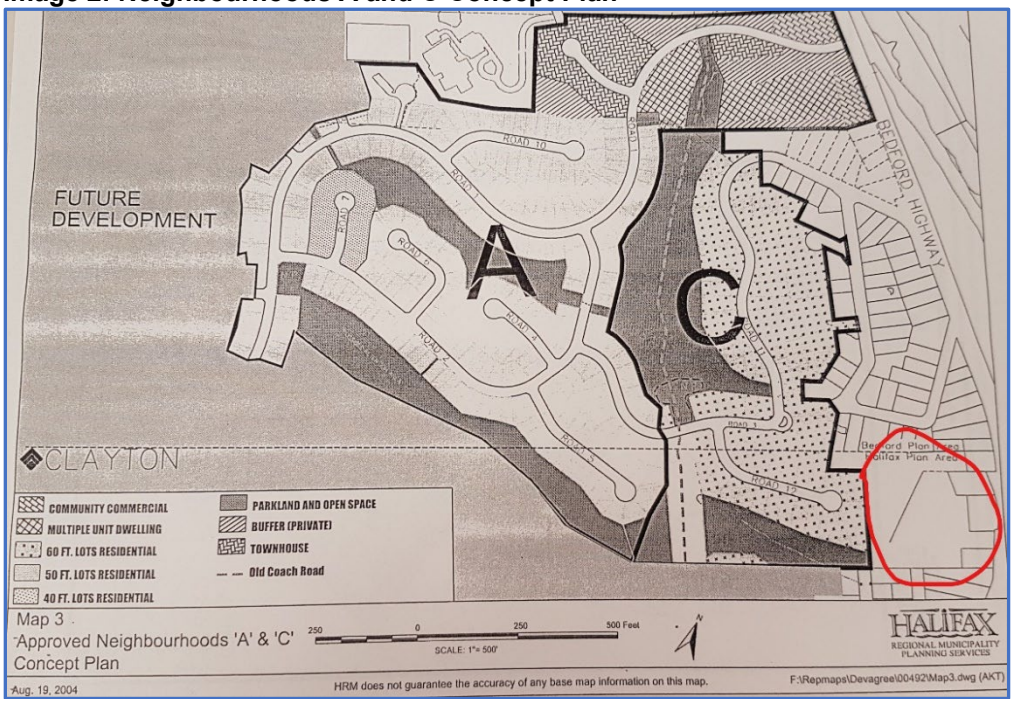
Image 1: Wentworth CDD Community Concept Plan



Infrastructure charges, or Capital Cost Contributions (CCCs), were a key component of the Wentworth development plan, focusing on water servicing & traffic management. There are a number of Halifax SMPS policies relating to municipal services for this area, most importantly some setting density and unit caps based on water and wastewater servicing capacity and traffic management. The SMPS policies allow for additional density to be considered in the future if servicing capacity is sufficient.

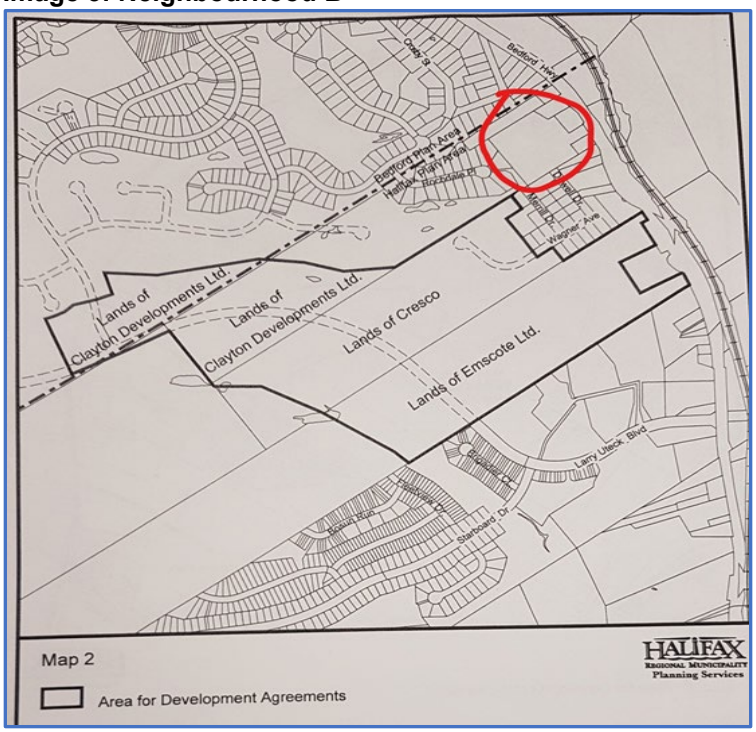
A number of development agreements were approved for the different neighbourhoods in the early-to-mid 2000's and included these density caps. Neighbourhoods A and C were the first to proceed, both under the same development agreement with Clayton Developments (Case 00492, approved by North West and Chebucto Community Councils in December 2002).

Image 2: Neighbourhoods A and C Concept Plan



The area circled in red shows the properties United Gulf is currently proposing for development under a uniform set of rules, including WCDD-zoned properties 736 Bedford Highway and 14 Millview Avenue. They **<u>are not</u>** included in the development agreement for Neighbourhoods A and C approved in 2002, despite being designated Wentworth CDD and included in the Neighbourhood C community concept plan in the MPS (Image 2 above).

Image 3: Neighbourhood B



Neighbourhood B, which borders Neighbourhoods A and C on the southern end, was approved by North West and Chebucto Community Councils in September 2006 (Case 00624). This development consisted of three development agreements with three different landowners: Clayton, Cresco and Emscote, as delineated on Image 3. The DAs also included density and unit caps.

The area circled in red show the properties that United Gulf is currently proposing to develop under a uniform set of rules, including WCDD properties 736 Bedford Highway and 14 Millview Avenue. They **<u>are not</u>** included in the DA for Neighbourhood B.

Development agreements for Neighbourhoods D, E and F were approved in 2009. Neighbourhoods D

and E fall under the Bedford South CDD, not the Wentworth CDD. All three areas are further west, towards the Bicentennial Highway, and do not reference either 736 Bedford Highway or 14 Millview Avenue.

DISCUSSION

The MPS is a strategic policy document that sets out the goals, objectives and direction for long term growth and development in the Municipality. While the MPS provides broad direction, Regional Council may consider MPS amendment requests to enable proposed development that is inconsistent with its policies. Amendments to an MPS are significant undertakings and Council is under no obligation to consider such requests. Amendments should be only considered within the broader planning context and when there is reason to believe that there has been a change to the circumstances since the MPS was adopted, or last reviewed.

Applicant Rationale

The applicant has provided the following rationale in support of the proposed amendment(s):

- the six properties are now singularly owned;
- comprehensive development as one large property would allow the land to be developed in a more environmentally sensitive manner than six individual properties;
- development would align with Regional Plan goals of directing growth where infrastructure and services already exist;
- the site can accommodate a range of housing forms and mix of commercial uses, integrating development with the physical characteristics of the site (steep grades), and preserving a large area of mature trees; and
- combining frontage along the Bedford Highway would allow for strategically located driveway openings that would mitigate the free flow of traffic access that currently exists and contributes to congestion.

Attachment A contains the applicant's application letter, and Attachment B provides a preliminary site plan.

Review

Staff have reviewed the submitted rationale in the context of site circumstances and surrounding land uses. Staff advise that there is merit to the request, given that it could enable development rights for 736 Bedford Highway and 14 Millview Avenue and finalize the CCC obligations on the lands. It would also provide updated information on water and wastewater servicing capacity in the area. A full review would consider the following:

- suitability of various land uses, designations and zones for the six properties in the application and in the general area;
- water, wastewater and traffic capacity in the area and whether more density may be supported;
- status of each property's Capital Cost Contribution (CCC) under the Wentworth and Bedford South CDDs;
- feedback received through community engagement;
- input from other HRM business units.

The following subsections discuss the scope and rationale for the proposed review in greater detail.

<u>Servicing Capacity</u>

736 Bedford Highway and 14 Millview Avenue are the only two remaining WCDD properties not included in a development agreement. A Property Online record search shows that both properties were in private hands at the time of the first development agreement for Neighbourhoods A and C in 2002. A review of the files for cases 00492 and 00624 found no reference to the properties and the public information meeting notes show no participation from the property owners at the time.

As noted above, CCCs were calculated for every property included in the Wentworth CDD to cover the cost

of both water servicing and the construction of the Larry Uteck Interchange. It is not clear whether these two properties were included in the calculation, but as they were part of the original community concept plan, they may be required to pay their portion of the CCCs.

Neither 736 Bedford Highway nor 14 Millview Avenue currently have water and sewer servicing, although there is an easement on 736 Bedford Highway allowing for servicing construction and maintenance. The WCDD policies in the Halifax SMPS limited the total number of units because of water servicing concerns and that limit has been reached under the existing development agreements. However, SMPS policies allow additional density to be considered if servicing capacity is sufficient. Consultation with Halifax Water is needed to determine what, if any, additional capacity may now be available in the area.

A review of servicing capacity would allow HRM to determine if additional density could be supported on the two properties, allowing development to take place. The designation and zone of the two properties would also be considered through this review, and the appropriateness of retaining them under the Wentworth CDD.

Schedule R Review

Two of the six properties in the application, 740 and 746 Bedford Highway, are designated Highway Commercial under the Bedford Highway Secondary Planning Strategy in the Halifax SMPS. These are Schedule R properties, which permit mixed-use developments over 35 feet in height by development agreement.

In May 2017, Council directed staff to review Schedule R properties and consider opportunities to expand it to properties abutting the Bedford Highway that are located between the existing segments of Schedule R. The review is to consider issues such as appropriate land uses, planning tools, maximum height, density, and built form requirements.

736 Bedford Highway, which is part of this initiation application, would be included in the Schedule R review as a property that abuts the Bedford Highway and is located between the two existing Schedule R nodes. However, staff advise that 736 Bedford Highway's designation and zone requires a separate review for the reasons described above. It is recommended that 736 Bedford Highway be reviewed separately from the existing Schedule R review process as part of the six properties that are the subject of this application.

Plan and By-law Simplification Program:

HRM currently has 21 SMPSs and 22 LUBs that apply to different areas of the Municipality. Most of these documents were adopted prior to the 1996 amalgamation, with some dating back to the 1970s and 1980s. Given the diverse nature of these planning documents, existing SMPSs and LUBs use a variety of formats, definitions, policies, and processes to regulate land use and development. The Secondary Plan & By-law Simplification Program aims to reduce the number of planning documents, clarify inconsistent land use controls and respond to current planning challenges, by consolidating, simplifying, and modernizing all secondary planning documents in the Municipality. The first stage of this project was recently completed with the adoption of the Centre Plan. The next phases of the program will focus on updating and simplifying both the rural and the suburban planning frameworks, including the Bedford SMPS and the Wentworth and Bedford Highway Secondary Strategies in the Halifax SMPS.

The six properties that are the subject of this application present a number of site-specific challenges that are not easily dealt with under the broader scope of the suburban plan review. The servicing capacity, density levels, CCC requirements, and patchwork of existing permitted uses within a relatively compact area all require a detailed look, particularly if development is to be enabled on the two properties under the Wentworth CDD. It is therefore recommended that these six properties undergo review as an independent process from the Plan and By-law Simplification Program.

Conclusion
Staff have reviewed the proposed MPS amendment application and advise that the request has merit, for the following reasons:

- the need to clarify the development potential of 736 Bedford Highway and 14 Millview Avenue and the need to retain them under existing CDD requirements;
- an updated understanding of water and sewer capacity in the area;
- a review of the CCC status for 736 Bedford Highway and 14 Millview Avenue; and
- a better understanding of the most appropriate land uses for the site.

Given the unique set of circumstances among these six properties, staff recommend that Regional Council initiate the MPS amendment process to review the existing land uses, designations and zoning standards.

FINANCIAL IMPLICATIONS

There are no financial implications. The HRM costs associated with processing this planning application can be accommodated within the approved 2022-2023 operating budget for C320 - Regional Policy Program.

RISK CONSIDERATION

There are no significant risks associated with the recommendations contained within this report. This application involves proposed MPS amendments. Such amendments are at the discretion of Regional Council and are not subject to appeal to the N.S. Utility and Review Board. Information concerning risks and other implications of adopting the proposed amendments are contained within the Discussion section of this report.

COMMUNITY ENGAGEMENT

Should Regional Council choose to initiate the MPS amendment process, the *HRM Charter* requires that Regional Council approve a public participation program. In February of 1997, Regional Council approved a public participation resolution that outlines the process to be undertaken for proposed MPS amendments, which are local in nature. This requires a public meeting, at a minimum, along with any other measures needed to obtain public opinion.

If Council initiates the MPS amendment process, the proposed level of community engagement is consultation, achieved by:

- placing a sign on the subject properties;
- sharing information via mail and the HRM website; and
- a public information meeting, subject to all public health protocols in force and contingent upon public gatherings of the necessary size being permitted.

Regional Council must hold a public hearing before considering approval of any amendments.

Amendments to the Halifax and Bedford Plan Areas will potentially impact the following stakeholders:

- residents;
- nearby property owners; and
- local businesses

ENVIRONMENTAL IMPLICATIONS

No environmental implications are identified at this time.

ALTERNATIVES

1. Regional Council may choose to initiate the consideration of potential policy that would differ from those outlined in this report. This may require a supplementary report from staff.

2. Regional Council may choose not to initiate the MPS amendment process. A decision of Council not to initiate a process to consider amending the Halifax SMPS is not appealable to the N.S. Utility and Review Board as per Section 262 of the *HRM Charter*.

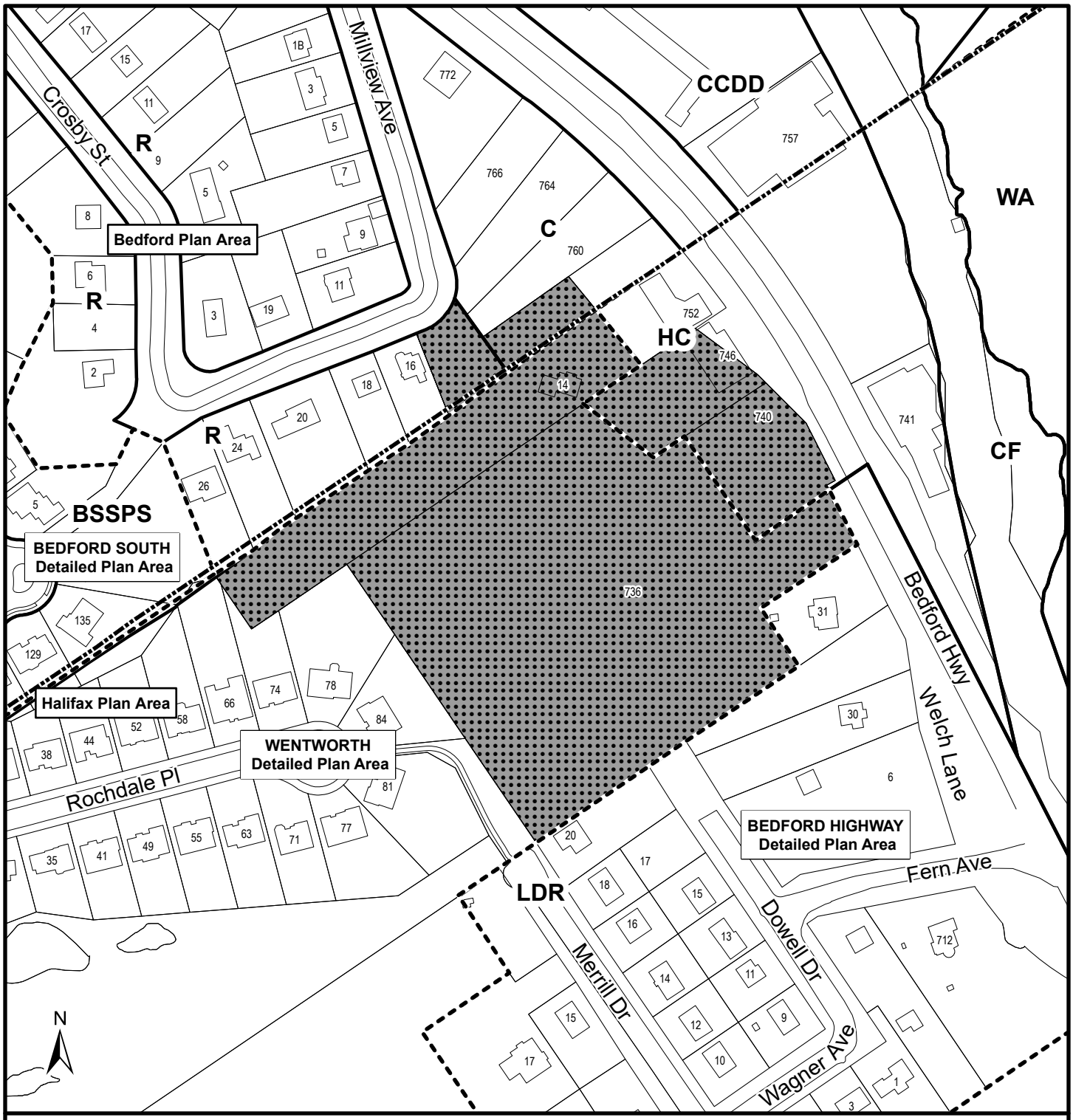
ATTACHMENTS

Map 1: Generalized Future Land Use – Bedford Highway Parcel
Map 2: Zoning and Notification Area – Bedford Highway Parcel

Attachment A: Application Letter and Submission
Attachment B: Preliminary Site Plan

A copy of this report can be obtained online at halifax.ca or by contacting the Office of the Municipal Clerk at 902.490.4210.

Report Prepared by: Anne Totten, Planner II – Planning & Development – 902.476.8245



Map 1 - Generalized Future Land Use

HALIFAX

736, 740, 746 Bedford Highway
14 Millview Avenue
PID 00430447, 00360412

Designation

Subject Property

Plan Area

Detailed Plan Area

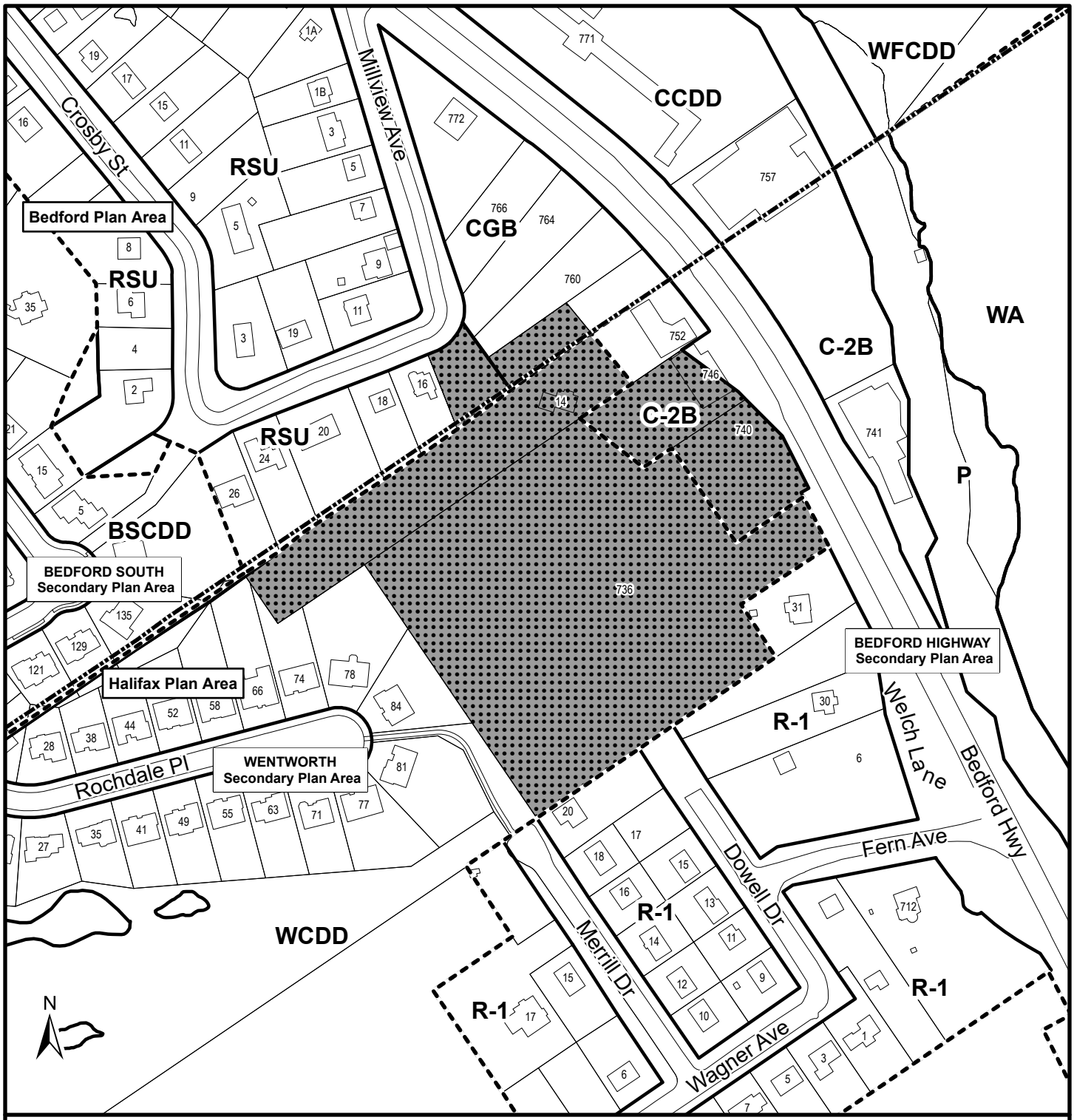
Bedford		Halifax	
BSSPS	Bedford South Secondary Planning Strategy	CF	Community Facilities
CCDD	Commercial Comprehensive Development District	HC	Highway Commercial
R	Residential	LDR	Low Density Residential
		WC	Water Access Area

0 40 80 m

This map is an unofficial reproduction of a portion of the Generalized Future Land Use Map for the plan area indicated.

The accuracy of any representation on this plan is not guaranteed.

Bedford Plan Area, Bedford South Secondary Plan Area
Halifax Plan Area, Bedford Highway Secondary Plan Area, Wentworth Secondary Plan Area



Map 2 - Zoning

736, 740, 746 Bedford Highway
14 Millview Avenue
PID 00430447, 00360412

Subject Property

Plan Area

Detailed Plan Area

Zone

Bedford		Halifax	
BSCDD	Bedford South Comprehensive Development District	C-2B	Highway Commercial
CCDD	Commercial Comprehensive Development District	P	Park and Institutional
CGB	General Business District	R-1	Single Family Dwelling
RSU	Single Dwelling Unit	WA	Water Access
WFCDD	Waterfront Comprehensive Development District	WCDD	Wentworth Comprehensive Development District

HALIFAX

0 40 80 m

This map is an unofficial reproduction of a portion of the Zoning Map for the plan area indicated.

The accuracy of any representation on this plan is not guaranteed.

Bedford Plan Area, Bedford South Secondary Plan Area
Halifax Plan Area, Bedford Highway Secondary Plan Area, Wentworth Secondary Plan Area

ATTACHMENT A

SUNROSE

Sunrose Land Use Consulting

Halifax, Nova Scotia

November 1, 2021

Miles Agar, MCIP LPP
Principal Planner, HRM Planning & Development/Regional Planning

Dear Miles:

Re: United Gulf lands in and near Schedule 'R' including 736, 740 and 746 Bedford Highway, 14 Millview Avenue (2 parcels), and a land locked commercially zoned parcel (PIDs: 00288282, 00289496, 41092917, 00288308, 00360412, 00430447)

On Behalf of my Client, United Gulf Developments Limited, this letter is to address the six above noted properties which are contiguous to each other and located in, adjacent to or near Schedule "R" of the Halifax Mainland MPS. They fall into two different plan areas and four different zones. Altogether, they total just over nine acres. See attached "Zoning Summary" aerial photo plan as described below:

The two properties located at 740 and 746 Bedford Highway (#1 and #2 on aerial photo) are zoned C-2B (Highway Commercial) in the Halifax Mainland LUB and fully located within Schedule "R" of the Halifax MPS.

Two other properties at 736 Bedford Highway and 14 Millview Avenue (#3 and #4 on the aerial photo) are located adjacent to the Schedule R properties are located in Neighbourhood "C" of the WCDD zone of the Halifax Mainland LUB. The recent development of portions of Neighbourhood "C" did not provide a connection to these properties which resulted in a change from the original anticipated development pattern of Neighbourhood "C".

The final two properties are adjacent to the WCDD but in the Bedford plan area (#5 and #6 on the aerial photo). One is a small land locked parcel zoned CGB in the Bedford LUB and the other is a road reserve from Millview Avenue zoned RSU. Both of these final two properties provide a logical connection to the other four properties.

We are seeking the ability to have all six properties developed comprehensively under uniform rules. This will require amendments to both the Bedford and Halifax MPS/LUB documents. The current zoning is no longer appropriate because the six properties are now under one ownership and can be developed in a more environmentally sensitive manner as one large property rather than six individual properties.

The development of these properties aligns with HRM's Regional Planning goals of directing new development to the Regional Centre where "infrastructure and services already exist". Designing a development of these six properties comprehensively as one property will meet the Regional Planning goal to "Introduce new design standards that create more attractive and sustainable ("green") communities and more beautiful, walkable and complete communities".

The site is special because it can accommodate a range of housing forms and a mix of commercial uses in a unique manner by placing a mixed use high density building fronting on the Bedford

tel: 902.478.2541 email: sunrose@eastlink.ca

Highway with an integrated single unit/townhouse unit neighbourhood above and behind it. This is a creative way to build with the physical characteristics of the site and preserve a large area of mature trees for the surrounding residents.

The Rochdale Place cul-de-sac that was developed as part of Neighbourhood "C" of the WCDD does not provide a road connection to these lands and prevents a road access from Merrill Drive. This makes the land less aligned with the WCDD Neighbourhood "C" and creates a direct relationship with the Millview Avenue and Dowell Drive neighbourhoods.

Our proposal is to build the connecting road between Millview Avenue and Dowell Drive with small lot singles or townhouses on the west side which will enable the protection of the existing mature trees between them and the single unit dwellings located on Rochdale Place, Merrill Drive and Millview Avenue. On the east side of the connecting road we propose a streetscape of small lot singles or townhouses that will be integrated into the mixed-use building that is built into the vertical embankment at this elevation and fronts on the lower elevation at the Bedford Highway.

The front of the mixed-use building facing the Bedford Highway would consist of commercial uses on the ground floor and a hotel and multiple residential units on the upper floors. Residents could access the building from either the upper connecting road or from the Bedford Highway. The extreme grade change between the Bedford Highway and the top of the cliff face means that the massing of the building won't be seen from the surrounding neighbourhoods.

Through the development of these properties, the combined frontage along the Bedford Highway can be improved and delineated to create specific driveway openings rather than the current free flow of traffic access that currently exists with the existing commercial uses. This free flow of traffic contributes to the traffic congestion in this area of the Bedford Highway that has commercial uses on both sides. Improving this situation will have a positive impact on the broader region of HRM.

We feel that this MPS amendment application should have a high priority status because we have been in conversations with your planning team about these lands since **August 23, 2019**. At that time your team advised United Gulf to wait on our MPS amendment application until your team could review the previously initiated MPS review of Schedule "R" by Regional Council, upon which a motion was passed two years previously on **May 9, 2017**. You have recently informed us that not all six properties fall under the review of Schedule R and that we should make an independent MPS amendment application. I have also spoken with HRM's Regional Plan review team who told me that these properties are not within their mandate and should be considered via an independent MPS amendment application. For these reasons and the current desperate need for housing, we are respectfully requesting that this application be given a high priority status. I look forward to working with you on this very unique development site.

Sincerely:

[redacted]

Jenifer Tsang, MCIP

Enclosures:

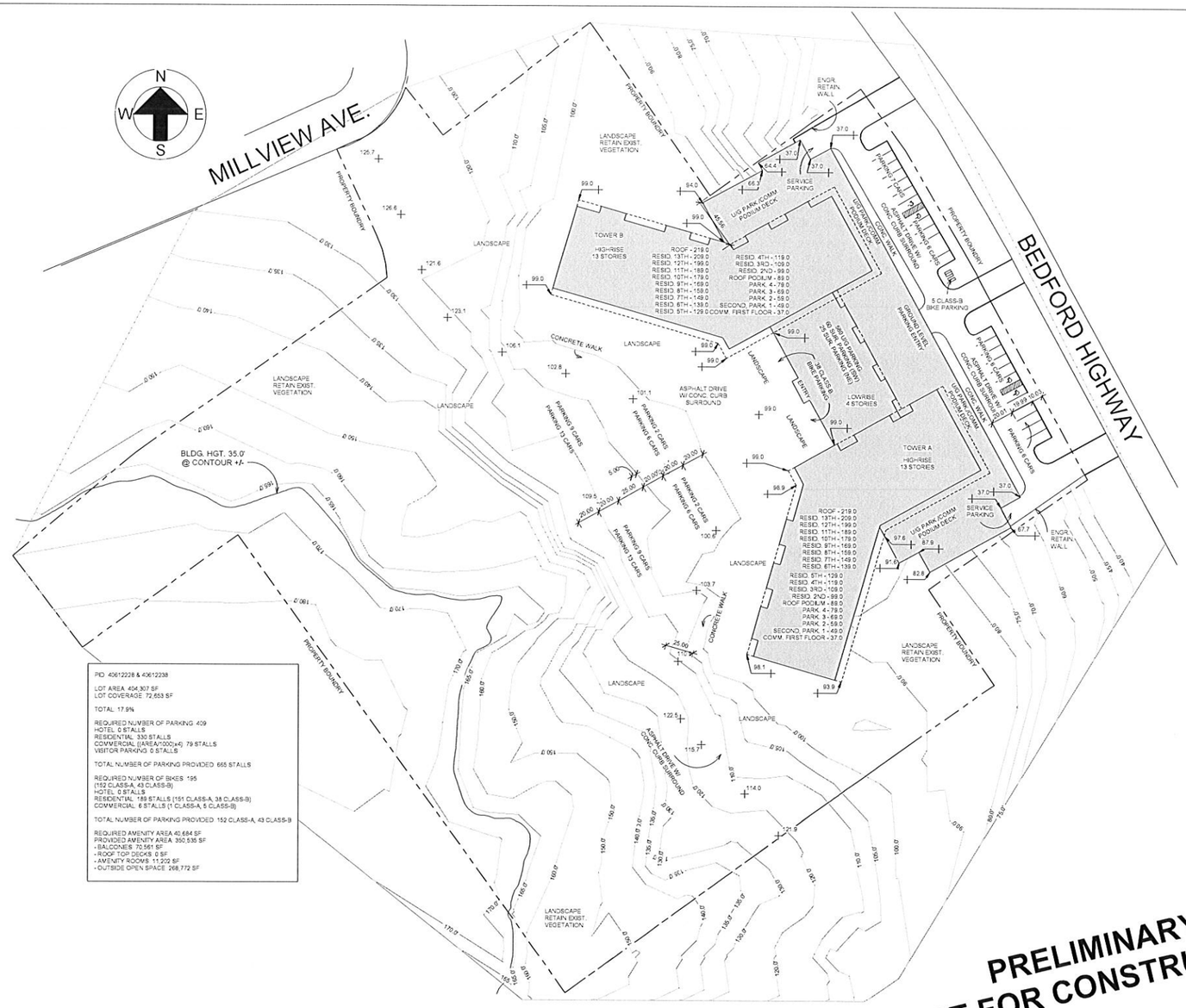
- "Zoning Summary" aerial photo plan
- Application form and fee/advertising deposit

tel: 902.478.2541 email: sunrose@eastlink.ca

Zoning Summary

1. C2B - Halifax Mainland
2. C2B - Halifax Mainland
3. WCDD - Halifax Mainland
4. WCDD - Halifax Mainland
5. CGB - Bedford
6. RSU - Bedford

ATTACHMENT B



1 Site
1" = 40'-0"

Paul Skerry Associates Ltd.
ARCHITECTS
5514 LIVINGSTONE PLACE
HALIFAX N.S. B3K 2B9

pskerry@pskerry.ca

PAUL SKERRY ASSOCIATES
5514 Livingstone Place
Halifax, Nova Scotia B3K 2B9
ph: 902-455-4361
fax: 902-455-7778
email: drawing@pskerry.ca

NOTES:

1) THE CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL ALL DIMENSIONS ON SITE & REPORTING ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING.

2) DO NOT SCALE FROM DRAWINGS USED FIGURED DIMENSIONS.

3) DRAWING REPRESENTATIONS MAYBE IN VARIANCE W/ DETAILED SPECS. & SCHEDULES, IN WHICH CASE SPECS & SCHEDULES OVERRIDE THE DRAWINGS.

4) CHANGES FROM THESE PLANS & SPECS. MUST BE AGREED TO IN WRITING & APPROVED BY THE ARCHITECT & OWNER, BEFORE PROCEEDING.

5) ONLY THOSE DRAWINGS MARKED APPROVED FOR CONSTRUCTION, ARE TO BE USED FOR CONSTRUCTION.

6)THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECS.

No.	Description	Date

Proposed Multi-Suite Residential
740 Bedford Highway
Dartmouth, NS

Site

Scale	1" = 40'-0"
Date	1/14/2019
Drawn by	CB
Checked by	PS

A1.0

Project number 3074

Rev 15-01-22 Aug-22-22