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# **Public Hearing for Case 20384**

Development Agreement for  
Innovation Drive, Bedford

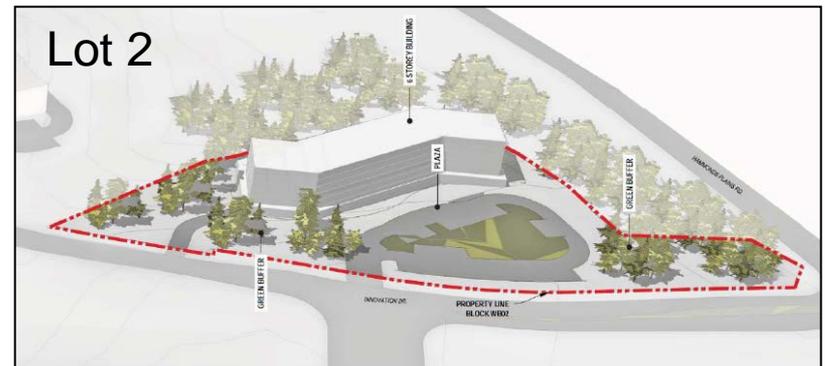
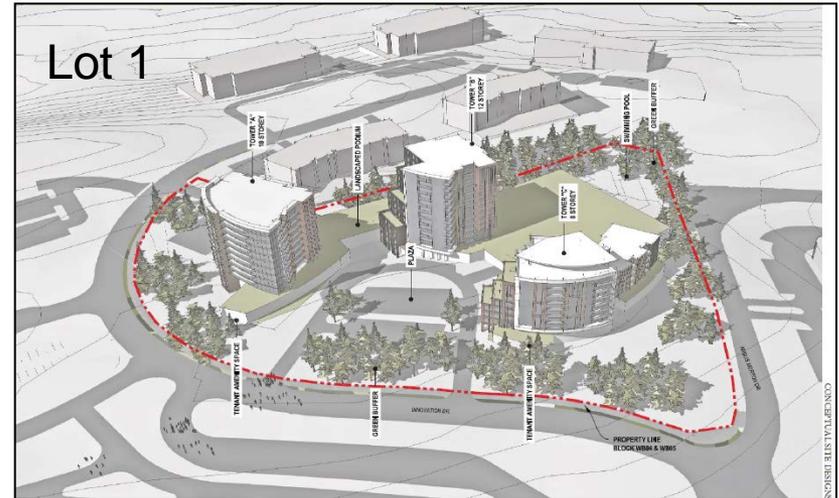
NWCC – March 27, 2017

# Applicant Proposal

Applicant: West Bedford Holdings Limited

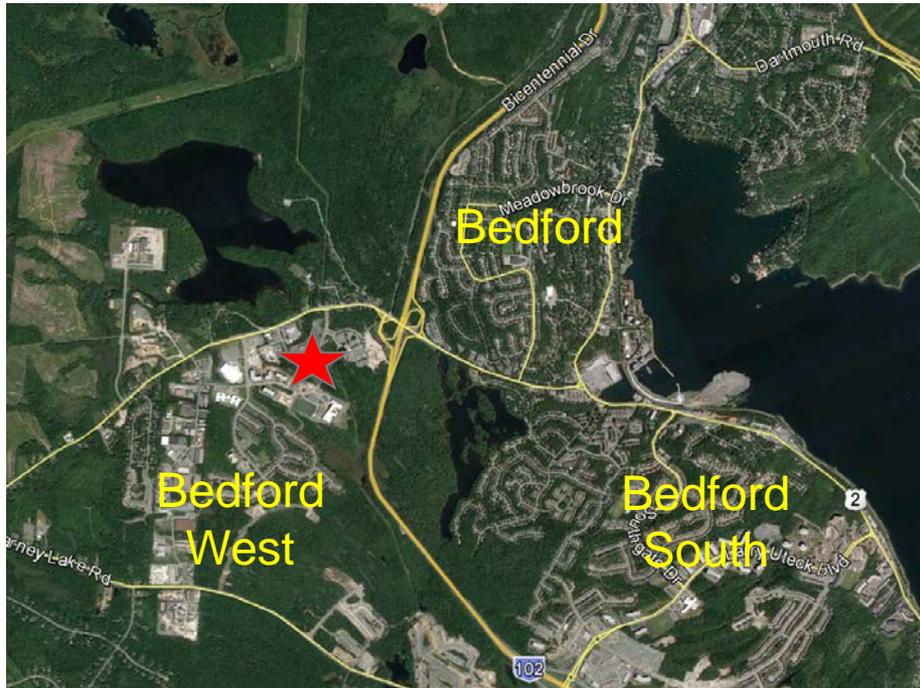
Location: Innovation Drive, Bedford

- Proposal: 2 multiple unit dwelling sites.
  - Lot 1 - A minimum of two multiple unit dwellings on with a maximum of two 12 storey buildings and 240 dwelling units;
  - Lot 2 - One multiple unit dwelling on with a maximum of six storeys and 66 dwelling units;



# Site Context

Innovation Drive, Bedford



General Site location in Red



Site Boundaries in Red

# Site Context

Lot 1 – Looking South



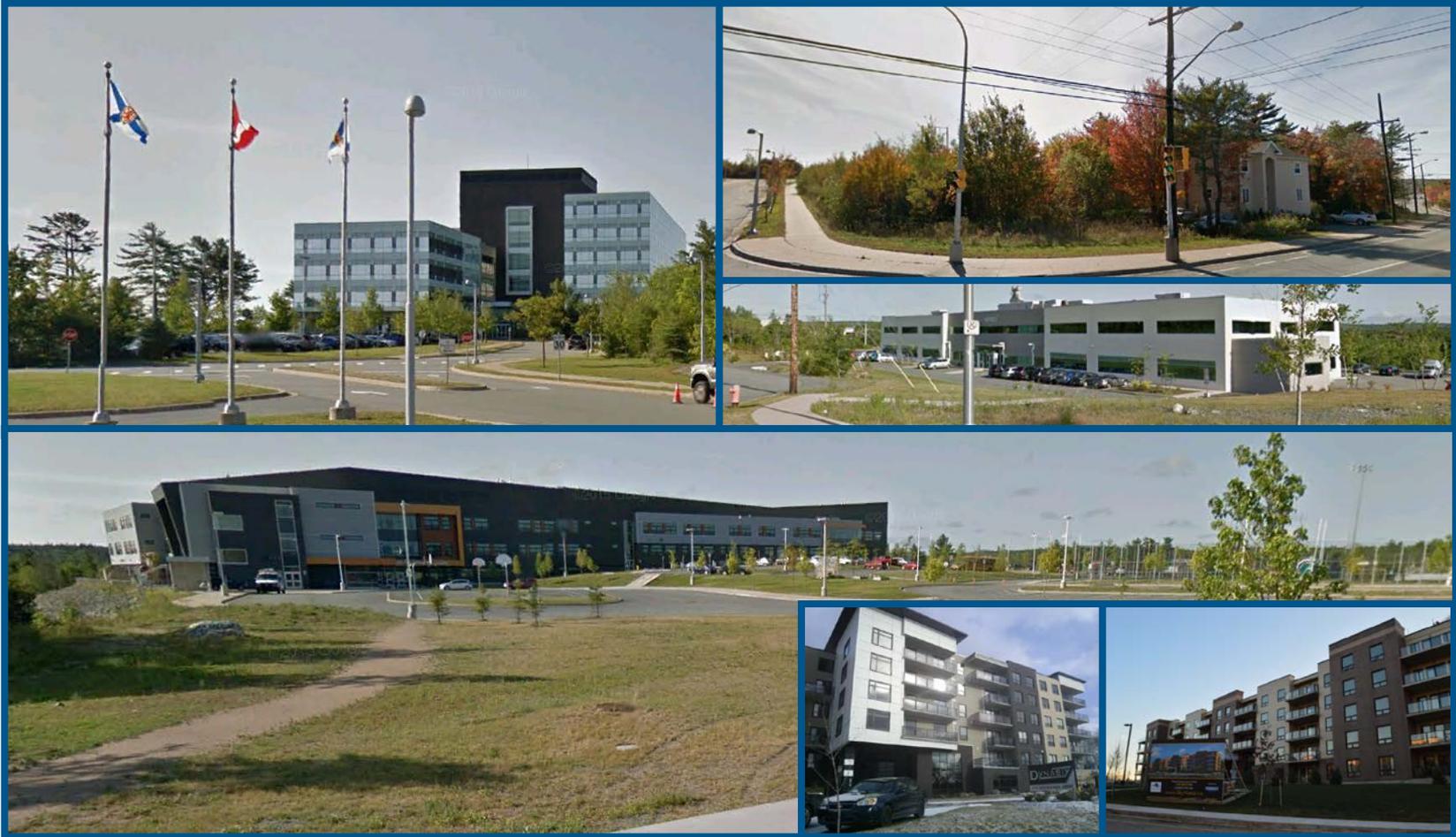
Lot 2 – Looking North



Subject Sites Innovation Drive

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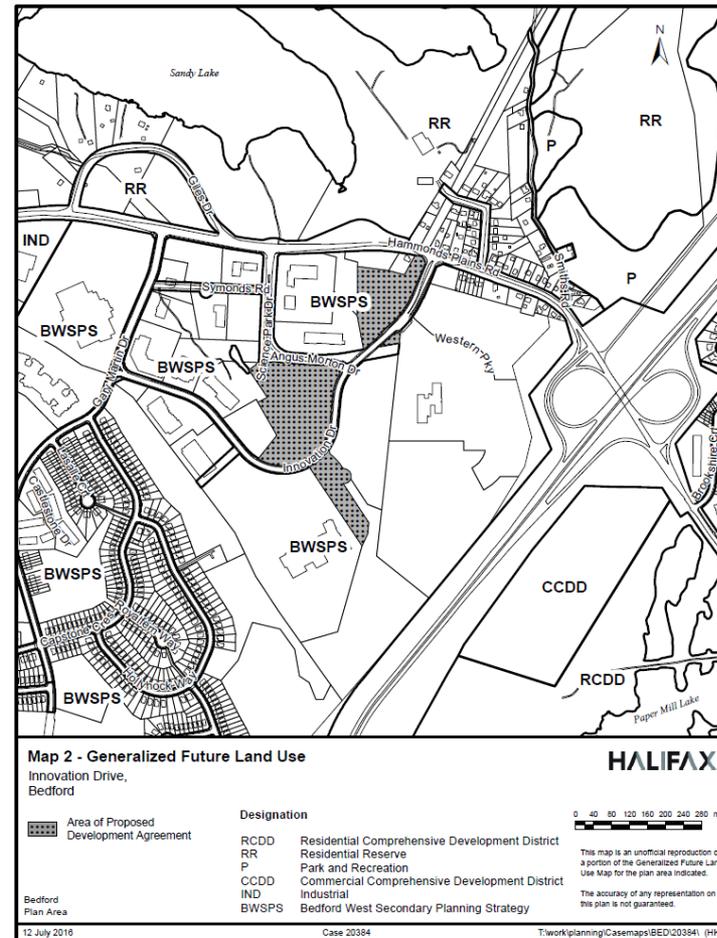
# Site Context – Surrounding Uses



# Planning Policy

## Bedford Municipal Planning Strategy – BWSPS

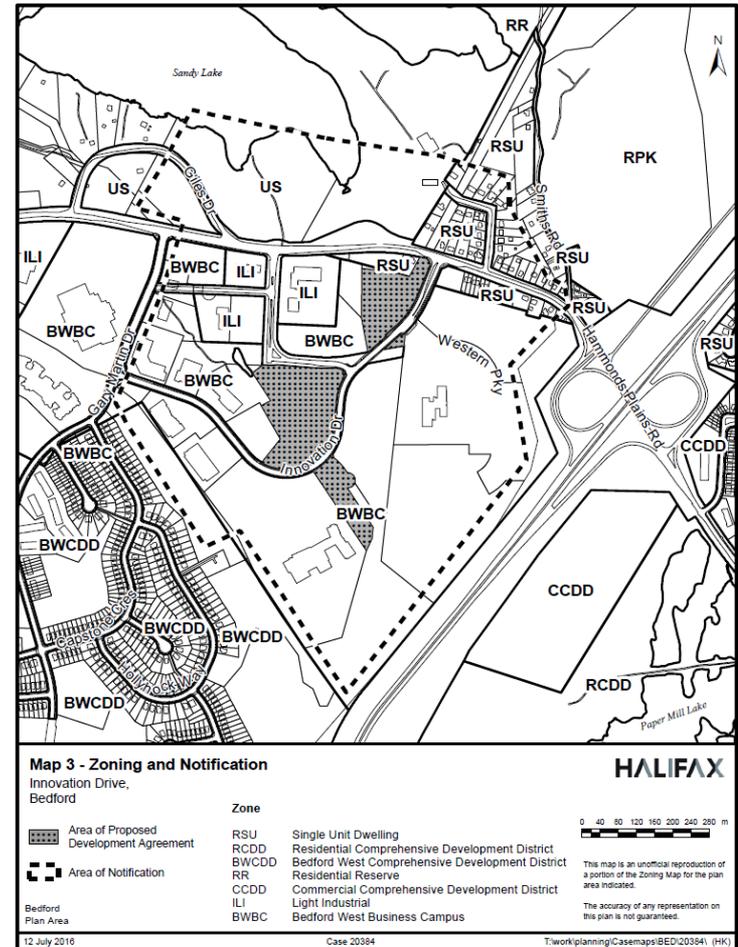
- Bedford West Business Campus – Business campus uses permitted through existing zone.
- SPS considers the viability of Business Campus and enables consideration of an alternate land use (Multiple Unit Dwellings) by development agreement.



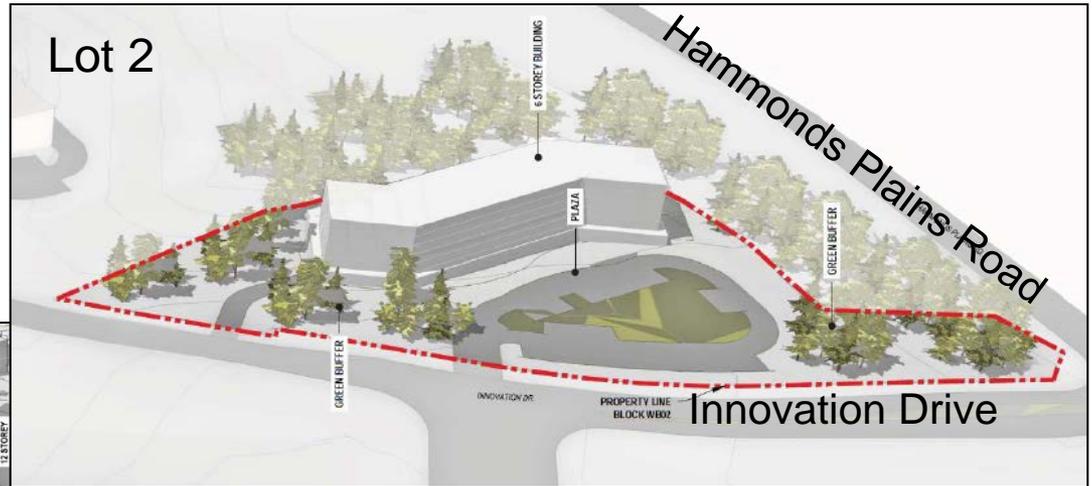
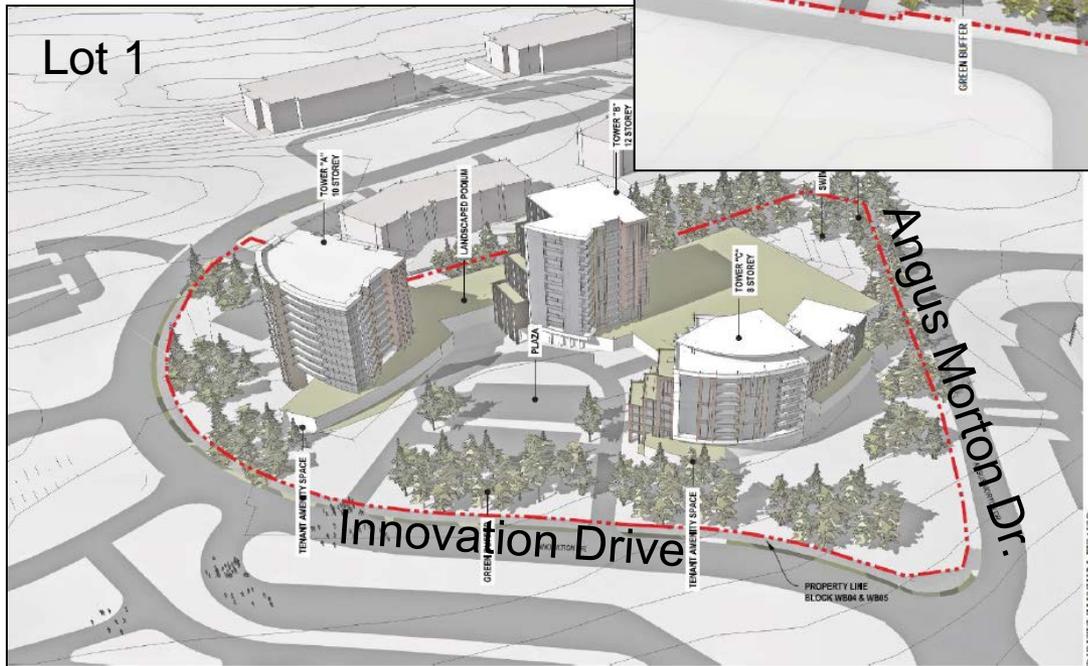
# Land Use By-law

## Bedford LUB

- Bedford West Business Campus Zone
- Permits a wide range of businesses which produce goods and services, recreational uses, hotels, gas bars, institutional facilities and park-and-ride facilities and limited provisions for retail uses, personal and household services and restaurants.
- Density – 40 ppa
- Max Height
  - 120 feet for hotel/office uses
  - 52 feet for other uses



# Proposal



Proposed Site Concepts (Subject to Change)

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# Policy & By-law Overview

Bedford Municipal Planning Strategy /Bedford West SPS – Bedford LUB

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- **Zone**

- BWBC (Bedford West Business Campus) Zone

- **Designation**

- Bedford West Secondary Planning Strategy

- **Existing Use**

- Vacant Lots

- **Enabling Policy**

- BW-27 Development of Multiple Unit Dwellings by Development Agreement

# Policy Consideration

Enabling Policy BW-37: Development of Multiple Unit Dwellings by Development Agreement, requires Council consider the following in rendering their decision on a Development Agreement:

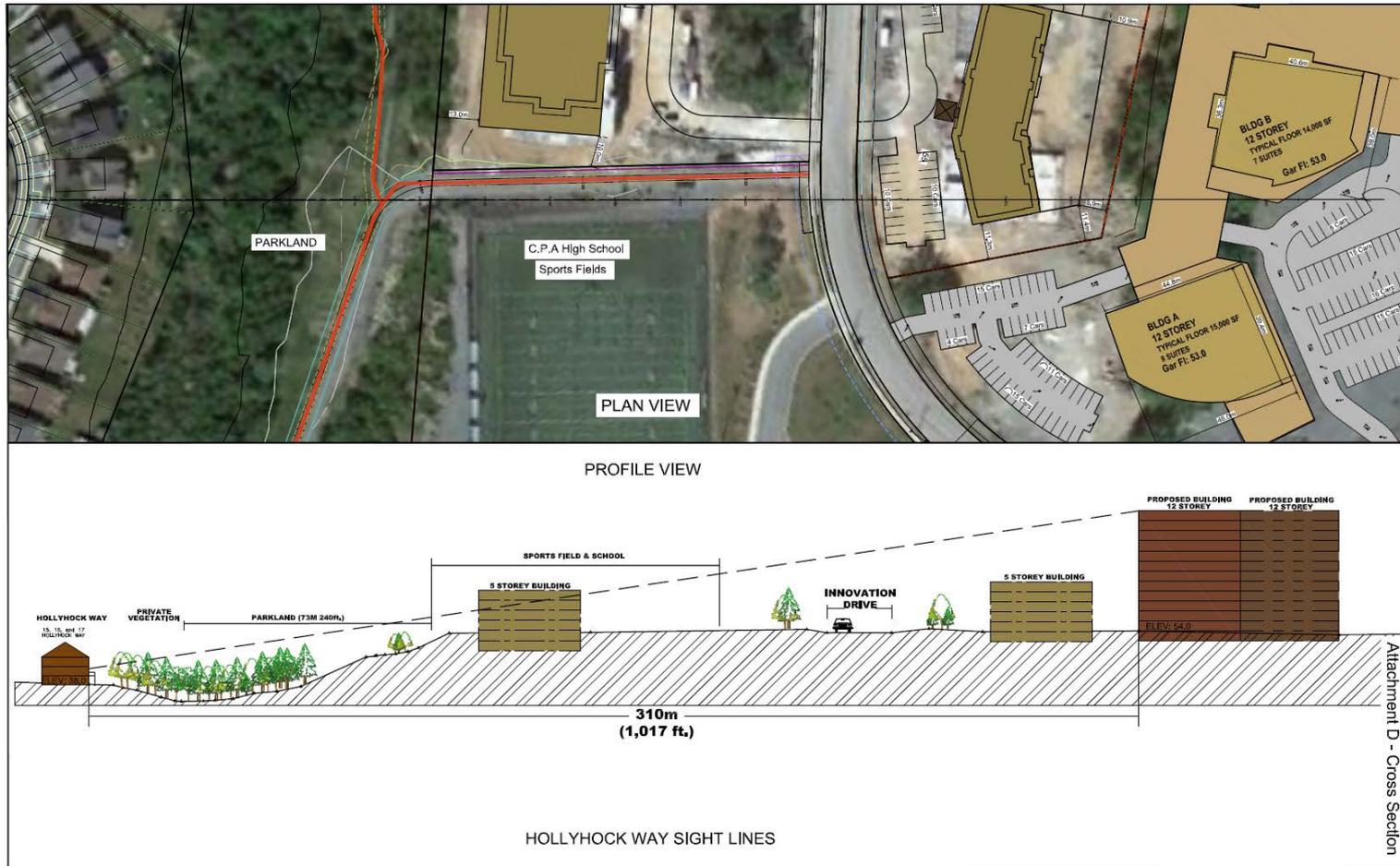
- Consideration to Policy BW-32

Policy BW-32 discusses considerations for community design and includes relevant factors such as housing type, units per building, height, scale, architectural design, buffers and non-disturbance areas and landscaping.

# Highlights of Policy Review

- Height
  - Height is comparable with existing zone and surrounding Business campus Zone.
  - Transitions relevant to adjacent neighbourhood.
- Setbacks
  - ½ height of building (standard setback for Bedford West).
- Density
  - Maintained at Business Campus levels of 40 ppa.

# Relationship to Bedford West



Site Cross Section ( Lot 1)

# Highlights of Policy Review

- Wetland
  - Riparian buffer maintained around adjacent wetland.
- Capital Cost Contribution
  - Proposal has no net impact on CCC charges.
- Compatibility of Land Uses
  - Similar in bulk and scale to office building permitted in surrounding area.
  - Appropriate setbacks.

# Public Engagement Feedback

- Level of engagement completed was **consultation** achieved through **a mail out notification** and **a public information meeting (June 2, 2016)**
- No members of the public attended the PIM.
- Feedback from the community generally included the following:
  - Concern over impacts on other residential developments (economic, density and traffic).
  - Concerns regarding issues at Hammonds Plains and Innovation Drive regarding school busses and lane transitions.
  - Concern with relationship with 416 Hammonds Plains Road.

**Notifications  
Mailed**



**65**

**Meeting  
Attendees**



**0**

**Letters  
Received**



**3**

**Total Public  
Interactions**



**68**

# NWPAC Recommendation

August 3, 2016

The PAC provided the following feedback:

- The proposed buildings are too high.
- Recommended 8 storeys on Lot 1.



# Key Aspects of Proposed Development Agreement

## Lot 1 – Multiple Unit Dwellings

- Building designs flexible in terms of height, number of buildings and architecture.
- Maximum height
  - 12 storeys plus underground parking.
- Maximum number of buildings 11 storeys or greater - 2
- Maximum number of buildings – 6
- Maximum number of dwelling units – 240
- Limits on building floor plate.

## Lot 2 – Multiple Unit Dwelling

- 1 building, 6 storeys, 66 units

# Key Aspects of Proposed Development Agreement

## Overall

- Density
  - Density of the proposed development is limited to 40 person per acre.
- Architectural requirements similar to all other areas of Bedford West.
- Landscaping required along Angus Morton Drive to screen Business Campus uses.

# Non-Substantive Amendments

A 'Non-Substantive Amendment' is a change to the agreement which could be made without a formal Public Hearing. Instead, Community Council could authorize this change by resolution.

As proposed, Non-Substantive Amendments within this agreement include the following:

- Extension of date of commencement;
- Extension of length of time for completion; and
- Addition of neighbourhood commercial land uses to Lot 1 and 2.

# Staff Recommendation

Staff recommend that Regional Council:

1. Approve the proposed development agreement as set out in Attachment A of the staff report dated February 7, 2017

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**Thank You**