

HALIFAX

Case 19625

Bedford West Sub Area 5
Development Agreement Amendments
North West Community Council

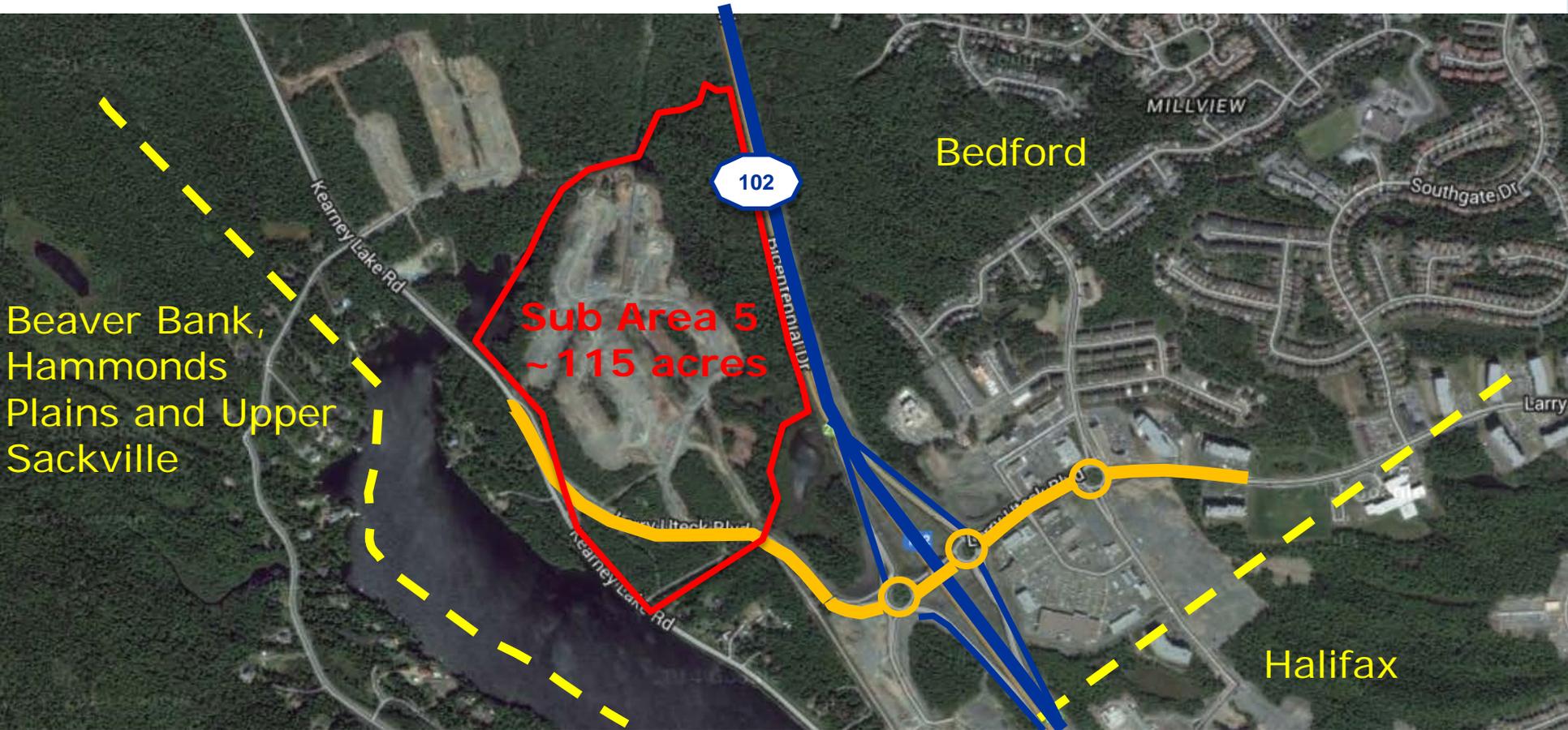
February 6, 2017

Application

Application by West Bedford Holdings Ltd. to amend the Bedford West Sub Area 5 development agreement for:

- Transfer 90 dwelling units from Bedford West Sub Area 8 to Sub Area 5.
- Assign to a multiple unit dwelling (Lot A-12)

Context



Beaver Bank,
Hammonds
Plains and Upper
Sackville

Existing Agreement

- Approved in 2012.
- Enables a mix of commercial, and low and high density residential uses.
 - ~ 8 multiple unit dwellings (491 units)
 - ~ 55 townhouses
 - ~145 singles

Currently under construction.

Existing Agreement

- Amended in 2016.
- Change building heights on several buildings

Sub Area Currently under construction.

Approved Concept



Case 19625 - NWCC

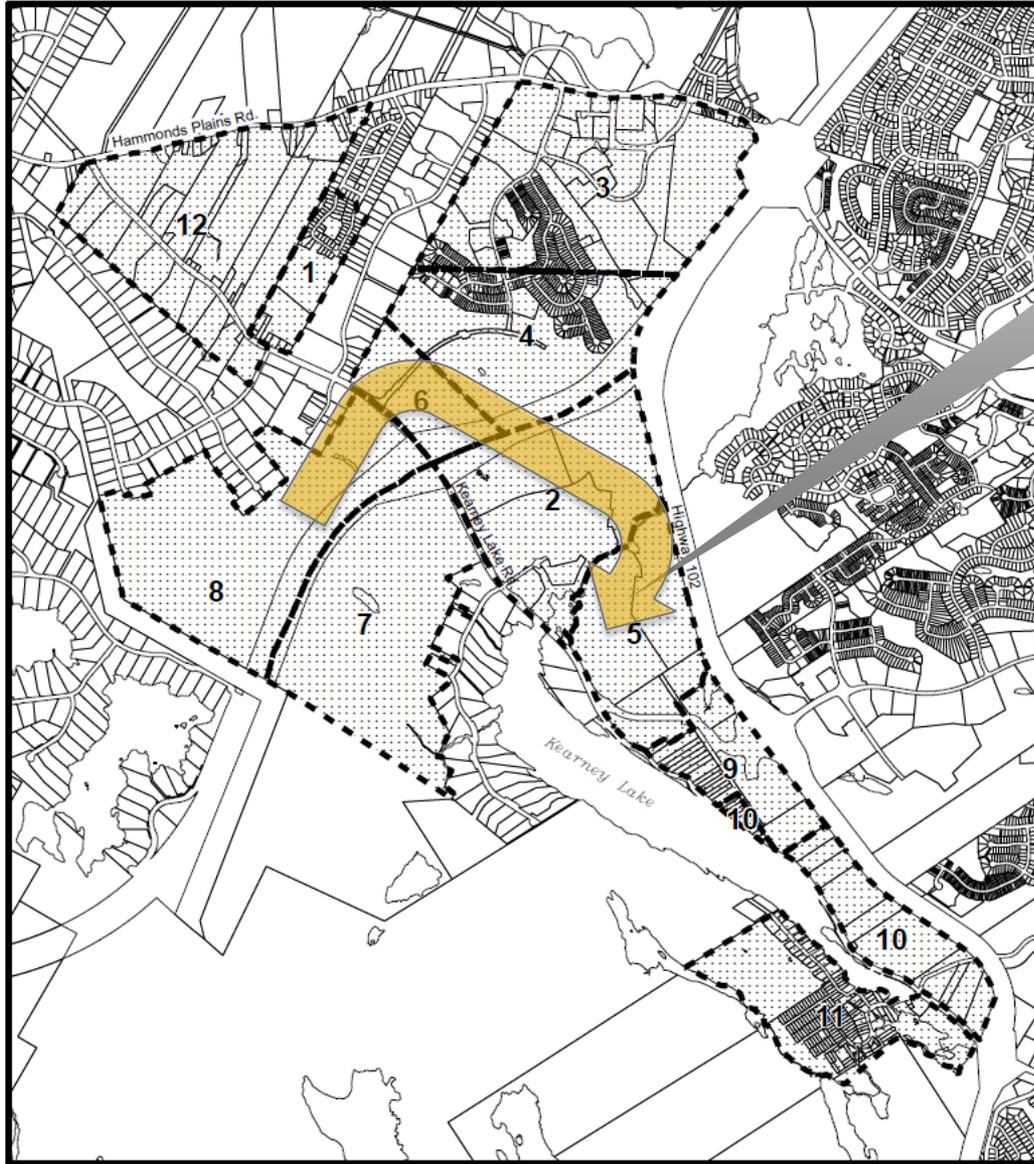
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Request

- Several amendments to the existing agreement
 - Substantive – requires a public hearing
 - Non-Substantive – no public hearing / decision of Council only.
- Both dealt with tonight.

Sub Area Transfer



Transfer 90 dwelling Units from Sub Area 8 to Sub Area 5.

Proposal



Proposal



- Assign 90 dwelling units to Block A12 in a permitted 9 storey building
- Adjust housing mix.
- Replace density chart and references.
- Adjust upward the total permitted population.
- Amendments to housing mix and density chart are substantive. Adjustments to the population are non-substantive.

Review

- Building forms and land use currently permitted.
- No change in what was anticipated except increase in dwelling units (90).
- Units use same services as originating Sub Area.
- No technical issues.
- There is adequate land to accommodate units with appropriate separation (approved building form).

Recommendation

- Staff are recommending the approval of the proposed changes to the development agreement as per the recommendation section of the report.

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