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**Case 21169
Non-Substantive
Amendment**

Bedford West
Development Agreement

North West Community Council
12 February 2018
Scott Low
Planner II

Applicant Proposal

Applicant:

Bedford West Holdings Inc.

Location:

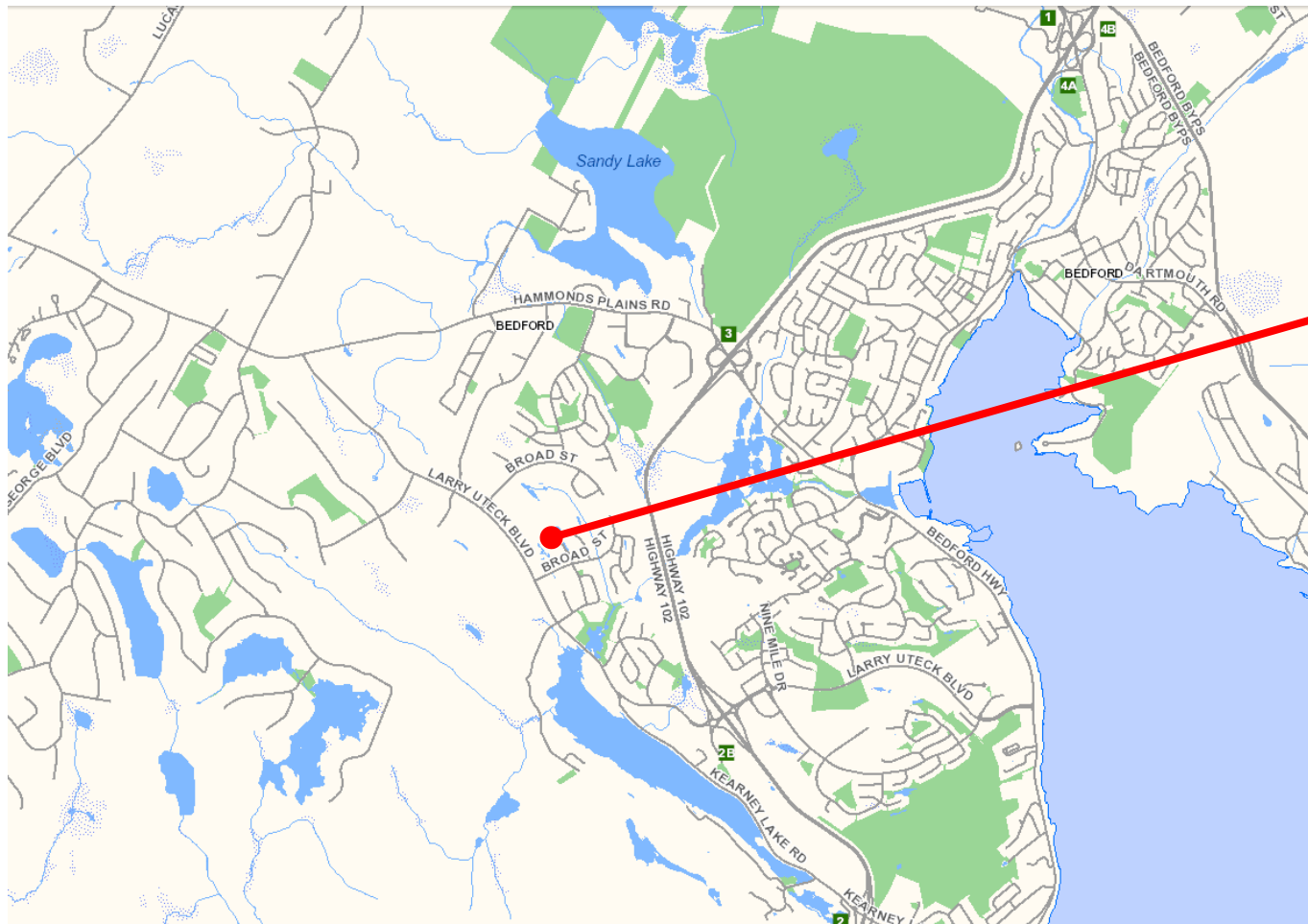
Larry Uteck & Broad St
Bedford West Community
Commercial District (BWCDD)
Sub-Area 2

Proposal:

Amend the existing DA to allow for car washes as a permitted use not as an accessory to a gas bar



Site Context



**Bedford
West**

**Larry Uteck
and
Broad St**

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Site Context



Site Context

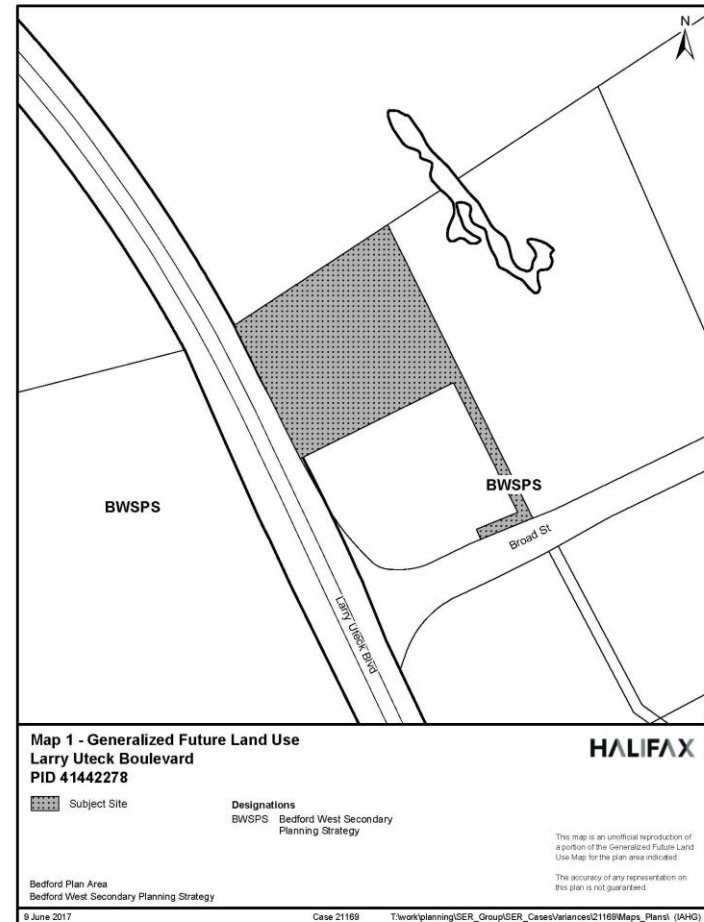


Planning Policy

Bedford Municipal Planning Strategy Policies BW-33 & BW-34A

Policy allows consideration of:

- *...a range of community commercial...uses within the Community Commercial Centre Designation*
- *Within the Community Commercial area it shall be the intention to enable the sale of gasoline at gas bars located proximate to the commercial and transportation core of Bedford West...*
- *Council may consider the establishment of design, architectural and aesthetic guidelines for gas bars...*

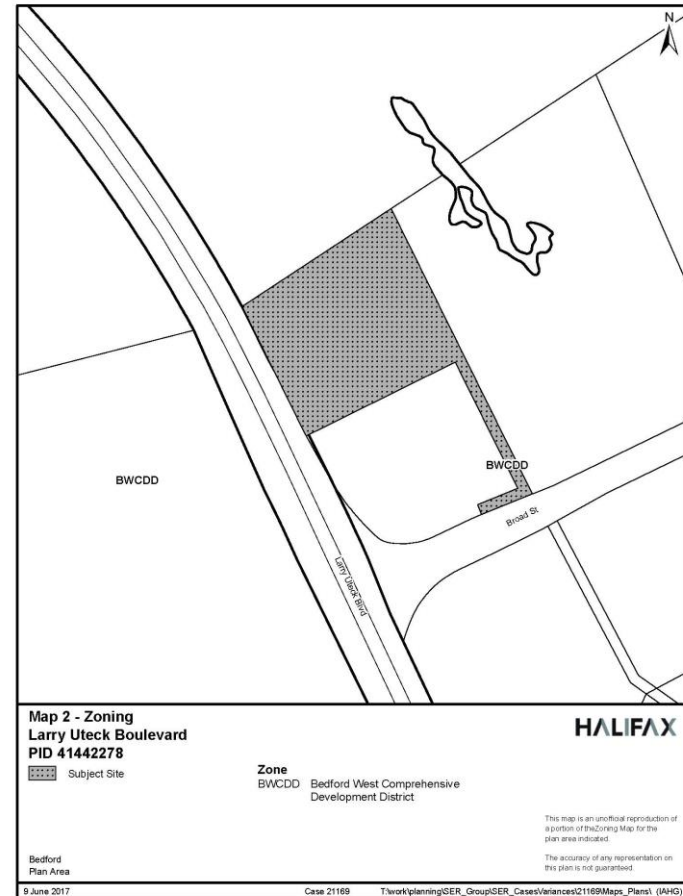


Bedford Land Use By-law

Definitions

- Bedford West DA relies upon LUB definitions enabling a car wash but only accessory to a gas bar:

Gas Bars - means development used for the retail sale of gasoline, other petroleum products and incidental automotive accessories. This use does not include service stations but may include a car wash or drive-thru restaurant as an accessory use.



Proposal

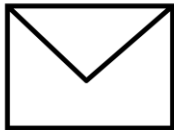
Can a car wash be a standalone permitted use?

- Applicant requests DA be modified to allow for car wash use on a separate parcel not as a gas bar accessory
- Staff explored a Bedford LUB amendment to the Definitions, but DA amendment more practical
- The request is commercially reasonable as car washes are an anticipated, functional use of the land
- Design controls per the MPS can be applied to car washes as they are to gas bars

Public Engagement

- Consultation was achieved through a **mail out** notification, **newspaper ad**, and a **public information meeting** held November 9, 2017.
- No members of the public attended.
- Feedback from the community generally included the following:

**Notifications
Mailed**



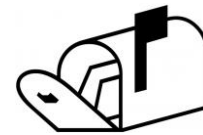
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**Meeting
Attendees**



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**Comments
Received**



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NW PAC Recommendation

December 6, 2017

On December 6, 2017, the North West Planning Advisory Committee (PAC) recommended that the application be approved noting no conditions nor concerns.

DA Amendment Summary

This amending development agreement only alters Schedules, and therefore qualifies as non-substantive per the Bedford West DA.

As proposed, Non-Substantive Amendments to the existing DA include the following:

- Permit “car washes” as a single line addition to Schedule R for commercial land use
- Apply design controls to car washes under the same section as gas bars on Schedule V with specifying language

Staff Recommendation

Staff recommend that North West Community Council:

1. Approve the proposed amending development agreement as set out in Attachment A of the staff report dated February 12, 2018.

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Thank You

Scott Low
Planner II



Subject Site

Block GC M-1

Block 2-4

Block 2-3

Block 2-2

Block 2-1

Larry Uteck Blvd.

Road 2-10

Alhambra Ave

Elvada Lane

Mona Parsons Dr

Keamy Run



- Add all available plans following last slide for reference in questions as needed
- Include additional site photos in this section as well