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Item No. 1
North West Community Council
August 08, 2016

TO: Chair and Members of North West Community Council

Original Signed

SUBMITTED BY:

Bob Bjerke, Chief Planner and Director, Planning & Development

DATE: April 28, 2016

SUBJECT: **Removal of Lands from Bedford Waterfront Visioning Exercise RP16-03, 65 and 79 Shore Drive, Bedford**

INFORMATION REPORT

ORIGIN

February 29, 2016 motion of North West Community Council:

“MOVED by Councillor Outhit, seconded by Councillor Dalrymple
THAT North West Community Council wave the rules of order with respect to Notice of Motion and request a staff report examining the viability of the removal of lands located at 65 and 79 Shore Drive, Bedford from the Bedford Waterfront Planning Area and rezoning the lands to accommodate single family residential housing.”

LEGISLATIVE AUTHORITY

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

BACKGROUND

The subject site, located at 65 and 79 Shore Drive, consists of two abutting lots located at the southern end of Shore Drive that have a combined area of 37,800 square feet. The properties are currently vacant, but had previously been used as a boat storage yard and are designated commercial under the Bedford Municipal Planning Strategy and zoned General Business District (CGB) under the Land Use By-law (see Maps 1 and 2). The CGB Zone permits a wide range of commercial uses, office uses and institutional uses but does not permit residential uses. Staff understand that the property owner is interested in developing the subject site with single unit dwellings.

The subject site was included in the Bedford Waterfront Design Study (Ekistics 2010) which proposed a potential development plan over lands and water lots around Moirs Pond. The study area boundaries are illustrated on Map 3.

Attachment A contains an excerpt from the study that presents two alternative development proposals for the subject site. The first option proposed a mix of townhouses and a low rise condominium and the second option proposed single unit dwellings. For both options, street access would be from an extension of Waterfront Drive to the south. The complete study can be found at <http://www.halifax.ca/visionhrm/BedfordWaterfront/>.

A chronology of the Bedford Waterfront planning process is summarized as follows:

- On Sept. 19, 2006, Regional Council adopted this area as one of three areas as a pilot project for a new visioning exercise.
- In 2007, Council adopted the Vision and Strategic Action Plan prepared by a citizen led visioning committee.
- In 2008, Council approved a staff recommendation to undertake a design study, led by a citizen steering committee and assisted by a consulting team (Ekistics).
- In 2011, a staff report recommended that amendments to the Bedford MPS and LUB be initiated in accordance with the Ekistics design study with certain amendments recommended by the steering committee. The Bedford Watershed Advisory Board and the North West PAC endorsed this recommendation with some minor design changes recommended by the PAC.
- On February 28, 2012, Regional Council accepted a staff recommendation that a servicing strategy be initiated for the Mainland Halifax North – Bedford Corridor and that various development proposals requiring a plan amendment be put on hold pending completion of the study. The Bedford Waterfront project was one of the projects put on hold.
- In 2013, a staff report recommended that the servicing study findings be accepted and that public engagement on the development projects held in abeyance be commenced. At the December 10, 2013 meeting, Council directed that all but one of these projects (the Motherhouse lands development) be stayed pending completion of a number of planning studies and the Regional Plan review and that staff report back to Council upon completion of the studies or within 2 years with a status update.
- At the Dec. 1, 2015 meeting, Council accepted a staff recommendation to defer public consultations pending a review of various transportation studies.

DISCUSSION

Removing the lands at 65 and 79 Shore Drive from the Bedford Waterfront Design Study would not compromise the development plans contemplated by the Bedford Waterfront Design Study. These lands are relatively small in area and are isolated from the other development phases with no interdependencies.

Developing these properties with single unit dwellings would also be consistent with the existing development on Shore Drive. In contrast, the potential development that is permitted under the current commercial zoning applied to the subject site could be incompatible with the neighbourhood. The additional traffic expected on the road network would also be expected to be relatively insignificant. New single unit dwellings, however, may not make use of existing infrastructure as efficiently as the townhouses and low rise condominium described as one option in the 2010 Bedford Waterfront study.

While removing the subject site from the Bedford Waterfront Study area would have a minimal impact, staff caution that any further requests from other property owners within the study area could have a larger or cumulative impact. Any further proposals to vary development plans from those proposed by the design study would require a more thorough review of the implications towards the design and financial feasibility of the overall waterfront project.

The proposal to allow the development of single unit dwellings would require a motion by Regional Council to remove these lands from the Bedford Waterfront Design Study and to instruct staff to initiate

amendments to the Bedford Municipal Planning Strategy (MPS) and Land Use By-law (LUB). This request could either originate from the property owner or from Regional Council.

FINANCIAL IMPLICATIONS

There are no financial implications.

RISK CONSIDERATION

There are no risks associated with this information report.

COMMUNITY ENGAGEMENT

In the event that Council instructs staff to initiate amendments, a public participation program would be required by the *HRM Charter*.

ENVIRONMENTAL IMPLICATIONS

No environmental implications are identified.

ATTACHMENTS

Map 1: Zoning
Map 2: Generalized Future Land Use
Map 3: Bedford Waterfront Study Area Boundary
Attachment A: Shore Drive Proposal: Excerpt from the Bedford Waterfront Design Study (Ekistics, 2010)

A copy of this report can be obtained online at <http://www.halifax.ca/commcoun/index.php> then choose the appropriate Community Council and meeting date, or by contacting the Office of the Municipal Clerk at 902.490.4210, or Fax 902.490.4208.

Report Prepared by: Paul Morgan, Senior Planner, Community & Regional Planning, 902.490.4482



Original Signed

Report Approved by: Ben Sivak, Principal Planner, Community & Regional Planning, 902.490.6573



Bedford Basin

MAP 1 ZONING

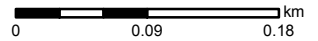
-  65 & 79 Shore Drive, Bedford
-  Zoning

- RSU Single Dwelling Unit
- RTU Two Unit Dwelling
- RMU Multiple Unit Dwelling
- CGB General Business District

- CMC Mainstreet Commercial
- CCDD Commercial Comprehensive Development District
- SI Institutional
- SU Utilities
- P Park
- POS Park Open Space
- WFCDD Waterfront Comprehensive Development District

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Bedford Basin

MAP 2 GENERALIZED FUTURE LAND USE

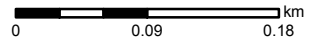
 65 & 79 Shore Drive, Bedford

 Generalized Future Land Use

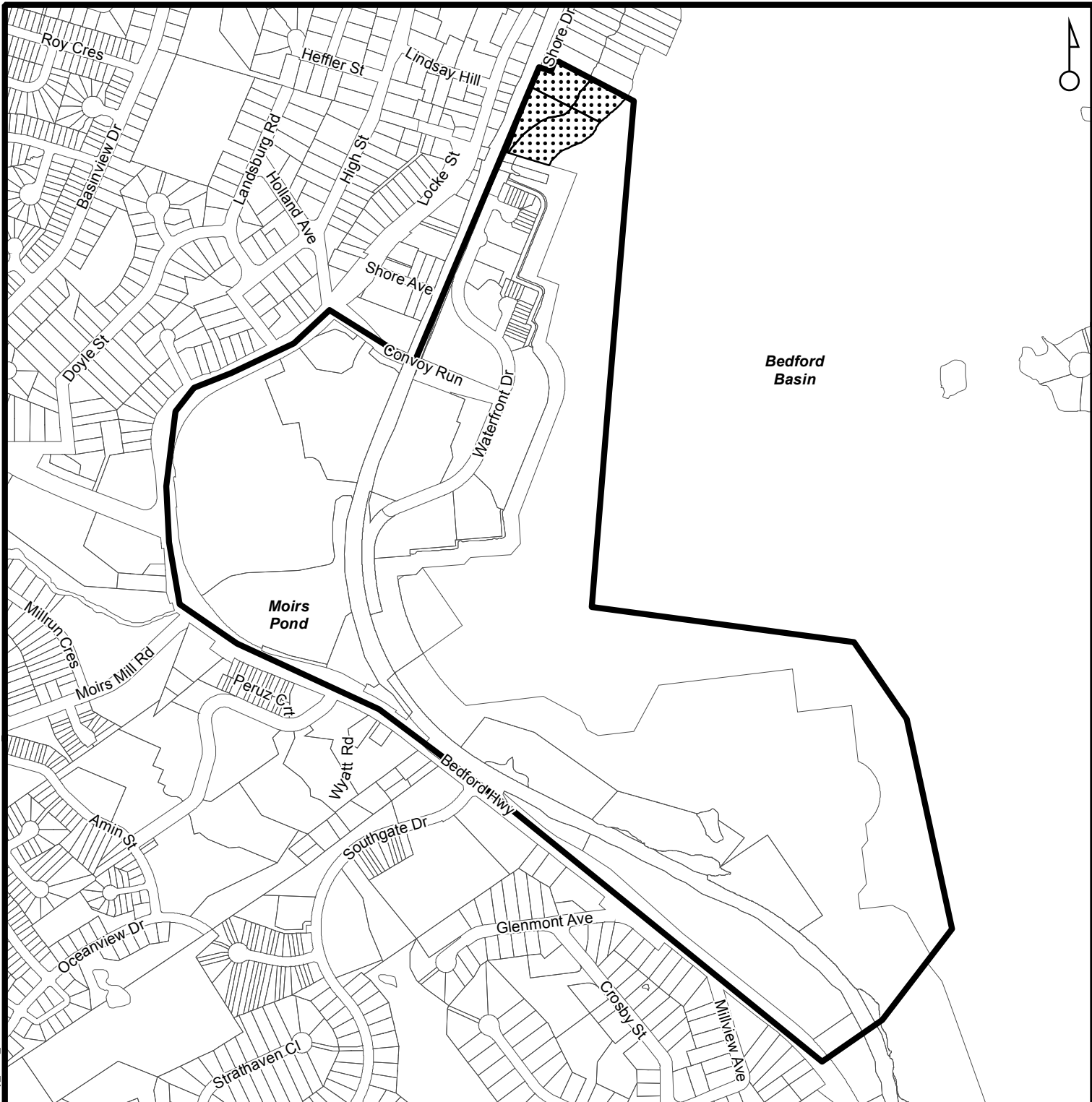
- R Residential
- P Park and Recreation
- C Commercial
- MC Mainstreet Commercial
- CCDD Commercial Comprehensive Development District
- WFCDD Waterfront Comprehensive Development District
- I Institutional

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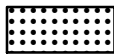
Community Development Planning Services



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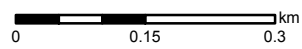


MAP 3

-  Study Area Boundary
-  65 & 79 Shore Drive

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Attachment A
Excerpt from the Bedford Waterfront Design Study (Ekistics, 2010)

4.34 Shore Drive Parcel



4.5 Shore Drive Parcel

For Shore Drive, two different options exist, each with equal potential for success. For this plan, along Shore Drive:

4.5.1 Option 1

1. Eleven townhouse units along with a low-rise (4 storey) multi-unit condominium complex. Shore Drive terminates in a proper cul-de-sac, and the new development is accessed from Waterfront Drive.
2. A multi-use trail connects Shore Drive and Waterfront Drive.

4.5.2 Option 2 (not shown):

1. Seven luxury waterfront housing lots overlooking the Bedford Basin. These houses will be situated on a cul-de-sac that effectively terminates Shore Drive.