

# Bedford Bay Limited

Re-zoning the lands of  
65 and 79 Shore Drive

44° North Development Consulting  
Kathleen O'Donovan

# Subject Lands:



# Context



# Context



# Zoning

- ▶ Current zoning – General Business District
  - Offices uses
  - Daycare facilities
  - Lounges and taverns
  - Institutional uses
  - Hotels, motels, cabins and guest houses
  - Etcetera
  
- ▶ Proposed zoning – Residential Single Unit

# Former use – Commercial boatyard



# Boutilier Marine Proposal

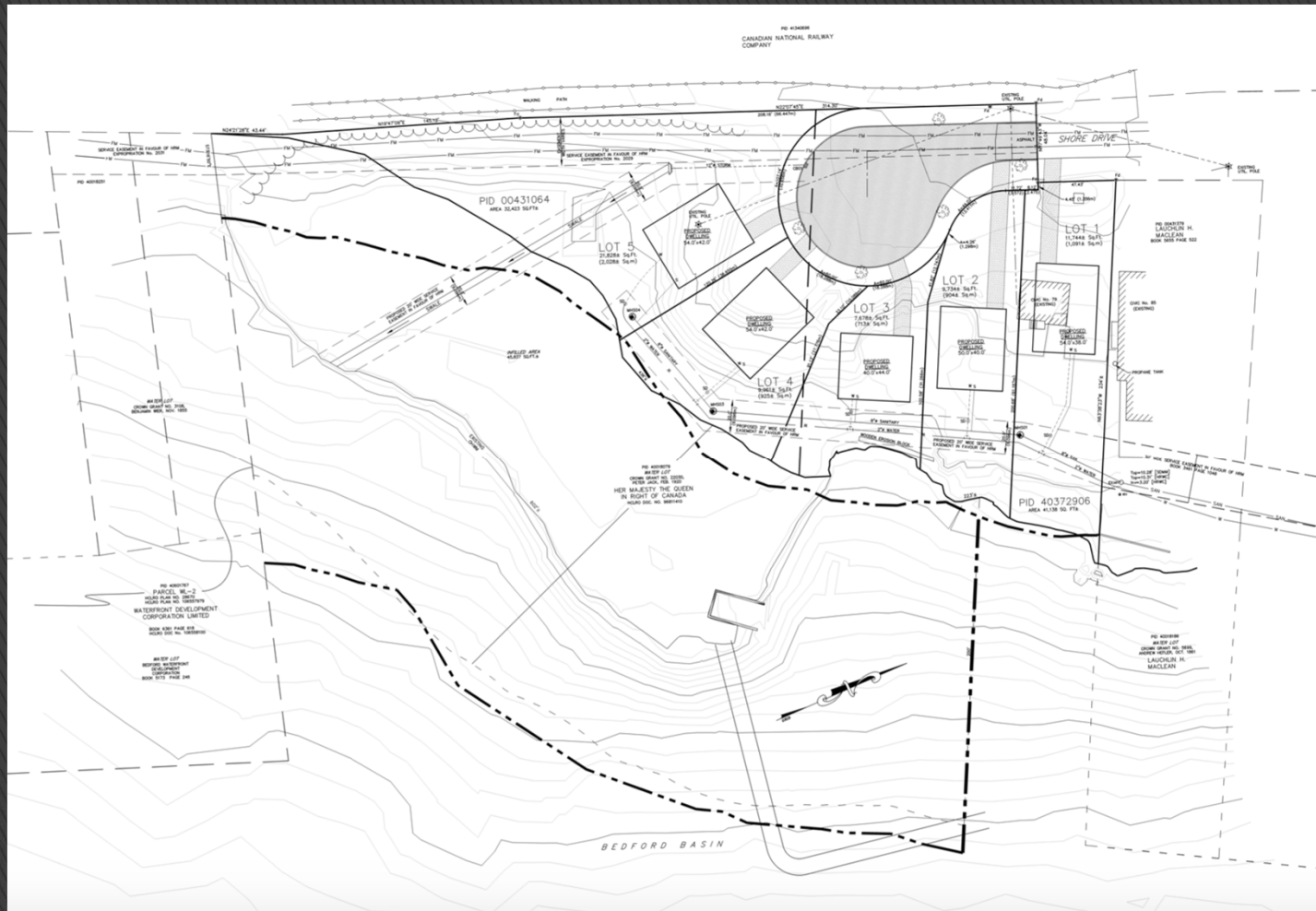


# Proposed: Bedford Bay Estates





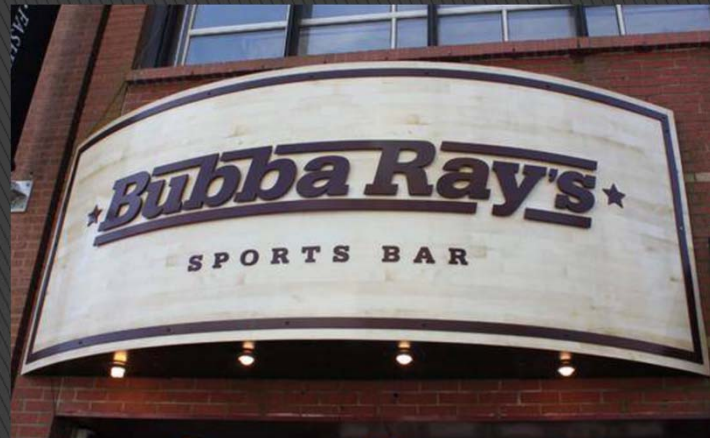
# Concept plan



# Bedford Waterfront



# General Business District



# Residential Single Unit



# Comparison



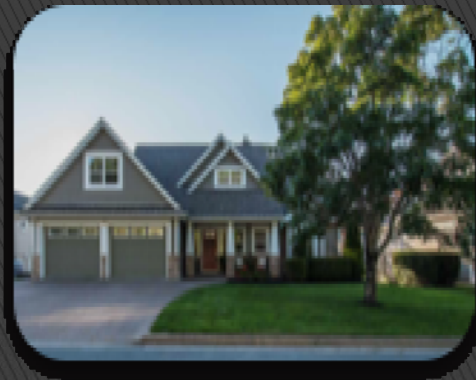
Bedford Waterfront



Traffic



Road Connection



Shore Drive



Traffic



Walking Trail

# Comparison

- Bedford Waterfront
  - Medium to high density
  - High vehicular traffic
  - Paved boardwalk
  
- General Business District
  - Permitted potential development is inconsistent with the neighbourhood
  - Potential high vehicular traffic under current zoning
  - Crusher dust walking trail on CN Rail lands
  
- Residential Single Unit
  - Consistent with the neighbourhood
  - With 6 Units – 4 @ 2 way vehicular trips in the AM  
– 6 vehicular trips in the PM
  - Paved walking trail and easement in favour of HRM

# Walking Trail



Current trail



Proposed trail

# Summary

Single Residential Units

Low traffic flows

Trail connectivity