

HALIFAX

Case 20976

**65 and 79 Shore Drive
and PID 40018079, Bedford
MPS and LUB Amendments**

Halifax Regional Council
June 19, 2018

Applicant Proposal

Applicant: Kathleen O'Donovan, on behalf of Bedford Bay Limited

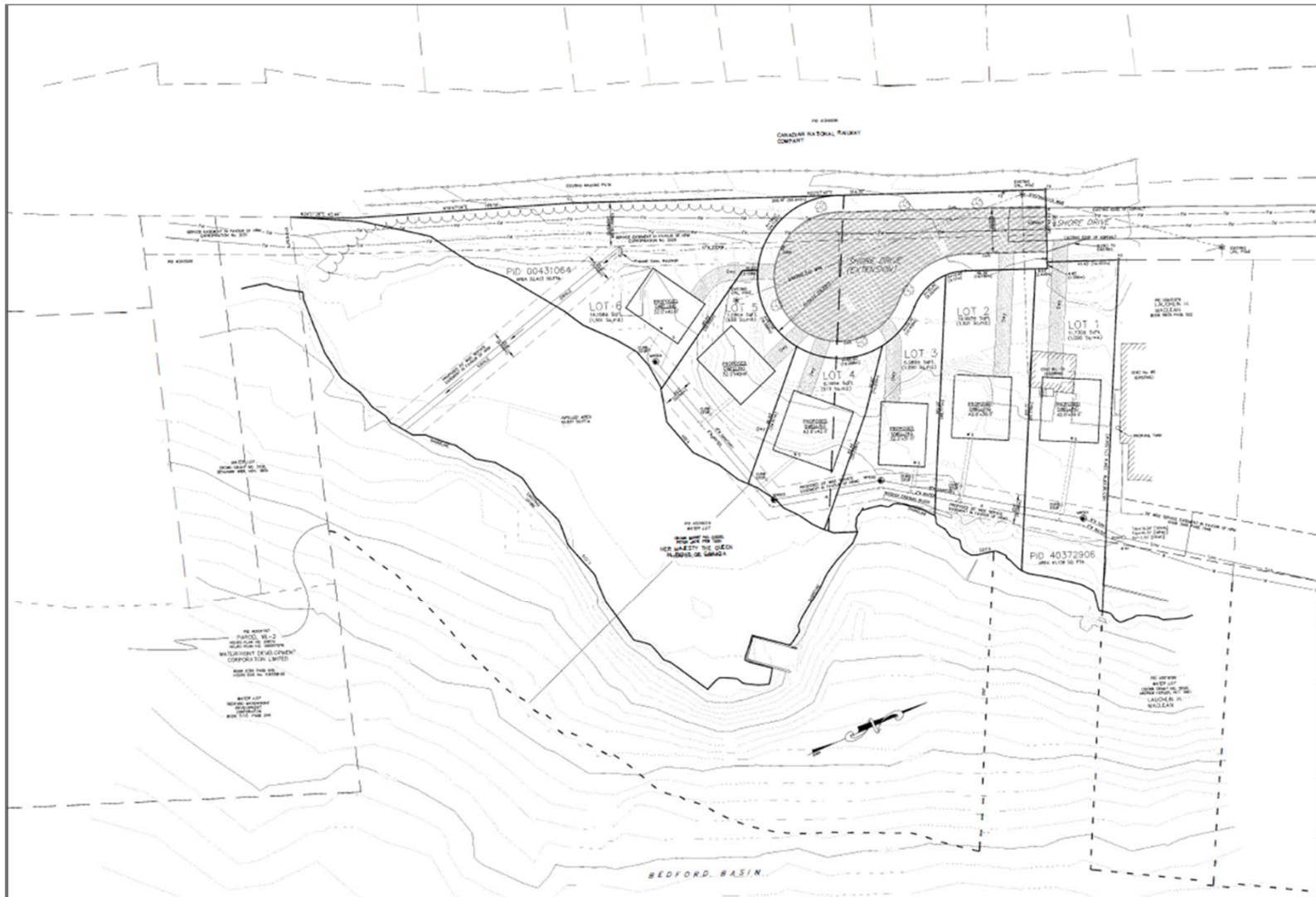
Location: 65 and 79 Shore Drive and PID 40018079, Bedford

Proposal:

- Subdivision and development of residential single unit development
- Re-designation
- Rezoning

HALIFAX

Applicant Proposal



Site Context



Site Context



Site Context



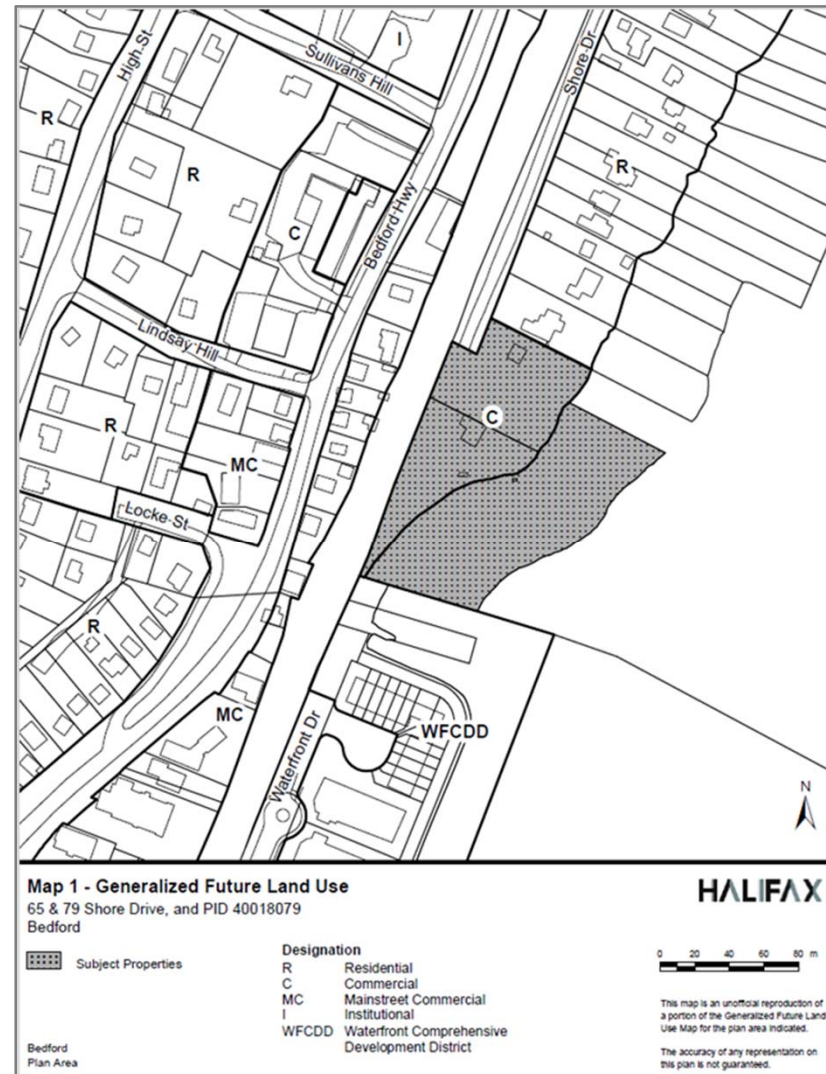
Subject site, looking southeast

HALIFAX

Planning Policy

Bedford Municipal Planning Strategy

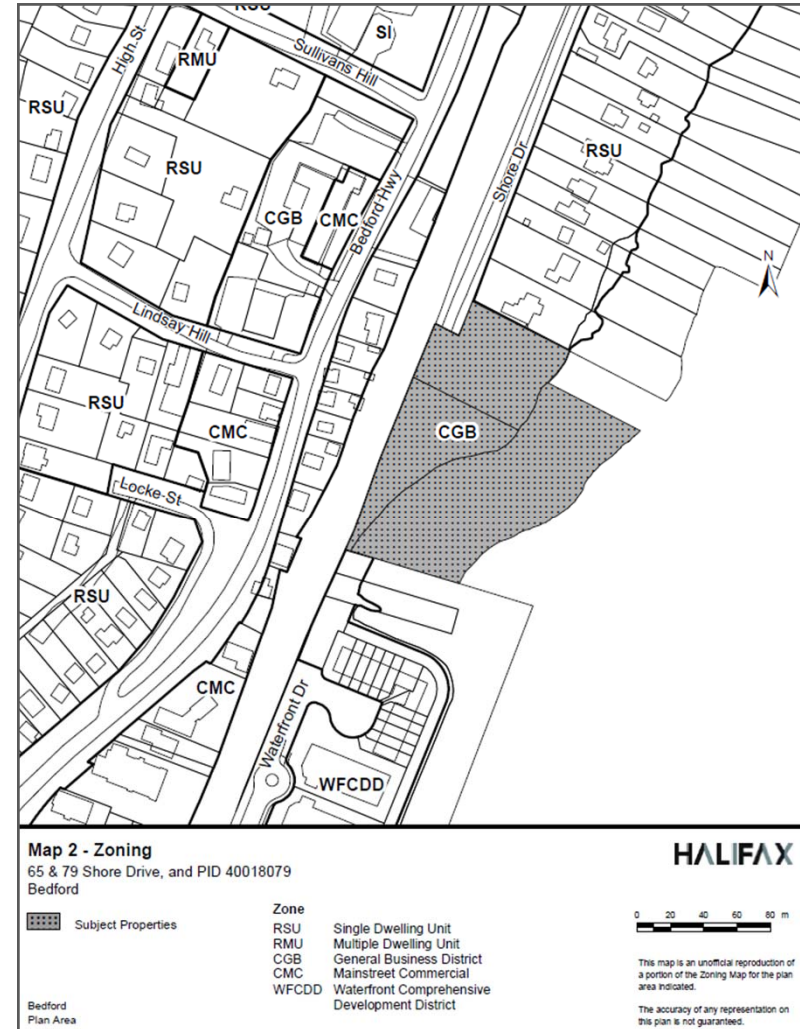
- Subject site is designated **Commercial:**
 - Range of commercial uses
 - Mixed-use and residential uses not envisioned
- Nearby properties on Shore Drive are designated **Residential**



Land Use Regulation

Bedford Land Use By-law

- Subject site zoned **CGB (General Business District)**
 - Permits general business uses: offices, banks, restaurants, retail, personal services, hotels and motels, institutional uses
- Nearby properties on Shore Drive zoned **RSU (Residential Single Unit)**



Proposal

Request for MPS and LUB Amendments

- July 18th, 2017 – Regional Council:
 - Initiated a planning application to consider site specific amendments to the Bedford MPS and LUB
- Applicant's Rationale for Site Specific MPS Amendments:
 - Proposed residential single unit dwellings are appropriate for the following reasons:
 - The existing Commercial designation and zoning is incompatible with the neighbourhood;
 - The proposed development will make efficient use of the site; and
 - The extension of Shore Drive will complete the streetscape.

Proposed Policy

Municipal Planning Strategy

- Re-designate 65 and 79 Shore Drive and PID 40018079, Bedford, from Commercial to the Residential Designation; and
- Re-zone 65 and 79 Shore Drive and PID 40018079, Bedford, from CGB (General Business District) to the RSU (Single Dwelling Unit) Zone.

HALIFAX



Rationale for Proposed Policy

Of the matters addressed by the proposed amendments, the following have been identified for detailed discussion:

- Appropriateness of Designation and Zoning;
- Traffic Impact;
- Pedestrian Connectivity;
- Use of PID 40018079 (Crown Water Lot);
- Environmental Implications; and
- Coastal Inundation.

Public Engagement Feedback

- Level of engagement completed was consultation achieved through a mail out notification, newspaper ad and a public meeting held by NWPAC on September 26, 2017.
- Feedback from the community generally included the following:
 - *Road connection between Shore Drive and Waterfront Drive;*
 - *Increased Traffic along Shore Drive;*
 - *Trail Development from Shore Drive to Waterfront Drive; and*
 - *Ownership and use of the water lot (PID# 40018079).*

North West PAC

The North West Planning Advisory Committee (NWPAC) reviewed the subject application on December 6, 2017 and passed the following recommendation:

“THAT the North West Planning Advisory Committee has reviewed the application for Case 20976 and recommends approval of the application as outlined in the memorandum and attached package dated November 24, 2017.”

North West Community Council

North West Community Council reviewed the subject application on May 14, 2018 and passed the following recommendation:

THAT North West Community Council recommend that Halifax Regional Council Approve the proposed amendments to the Bedford Municipal Planning Strategy and Land Use By-law as set out in Attachments A and B of the staff report dated April 19, 2018.

Recommendation

It is recommended that Regional Council:

Approve the proposed amendments to the Bedford Municipal Planning Strategy and Land Use By-law as set out in Attachments A and B of the staff report dated April 19, 2018.