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Case 18781 Bedford West Sub Area 7 and 8 Development Agreement

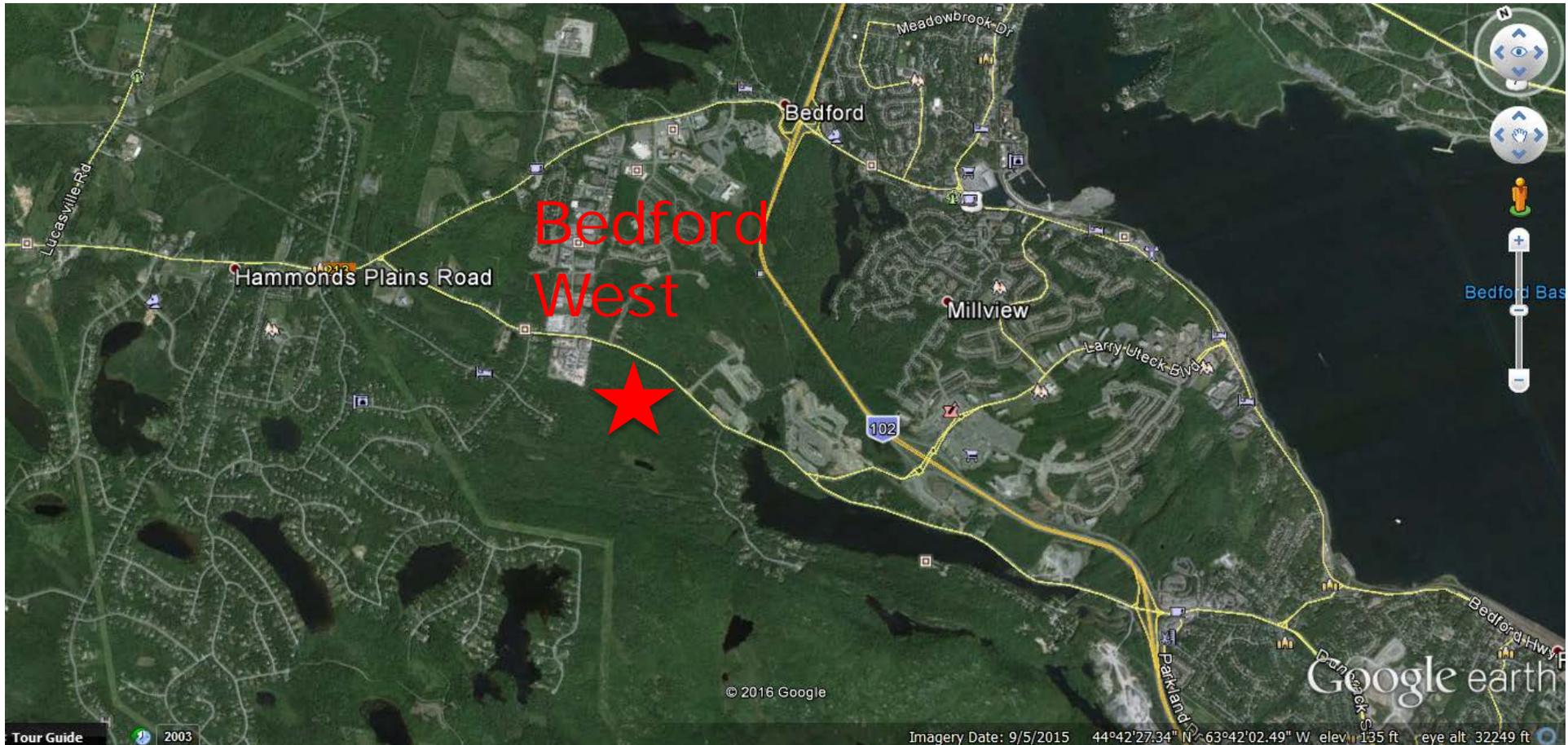
Presentation for NWCC)

Thea Langille, May 16, 2016

Application

- Application by West Bedford Holdings
 - Enter in to a development agreement to permit a development agreement for mixed use residential subdivision at Sub Area 7 and 8, Bedford West.

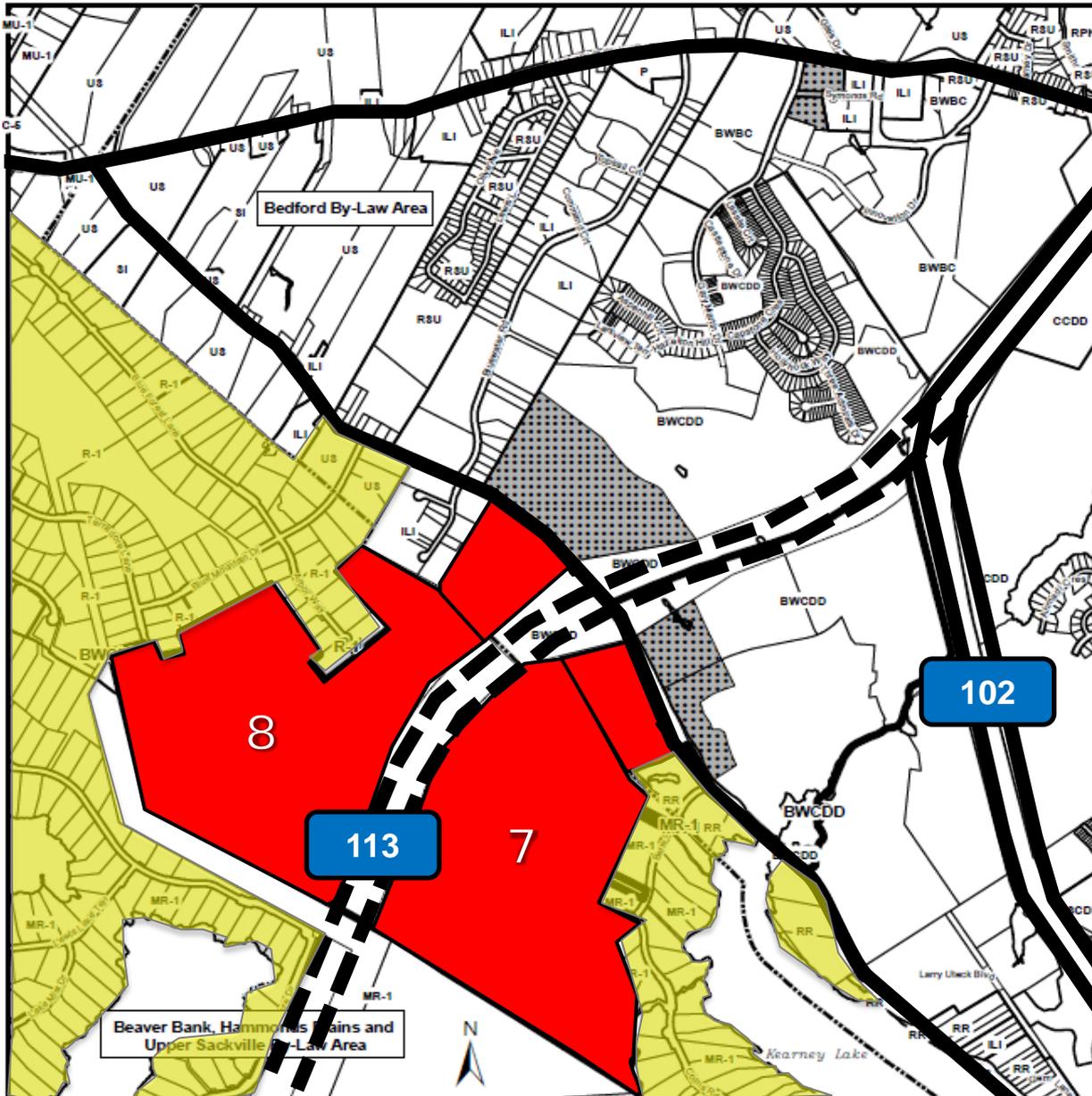
Context



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Sub Area 7/8 Context

- Proposed Development Agreement (Red)
- Surrounding Residential (Yellow)

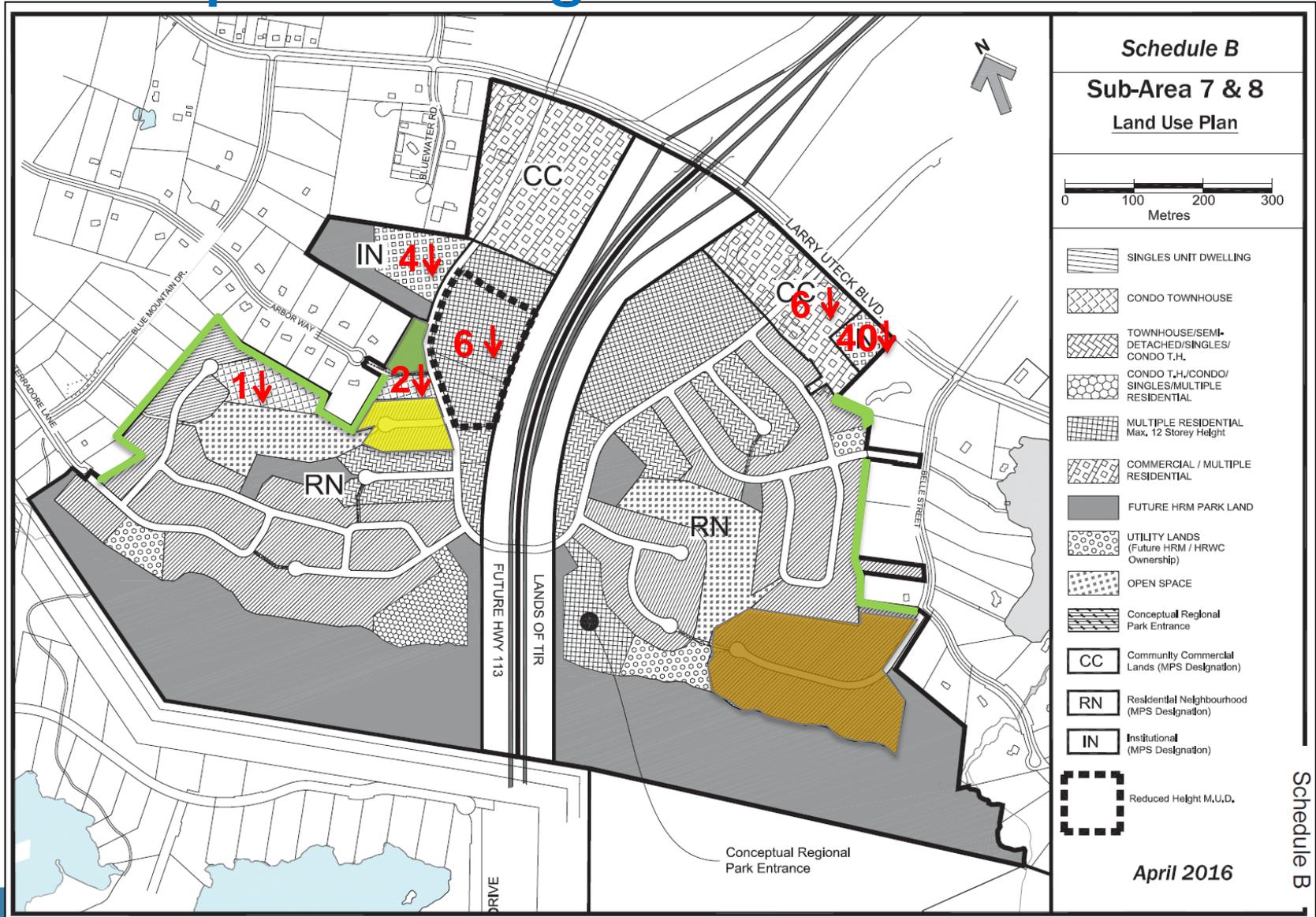


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Deferral – Questions

- a) accesses to the site;
- b) buffering, intensity and density changes;
- c) a timeline - enhancements to Larry Uteck Boulevard;
- d) an update respecting Highway 113;
- e) documentation of changes proposed by applicant at the public hearing.
- f) a response from staff regarding questions raised by the public during the public hearing; and

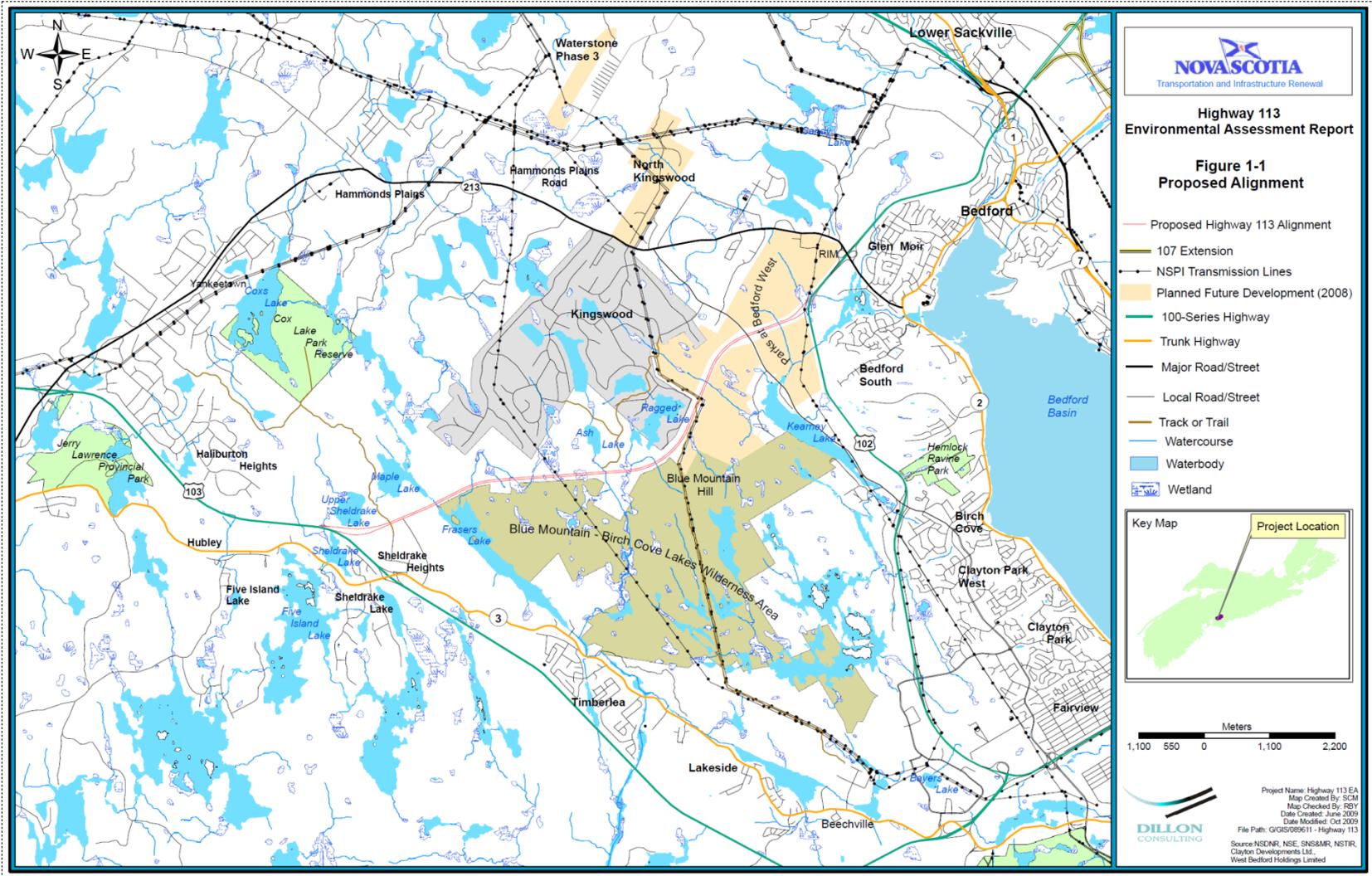
b and f) Buffering, Intensity and Density / Proposed Changes



c) Larry Uteck Upgrades

Location	Associated Work	Approximate Start Date	Responsibility
Larry Uteck Boulevard	Phase 1 – widen to 4 lanes	2015 / 2016	Municipality
Larry Uteck Boulevard at Hammonds Plains Road	Intersection upgrades – dual left turn lanes	2015 / 2016	Municipality
Larry Uteck Boulevard	Phase 2– widen to 4 lanes	2016 / 2017	Municipality
Larry Uteck Boulevard	Phase 3– widen to 4 lanes	2017 / 2018	Municipality
Larry Uteck Boulevard	Phase 4– widen to 4 lanes	2020 / 2021	Municipality
Larry Uteck Boulevard at Bluewater Road	Traffic Signals		Municipality
Larry Uteck Boulevard and Broad Street - North	Signal or round-a-bout	By 2021	Developer (Signals) and Municipality (round-a-bout cost share)
Larry Uteck Boulevard and Broad Street - South	Signal or round-a-bout	By 2021	Developer (Signals) and Municipality (round-a-bout cost share)
Highway 113 Exits	Construction of signalized intersection or round-a-bout	Unknown 2029±	Province of N.S.

d) Highway 113



e) Question from the public hearing.

Recommendation

- Staff are satisfied the proposal reasonably meets the requirements of MPS and SPS policies; therefore staff are recommending the development agreement be approved as identified in the recommendation section of the supplementary report.

**Attachment B
Access Options**

Access Options

Make Belle Street a through Street connecting Road 7-6 and Road 7-4

Connect Road 7-2 to Belle Street

Add another connection between Sub Area 7 and 8 (across Highway 113 right-of-way)

New Access to Larry Uteck Boulevard (between Broad Street (Road 78) and Belle Street)

Belle Street One-Way Access

Belle Street Emergency Gate

Full Access to Belle Street (proposed)