

HALIFAX

Case 18781 Bedford West Sub Area 7 and 8 Development Agreement

Presentation for NWCC)

Andrew Bone, February 29, 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.

Correction

In the staff report, I referenced the intersection of Collins Road and Larry Uteck Boulevard, it should be Belle Street and Larry Uteck Boulevard.

Context



Bedford West

- In excess of 1200 acres.
- Major Urban growth.



Map 4 - Bedford West Sub Areas

 Bedford West Development Sub-Areas



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The accuracy of any representation on this plan is not guaranteed.

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Bedford West – Sub Areas

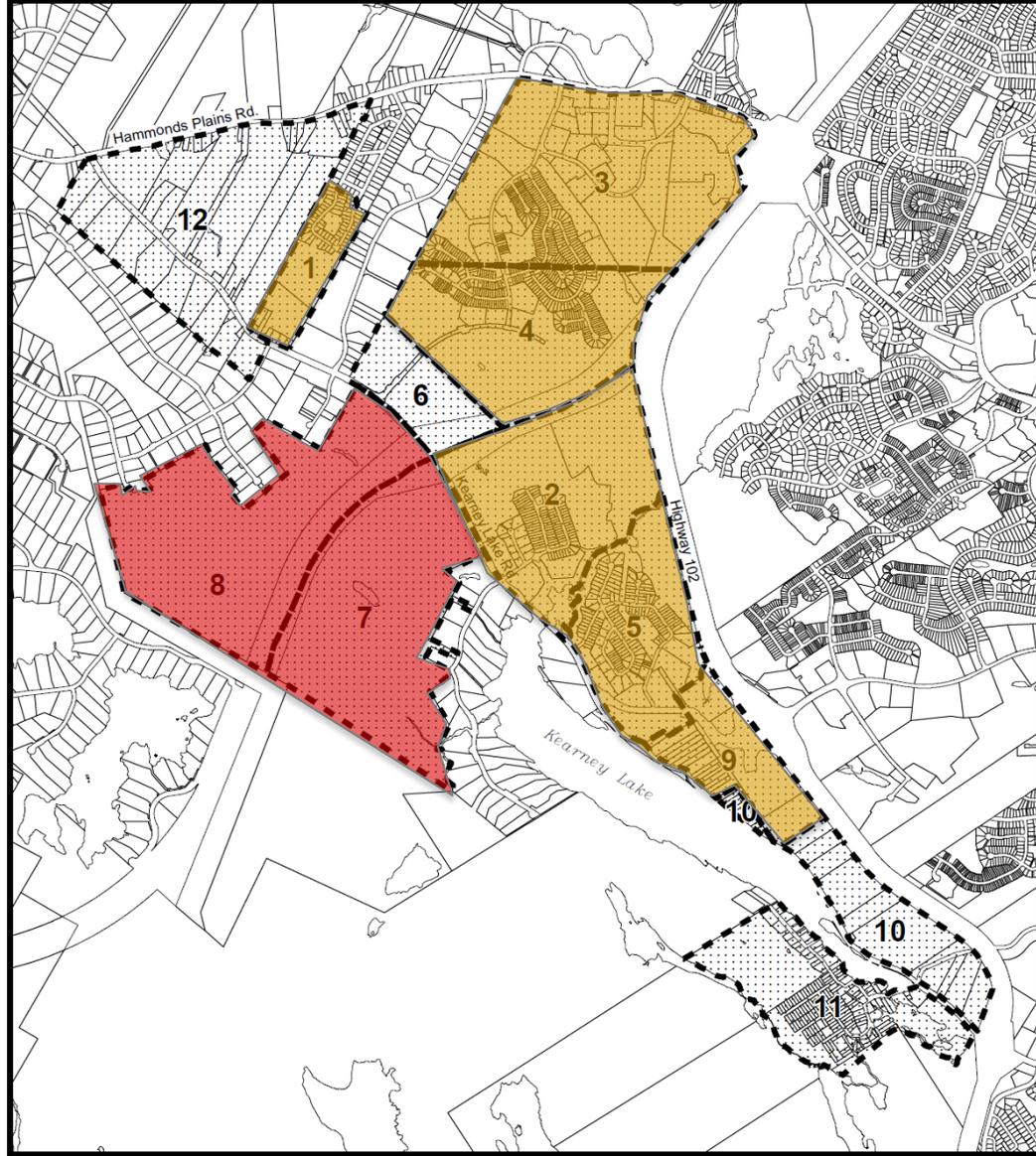
- 12 Sub Areas / Phases



– 6 Approved Sub Areas



– Subject of tonight's public hearing



Map 4 - Bedford West Sub Areas

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Bedford West Development Sub-Areas

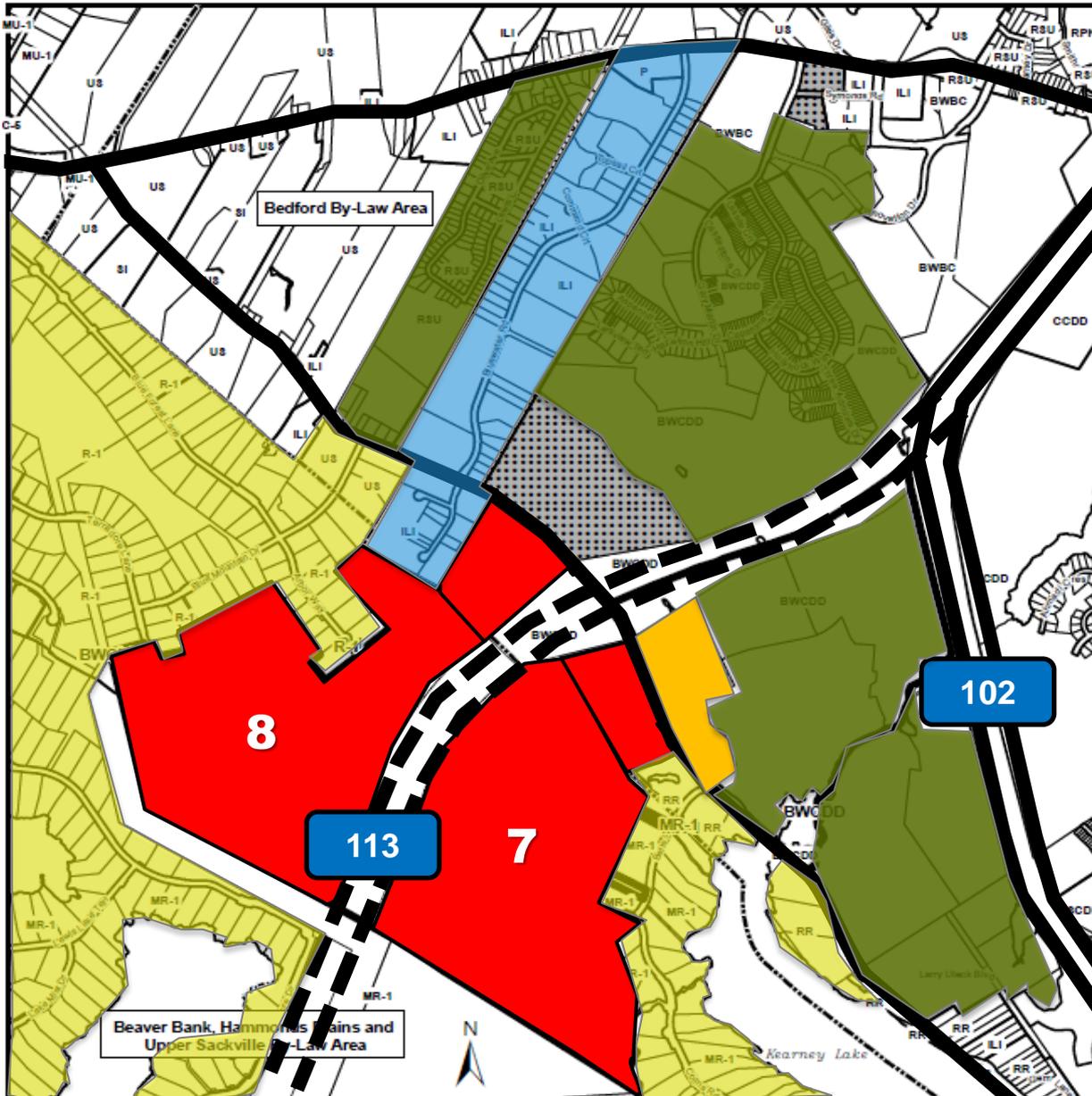
0 200 400 600 800 m

The accuracy of any representation on this plan is not guaranteed.

23 November 2015 Case 18781 T:\work\planning\Casemaps\BED\18781\ (AKT)



Sub Area 7/8 Context



- Transportation
 - Larry Uteck
 - Highway 113
- Existing Land Uses
 - Kingswood
 - Blue Mountain
 - Kearney Lake Estates
- Parkland
 - Birch Cove – Blue Mountain Regional Park

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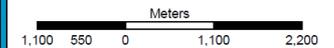
Highway 113



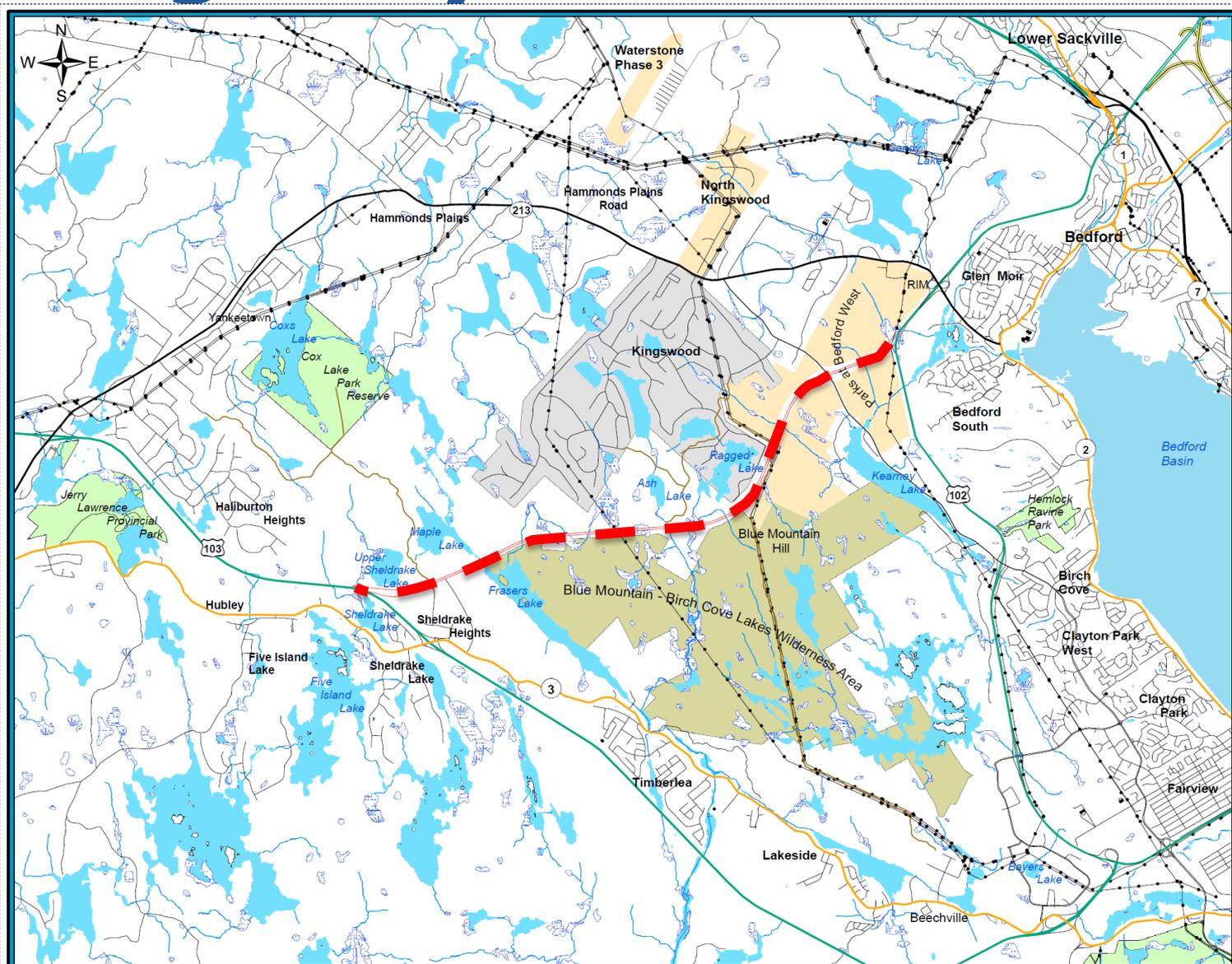
Highway 113 Environmental Assessment Report

Figure 1-1 Proposed Alignment

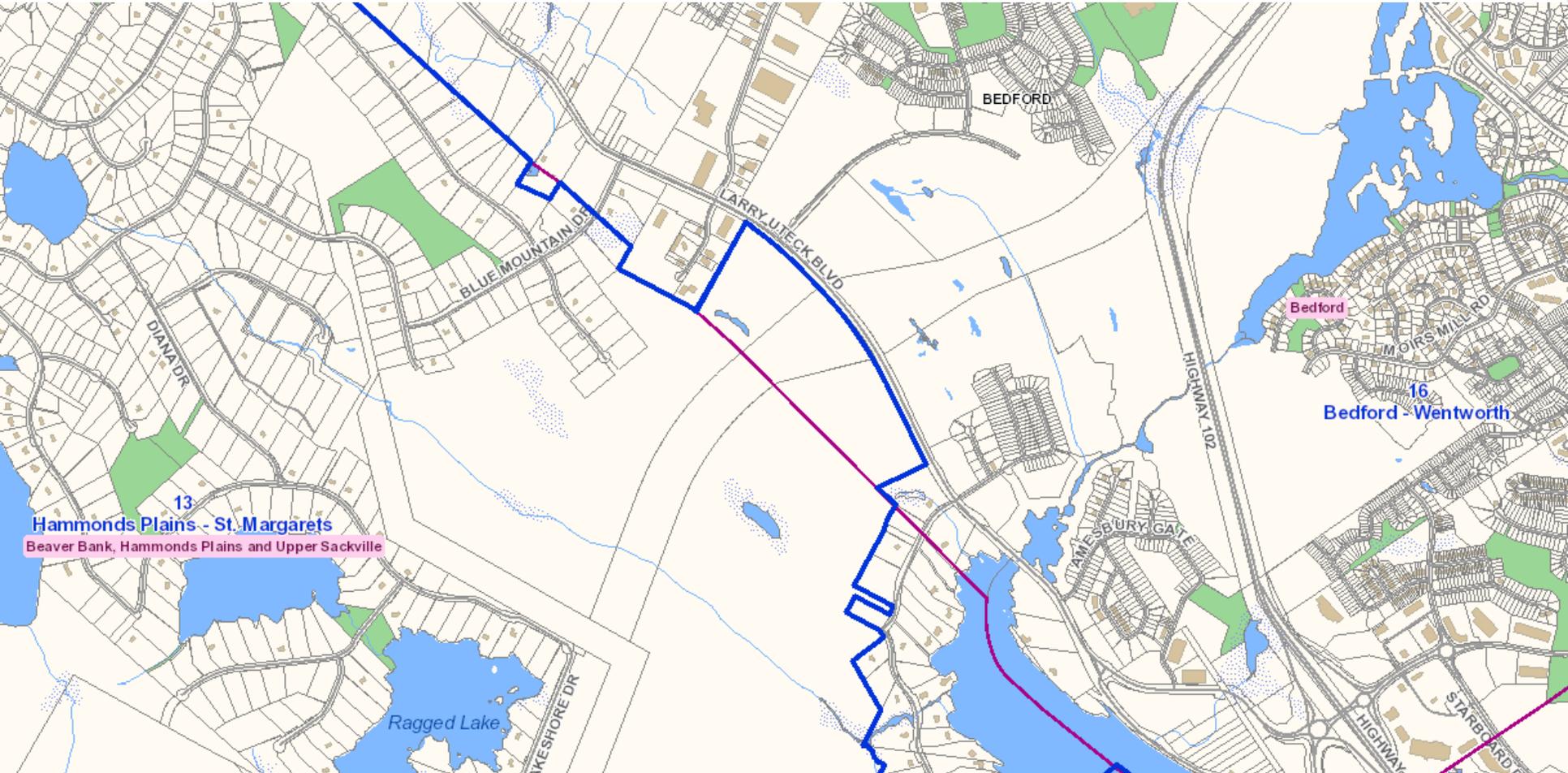
- Proposed Highway 113 Alignment
- 107 Extension
- NSPI Transmission Lines
- Planned Future Development (2008)
- 100-Series Highway
- Trunk Highway
- Major Road/Street
- Local Road/Street
- Track or Trail
- Watercourse
- Waterbody
- Wetland



Project Name: Highway 113 EA
 Map Created By: SCM
 Map Checked By: RBY
 Date Created: June 2009
 Date Modified: Oct 2009
 File Path: GIS\090511 - Highway 113
 Source: NSDNR, NSE, SNS&MR, NSTIR,
 Clayton Developments Ltd.,
 West Bedford Holdings Limited

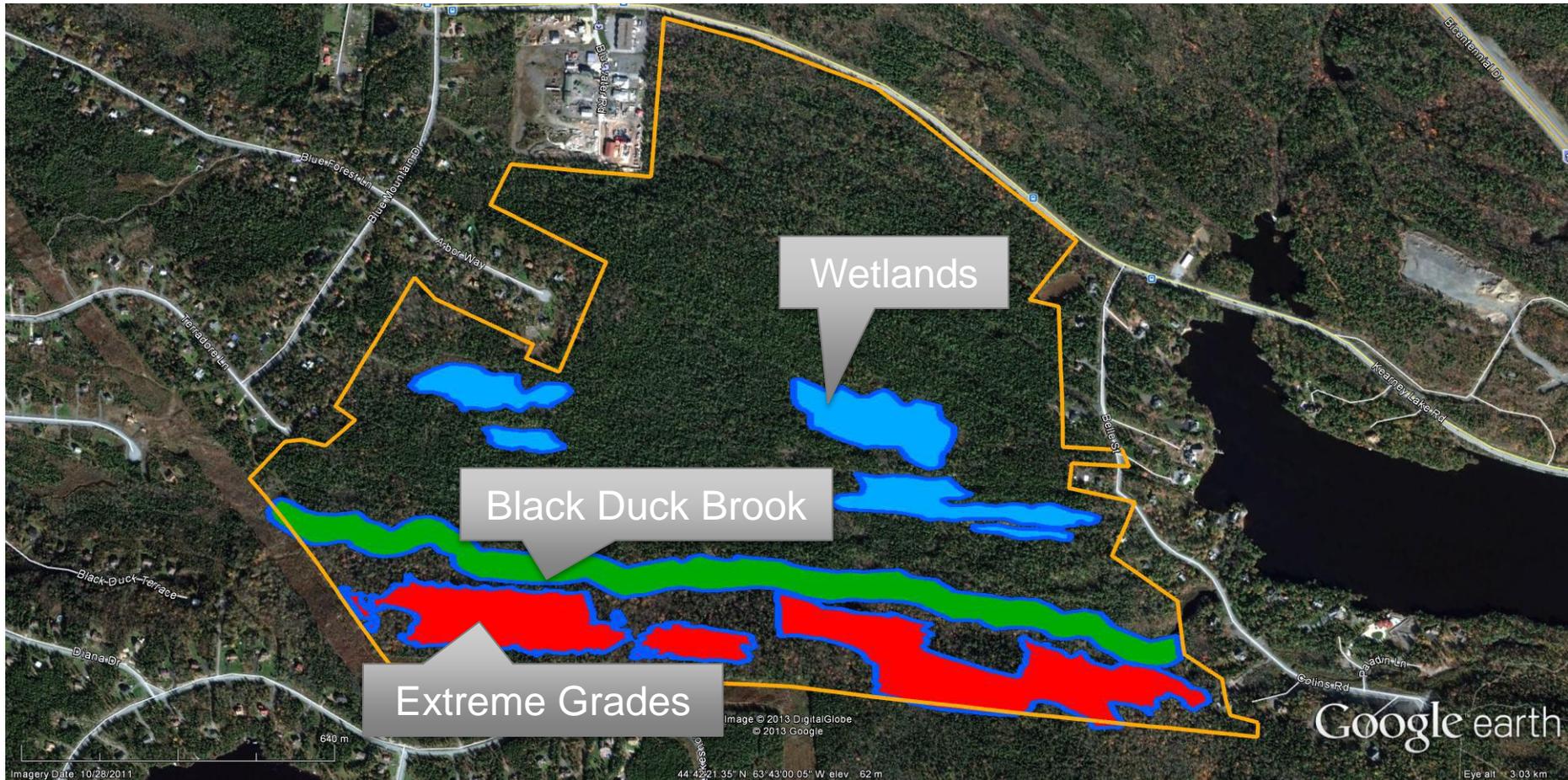


Sub Area 7 and 8 Context



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Sub Area 7 and 8 Context



Planning Policies

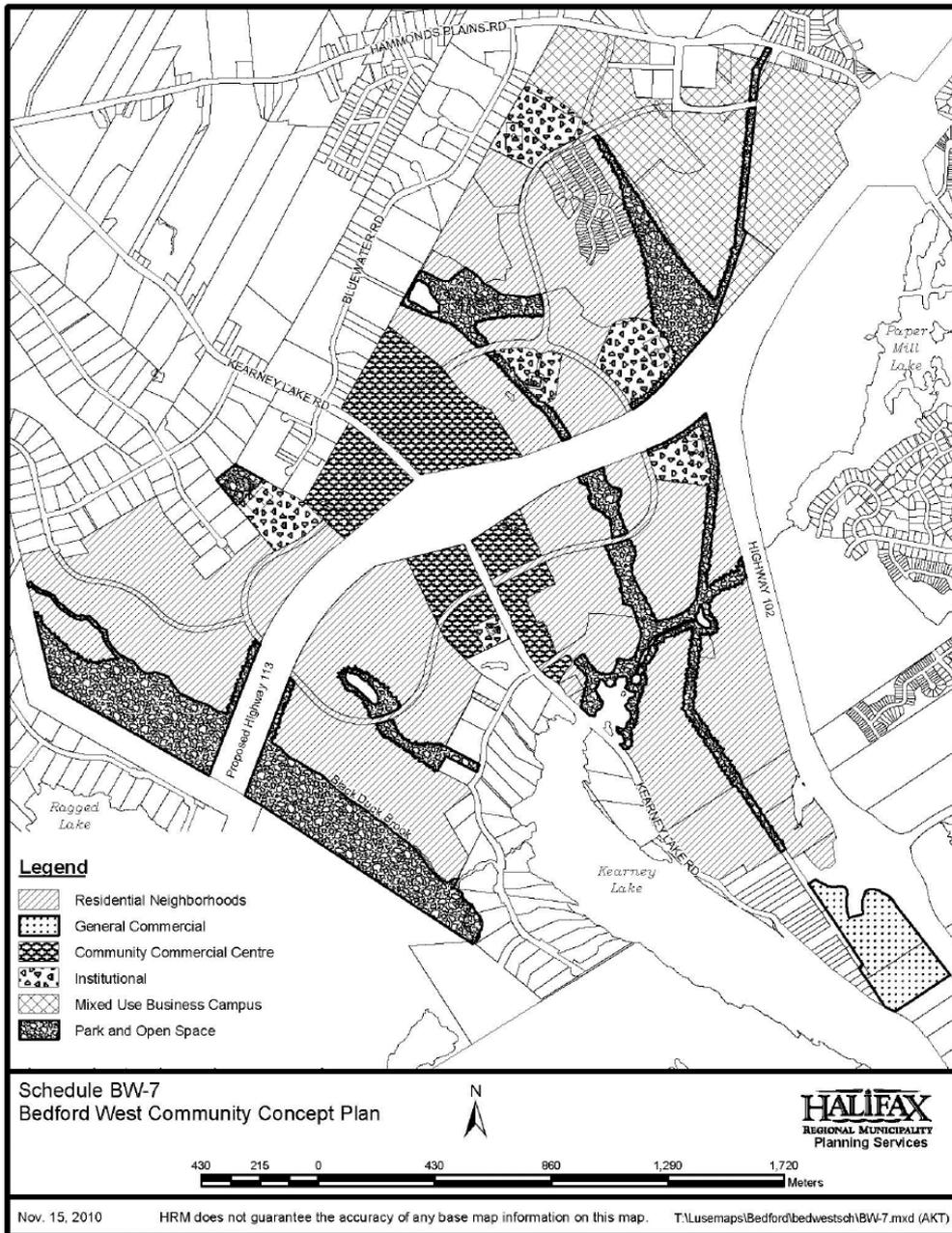
- Bedford MPS.
- Bedford West Secondary Planning Strategy
- Relevant policies require all development in Bedford West be by development agreement.
- Council must review proposal in context to the Bedford West policies (detailed in the staff report). I will highlight issues later in the presentation.

Planning Policies

- ~40 policies cover a variety of areas, including:
 - Environmental protection;
 - Parkland;
 - Sewer/water services
 - Transportation
 - Land Use and density
 - Phasing

Master Plan – Community Concept

- Conceptual Plan for land use.
- Forms part of planning policy.



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Proposal



Unit Count (approximate)

	Sub Area 7	Sub Area 8
Community Commercial Area	5.26 ha (13.00 acres)	8.95 ha (22.12 acres)
Multiple Unit Dwelling	33 units	418* units
Townhouse	-	-
Commercial Sites	4.57 ha (11.3 acres)	2.38 ha (5.9 acres)
Residential Neighbourhood	73.11 ha (180.65 acres)	64.16 ha (158.54 acres)
Single Unit Dwelling	248 units	234 units
Townhouse	112 units	148 units
Semi Detached Dwelling	-	-
Stacked Attached Dwelling	-	-
Multiple Unit Dwelling	558 units	390 units
Unused Multi-Unit Transferred to other Sub Area	238 units	318 units
Unused Multi-Unit Transferred to other Commercial Area	-	59 units
Parkland	21.44 ha (53 acres)	22.66 ha (56 acres)
Open Space	>2.42 ha (6 acres)	>3.23 ha (8 acres)
Institutional	1.05 ha (2.6 acres)	4.37 ha (10.8 acres)

*Includes 59 units transferred from residential neighbourhood within Sub Area 8.

Land Use



Discussion – Integration with Existing Communities

- Transition of land uses
- Compatible land uses
- Visual control
- Management of Access

Discussion – Parks, Open Space and Trails

Park ID (As shown on Schedule H)	Area (Approx.)	Parkland Development	
		Site Preparation (Approx. Area)	Trail (Approx. Length)
Park 1	0.20 ha (0.5 acres)	929 sq. m. (10,000 sq.ft.)	
Park 2	20.2 ha (50 acres)		1,220 m (4002 feet)
Park 3	1.01 ha (2.5 acres)	2,972 sq. m. (32,000 sq.ft.)	-
Park 4	19.42 ha (48 acres)	1,208 sq. m. (13,000 sq.ft.)	1,220 m (4002 feet)
Park 5	1.21 ha (3.0 acres)	929 sq. m. (10,000 sq.ft.)	255 m (836 feet)
Park 6	2.02 ha (5.0 acres)	6,000 sq. m. (64,585 sq.ft.)	
Total	44.1 ha (109 acres)	12,038 sq. m. (129,585 sq. ft.)	2,695 m (1.67 miles)

Discussion – Environmental Protection

- Master stormwater management plan. Balance flows.
- Wetlands protected as public or private open space;
- Riparian buffers around watercourses and steep slopes adjacent have been protected;
- Tree re-planting program (street trees and for new residential dwelling lots; and
- Water quality monitoring program.

Discussion – Building Height

- Variety of building heights;
- Transition from low to high where possible;
- Building height is consistent with other areas of Bedford West.
- Height is necessary to achieve policy densities.
- Height is concentrated along Larry Uteck Boulevard and inner section of Broad Street.

Building Height



Discussion – Transportation Connections

- Municipal Servicing Specifications require connections between communities.
 - Enables efficient transportation and access between communities.
 - Frequent and regular connections to surrounding communities are required.
 - Significant discussion has taken place. Variations have been accepted to minimize connections to limit impact in existing areas.
 - Limited access to Larry Uteck Boulevard.
 - Additional pedestrian connections provided where possible.

Transportation - Connections



Non-Substantive Amendments

6.1 Non-Substantive Amendments

- 6.1.1 The following items are considered by both parties to be not substantive and may be amended by resolution of Council.
- (a) The granting of an extension to the date of commencement of construction as identified in Section 7.3 of this Agreement;
 - (b) The length of time for the completion of the development as identified in Section 7.4 of this Agreement;
 - (c) Amendments to the development standards in Sections 3.4.2 to 3.4.14 of this Agreement with the exception of building height;
 - (d) Amendments to the water quality monitoring program on Schedule O and clauses 5.4.1 and 5.4.2 to this Agreement provided that a recommendation of approval has been received from the Regional Waters Advisory Board;
 - (e) Transfers of density into this Agreement from other Sub Areas of Bedford West which do not affect the collection of Capital Costs or exceed an additional 1 unit per acre; and
 - (f) Sign requirements in Schedule T.

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 staff report.