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**Case 21402: Sackville Rivers
Floodplain and Case 20361:
Municipal Planning Strategy
Amendment Request for 1488 and
1496 Bedford Highway, Bedford**

Regional Council
August 14, 2018

Background

- 2008 request by the Sackville Drive Business Association Board
- 2012 Regional Council direction
- 2013 Information report identified need for a new floodplain study, budgeted for in 2014/15
- 2015 agreement with Dalhousie University to provide specialized technical expertise
- Phase 1, background research, completed in October 2015
- Phase 2, final study, completed in April 2017

Why Prepare Floodplain Mapping?

- Public Safety
- Environmental Protection
- Protection of property
- Reduce the need for flood control works
- Reduce the need for flood damages restoration and assistance

Past Flooding



Fish Hatchery Park, April 2015



Union Street, January 1956



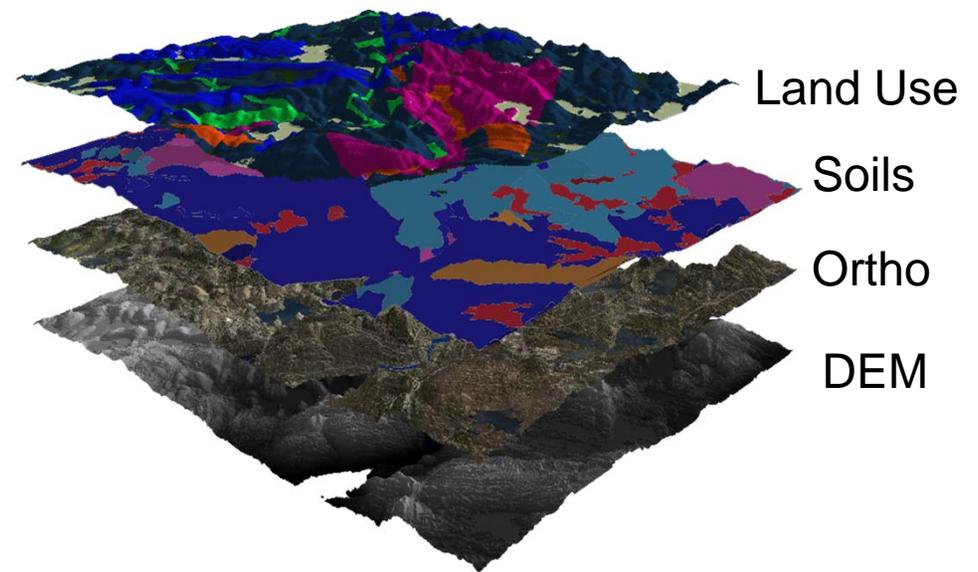
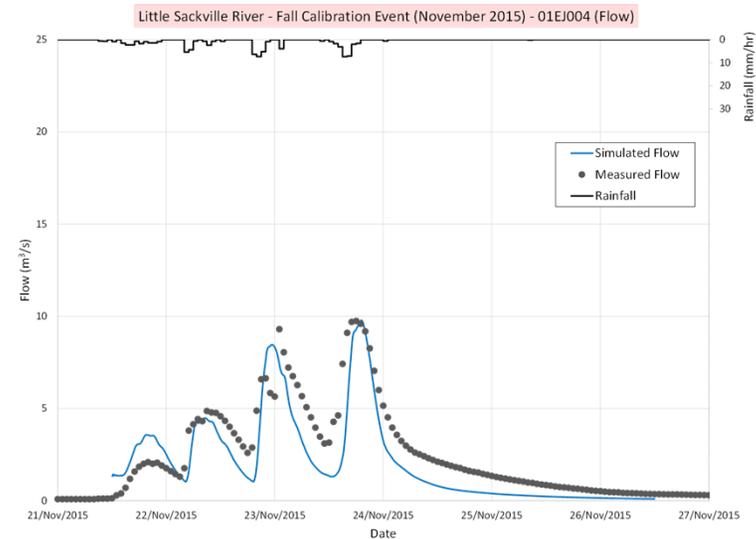
Bedford-Sackville Greenway Trail Erosion, December 2014

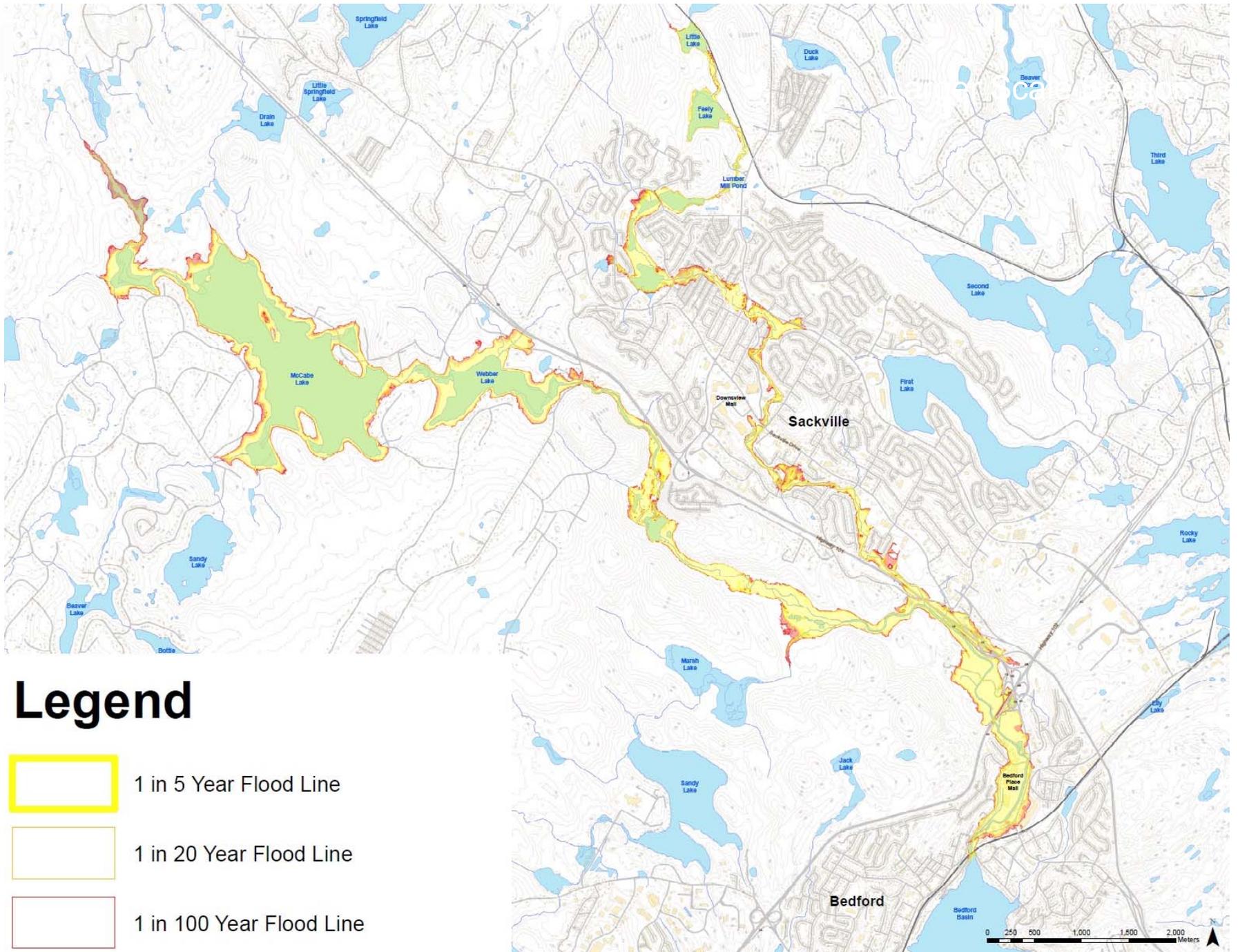


Bedford Place Mall, December 2014

Study Methodology

- data collection and analysis
- hydraulic (water flow) & hydrologic (amount of runoff) floodplain modeling
- flood scenario modeling
- climate change impacts





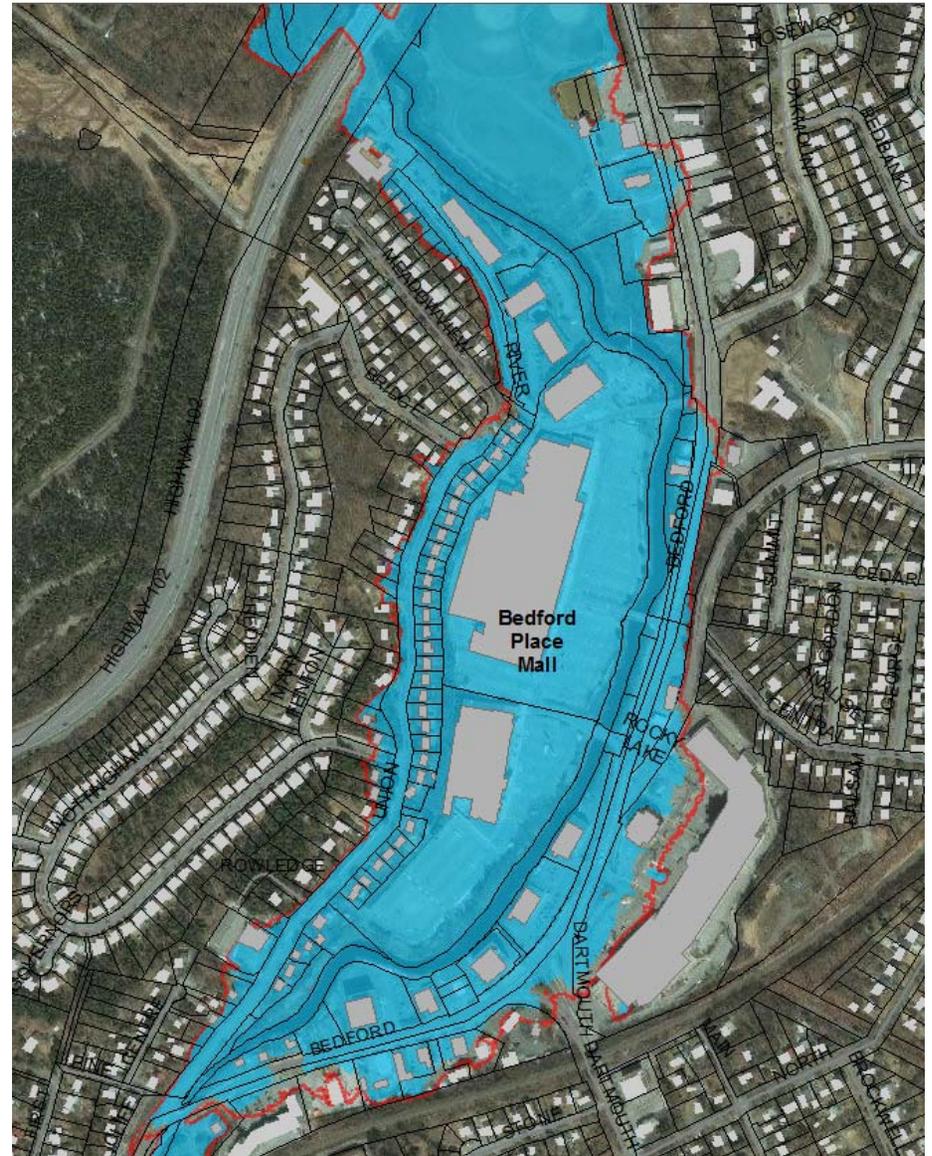
Legend

-  1 in 5 Year Flood Line
-  1 in 20 Year Flood Line
-  1 in 100 Year Flood Line

Existing Regulated (1980's)



2017 Study Results



Existing Regulated (1980's)



2017 Study Results



Policy Context

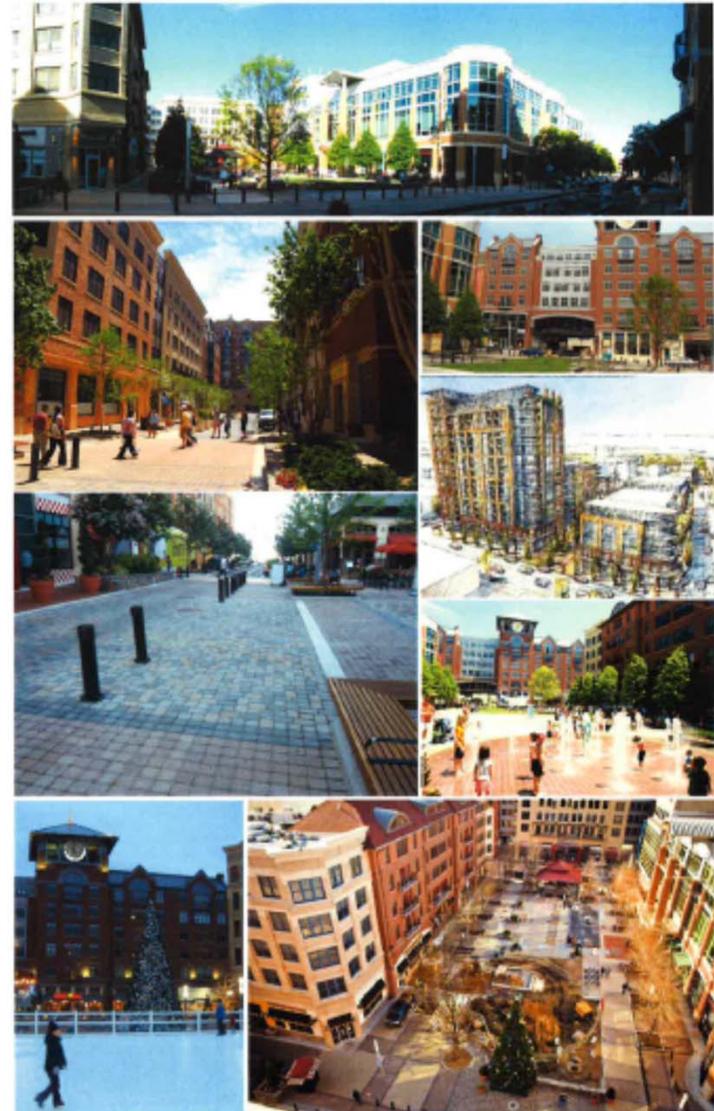
- Statements of Provincial Interest Regarding Flood Risk Areas
- Regional Plan policies concerning 1:20 and 1:100 year floodplains
- Four Community Plan areas; Bedford, Sackville, Sackville Drive, and Beaver Bank/ Hammonds Plains/ Upper Sackville.
- Existing floodway designations and floodplain zones reflect the floodplains of the Sackville Rivers as mapped in the 1980s for the Flood Damage Reduction Program (FDRP).

Case 20361

Applicant: Environmental Design Management Limited, on behalf of Universal Reality

Location: 1488 & 1496 Bedford Highway

Proposal: two multi-unit residential buildings with ground floor commercial space

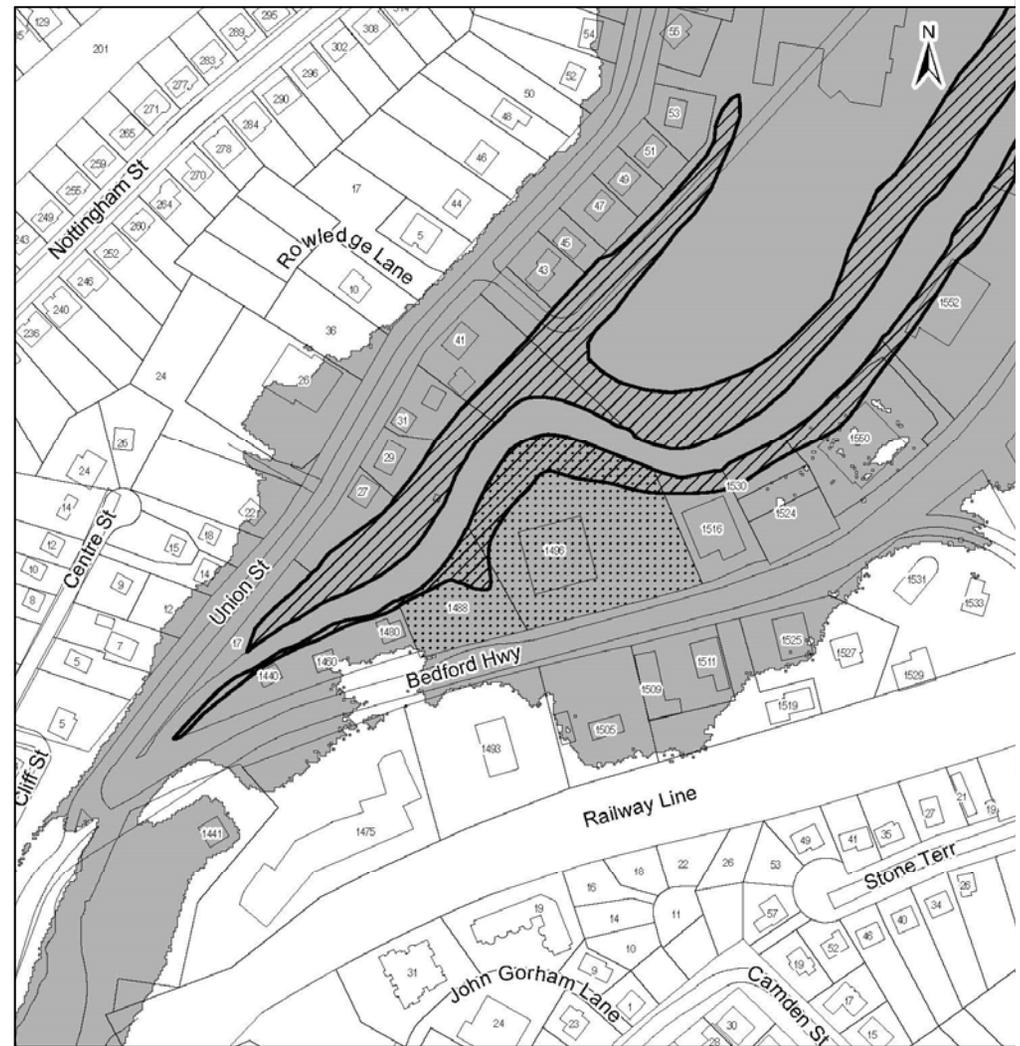


REFERENCE IMAGES

BEDFORD SUNNYSIDE URBAN DISTRICT GROWTH CENTRE / EDM / 9 of 8

Policy Context

- Urban District Growth Centre (Regional Plan)
- Potential Commuter Rail Station (IMP)
- Commercial Designation (Bedford MPS)
- Existing FW (Floodway) Zone
- Existing FW (Floodway) Zone
- Within 1:20 year floodplain (2017 study)



Map 3 - Floodway Zone

1488 and 1496 Bedford Hwy
Bedford

- Subject Properties
- Existing Floodway Zone (1:20 Flood Line)
- 1:20 Flood Line - Sackville River Floodplain Study

Bedford
Land Use By-Law Area

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0 20 40 60 80 m

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

Review

- Portion of subject site is located within existing FW (Floodway) Zone, which prohibits residential development.
- Located within updated (2017) 1:20 year floodplain.
- Provincial Statement of Interest Regarding Flood Risk Areas.
- Lands are part of the proposed Sackville Floodplain project.
- Recommendation to not initiate a separate MPS amendment request or any other site specific MPS amendment requests during the Sackville River Floodplain policy exercise.

Community Engagement

- letters to affected property owners;
- Municipal webpage;
- one or more public open houses; and
- stakeholder meetings including, but not limited to, meetings with the Sackville Rivers Association, Sackville Business Association, Halifax Water, developers that are active in the affected area, and relevant provincial government departments.

Next Steps

Engage the community and prepare MPS/LUB amendments that consider:

- the direction outlined in the Regional Plan and Statement of Provincial Interest Regarding Flood Risk Areas;
- the appropriate range and scale of new development;
- controls on the re-use and expansion of existing uses and structures;
- the results of public and stakeholder consultations; and
- input from the Northwest PAC and Regional Watershed Advisory Board.

Staff anticipate returning to Council with proposed MPS/LUB amendment by summer 2019.

Recommendation

It is recommended that Halifax Regional Council:

1. Initiate a process to amend the Municipal Planning Strategies and Land Use By-laws for Bedford; Sackville; Sackville Drive; Beaver Bank, Hammonds Plains and Upper Sackville to update floodplain protection policies, regulations, and mapping based on the 2017 Sackville Rivers Floodplain Study.
2. Adopt, by policy, the Public Participation Program outlined in the community engagement section of this report.
3. Refuse to initiate the process to amend the Municipal Planning Strategy and Land Use By-law for Bedford to enable mixed use development at 1488 and 1496 Bedford Highway, as shown on Maps 1 and 2, and continue to consider the subject lands as part of the amendment process to consider updated floodplain protection policies.
4. Direct staff to refuse to accept any new site-specific municipal planning strategy amendment applications for development proposals received after the date of this report for lands located within the 1 in 20 year and 1 in 100 year floodlines, as identified in Attachment A, Map 9 of this report while the MPS and LUB amendment exercise described in recommendation one is in process.