

HALIFAX

Public Hearing for Case 21099

Development Agreement for Fourth
Street, Bedford.

North West Community Council
September 10, 2018

Applicant Proposal

Applicant: Lydon
Lynch Architects

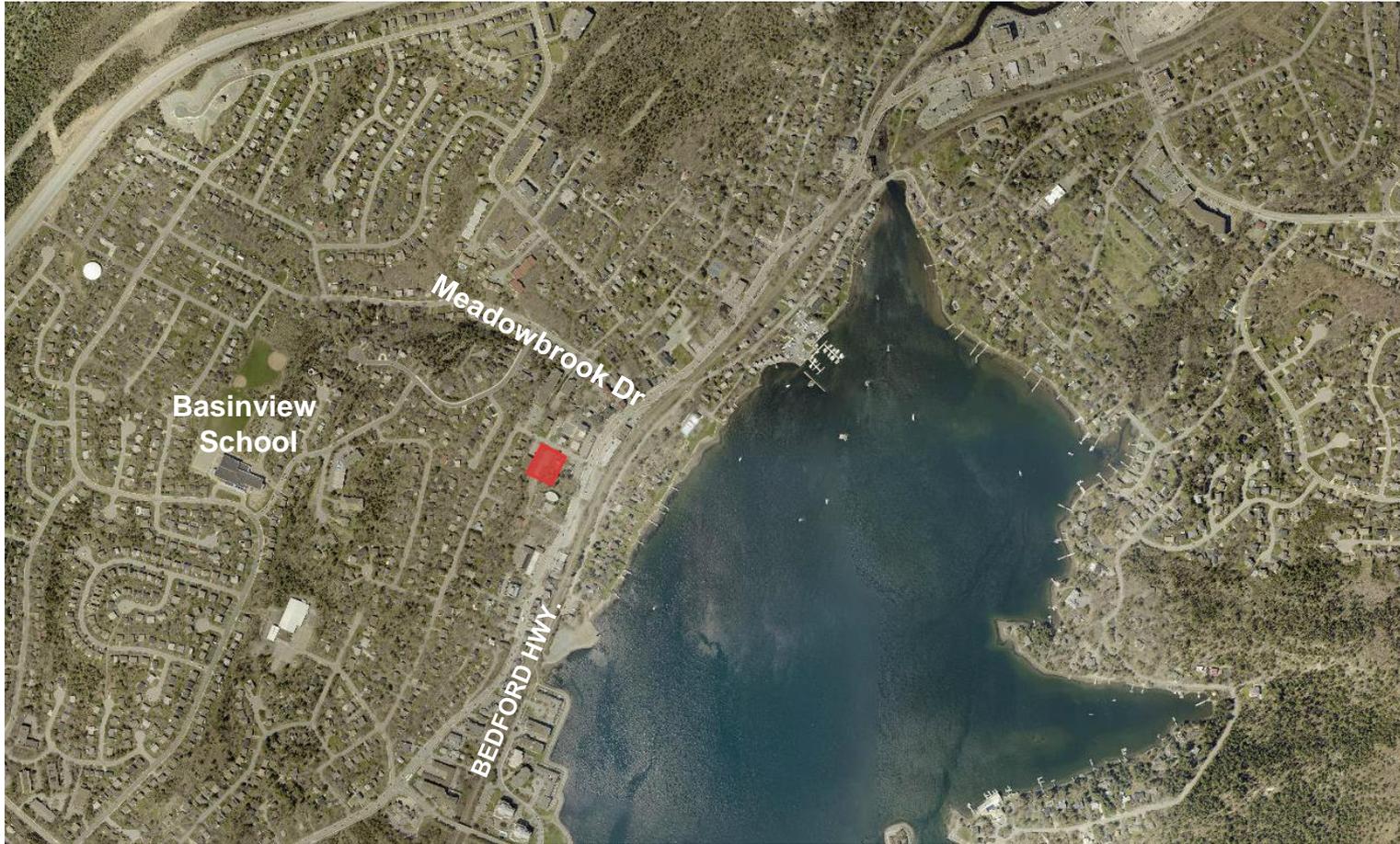
Location: Fourth
Street, Bedford

Proposal: Enter into a
development
agreement to allow a
four storey 18 unit
residential building



Site Context

Fourth Street, Bedford



General Site location

Site Context



Subject site in red

Site Context



Looking East along Fourth Street

Site Context

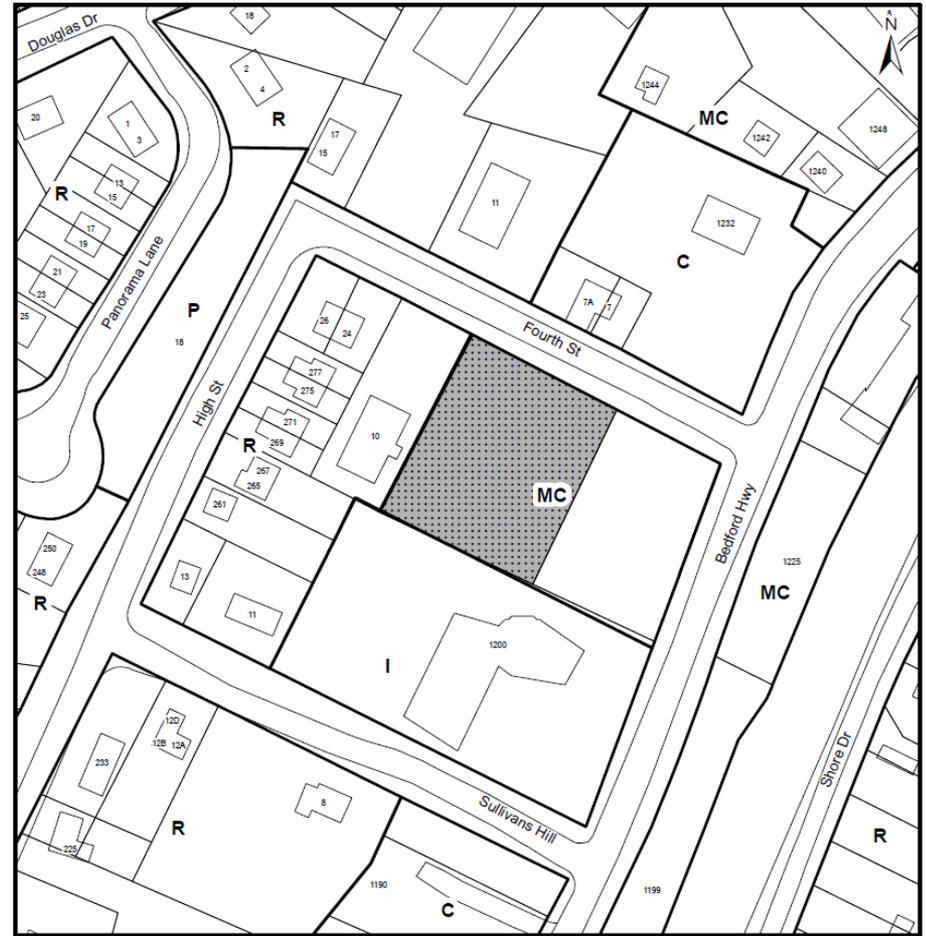


Apartment building to the west

Planning Policy

Bedford MPS

- Designation: Mainstreet Commercial (MC)
- Intent
 - to re-establish the area as a commercial corridor
 - create a pedestrian oriented streetscape
 - allow for residential development where appropriate
- Enabling Policy: C-21(a)
 - Small scale multiple unit dwellings are permitted by Development Agreement
 - Subject to a number of controls



Land Use By-law

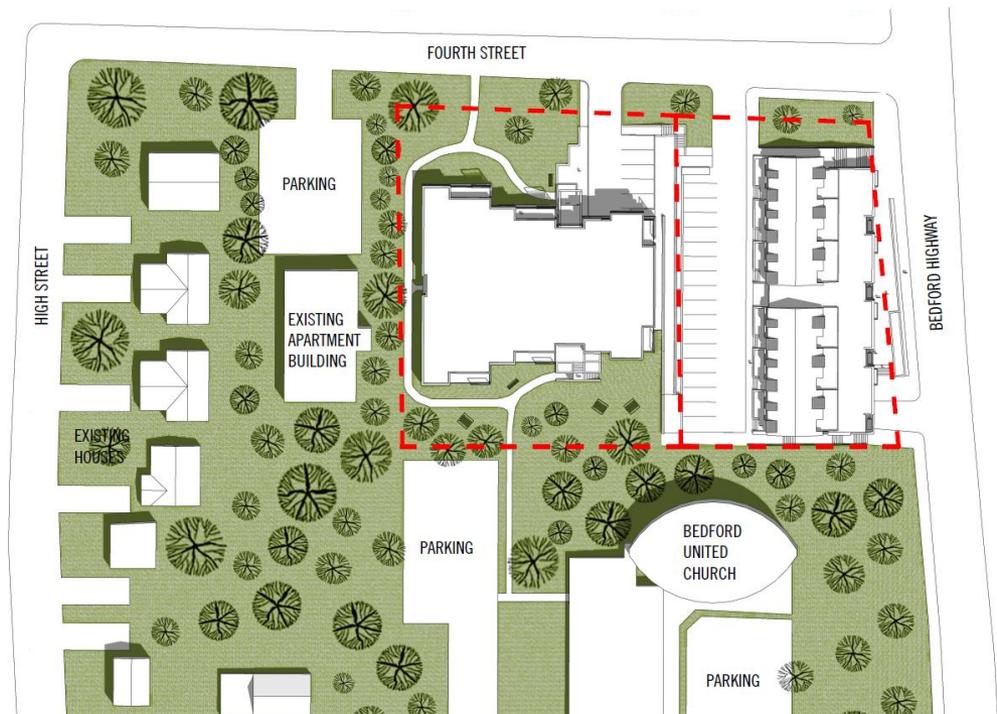
Bedford LUB

- Property is zoned Mainstreet Commercial (CMC) which allows
 - mixed use building
 - 2 storeys above the Bedford highway
 - No more than 50% residential
- Existing Use - Vacant



Proposal

- Proposal includes:
 - A four storey residential building with a total of 18 two-bedroom units
 - 23 underground parking spaces and 5 surface spaces
 - Common room located at the second level (430 sq. ft)
 - 10,350 square feet of recreation space

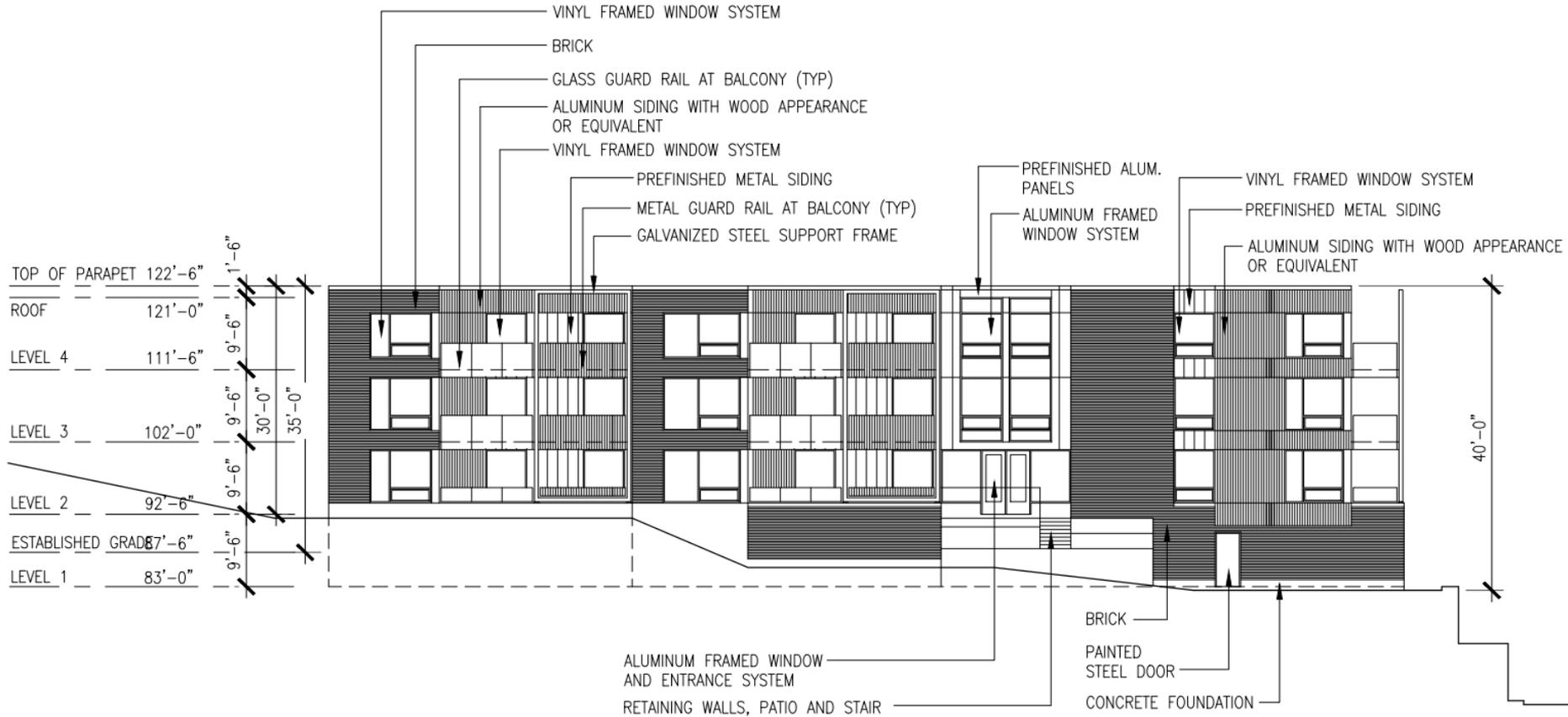


Proposal



North Elevation

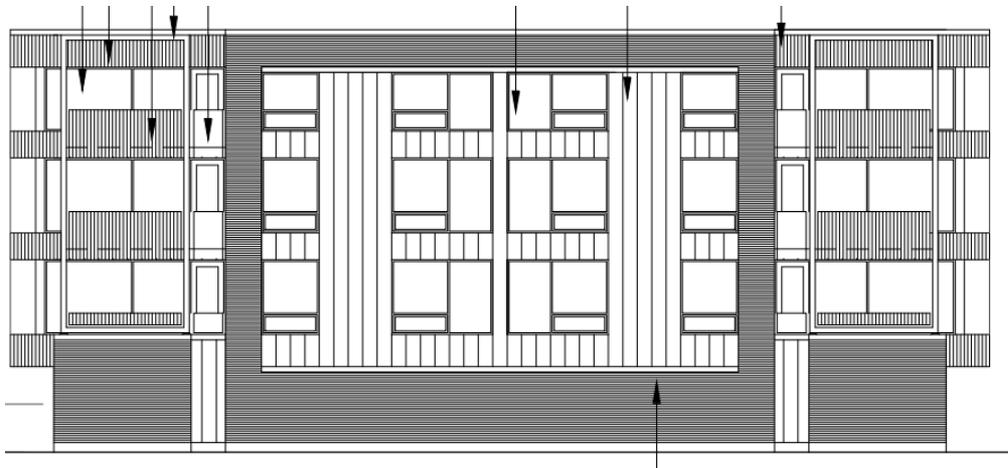
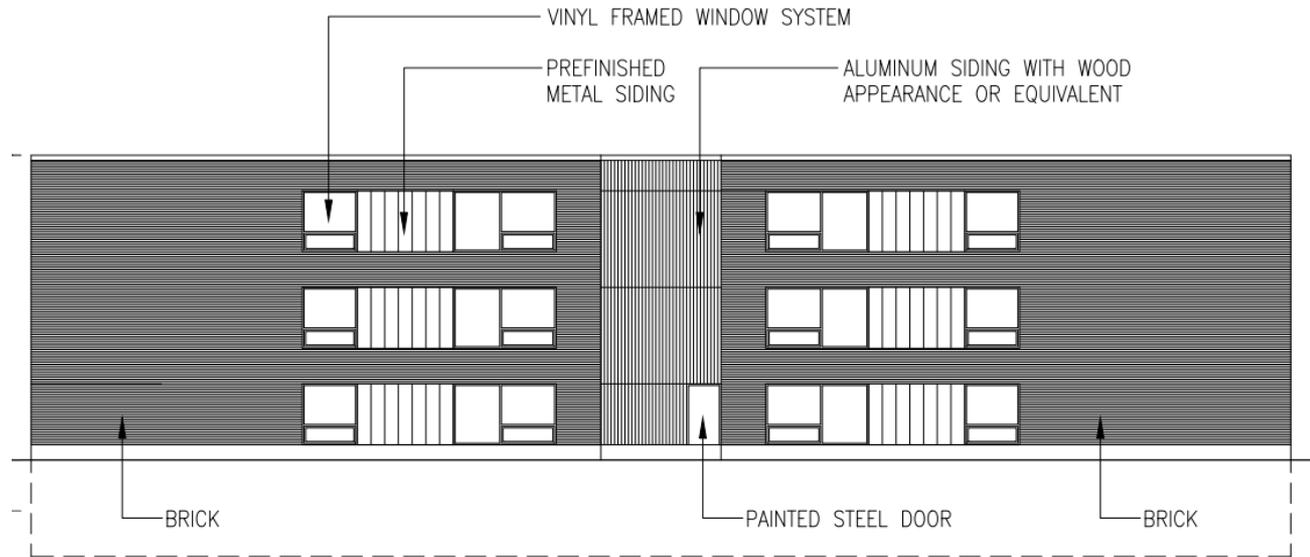
Proposal



South Elevation

Proposal

West Elevation



East Elevation

Proposal



North Elevation

Proposal



North and East Elevation

Policy Consideration

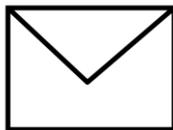
Enabling Policy C-21(a) and Policy Z-3 requires Council consider the following in rendering their decision on a Development Agreement:

- The property must be zoned CMC (Mainstreet Commercial)
- No frontage on Bedford Hwy
- Must meet RMU (Residential Multiple Dwelling Unit) Zone
- Compatibility
- Address adjacent impacts
- Outdoor Pedestrian Facilities
- Traffic Impacts
- Existing vegetation maintained where possible

Public Engagement Feedback

- Level of engagement completed was consultation achieved through a mail out notification, newspaper ad and a public information meeting held April 12, 2018.
- Feedback from the community generally included the following:
 - Landscaping and Tree Retention
 - Blasting and Construction Mitigation

**Notifications
Mailed**



928

**Meeting
Attendees**



15

**Letters/Emails
Received**



1

North West PAC Recommendation

May 2, 2018

On May 2, 2018, the North West Planning Advisory Committee (PAC) recommended that the application be approved.

Non-Substantive Amendments

A 'Non-Substantive Amendment' is a change to the agreement which could be made without a formal Public Hearing. Instead, Community Council could authorize this change by resolution.

As proposed, Non-Substantive Amendments within this agreement include the following:

- changes to the preliminary landscape plan
- the granting of an extension to the date of commencement of development
- the length of time for the completion of the development.

Staff Recommendation

Staff recommend that Community Council:

1. Approve the proposed development agreement as set out in Attachment A of the staff report dated June 15, 2018

HALIFAX

Thank You

RMU (Residential Multiple Dwelling Unit) Zone

| Zone Requirement | Standard | Proposal |
|--------------------|-------------------|-----------|
| Lot Area | 10,000 sf | 36, 055 |
| Frontage | 100 feet | 171.75 |
| Front / Flank Yard | 30 feet | 42' |
| Rear Yard | 40 feet | 45.5' |
| Side Yard | 15 'or ½ height | 17.5' |
| Height | 35 feet | 35' |
| Units | Max 36 | 18 |
| Coverage | 35% | 34.9% |
| Density | 2000 sf / 2BD | 36,000 sf |
| Recreation Space | 575 sf / 2BD | 10,350 sf |
| Parking | 1.5 spaces / unit | 28 spaces |